

# Mid-City Office Condo FOR LEASE



## Office Space

**11570 W Dodge Rd  
Omaha, NE 68154**

## Property Highlights

- 2,209 SF
- Individual office access
- Private entry (front and back)
- Ample parking - 5:1 Ratio
- Marquee Signage Available



## Property Description

Located in the center of Omaha with unbeatable Dodge Street access and minutes away to the interstate system, this wide open executive office space offers a modern, flexible layout ideal for collaborative teams or businesses seeking a clean, contemporary work environment. The suite features an open work area with great natural flow, along with a dedicated conference room for private meetings, a convenient kitchenette, and private restrooms. With its central location, easy commute, and professional amenities, this space delivers both functionality and image for your growing business.



## Offering Summary

Available SF:	2,209 SF
Lease Rate	\$14/SF/YR NNN
Year Built	1984
Lot Size	1.25 AC
Zoning	CC
Traffic Count	33,568

Listed By:

**Mike Blackmon**

Cell: (402) 981-7337

[Mike.Blackmon@bhhsambcommercial.com](mailto:Mike.Blackmon@bhhsambcommercial.com)

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# PROPERTY DETAILS

## For Lease: \$14/SF/YR NNN

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Omaha, NE 68154

### Property Details

Property Type	Office
Zoning	CC
Lot Size	1.25 AC
Traffic Count	33,568
Cross Streets	N 116th St & W Dodge Frontage Rd
Property Taxes	\$3,483.20 - Annually

### Parking & Transportation

Parking Type	Surface
Parking Spaces	5/1,000 SF Front & back door parking

### Utilities

Central HVAC	Forced Air Heat Central AC
Restroom	3

### Demographics

Proximity:	1 Mile	3 Miles	5 Miles
Total Population:	11,508	89,253	248,914
Households	5,680	39,085	104,273
HH Income	\$85,703	\$98,522	\$98,433

### Location Information

Building Name	Mid-City Office Condo
Street Address	11570 W Dodge Rd
City, State, Zip	Omaha, NE 68154
County/Township	Douglas

### Building Information

Building Size	11,872 SF
Office space available	2,209 SF
Building Class	C
Number of Floors	1
Year Built	1984

### Leasing Information

Total Monthly Rent	\$3,477.71
Includes: Cams and Taxes	Lawn Care, Snow Removal, Exterior Lighting, Marquee Sign, Water, and Trash Removal
Tenant pays:	Electrical, Phone, and Internet

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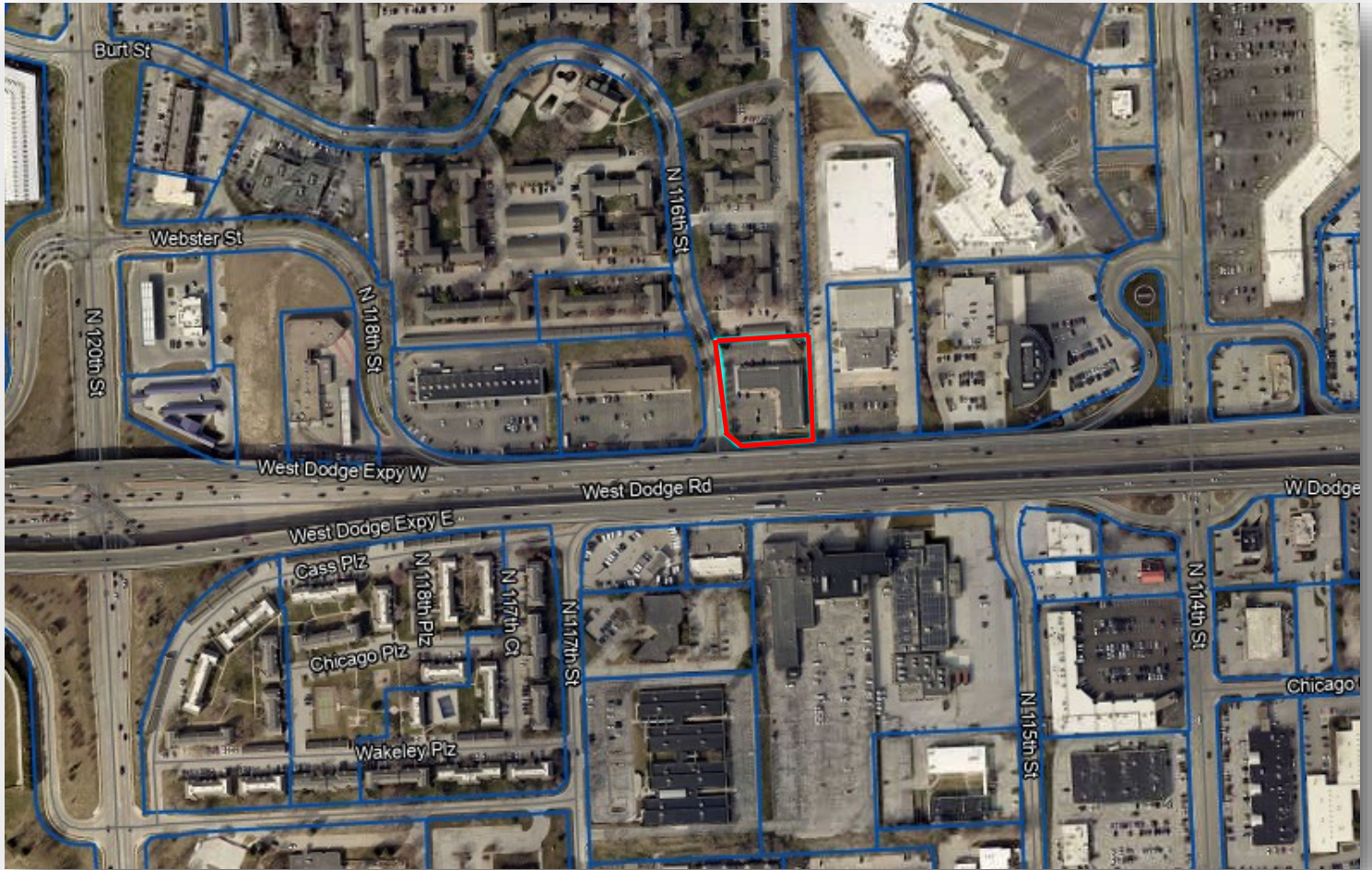


# PLOT AERIAL

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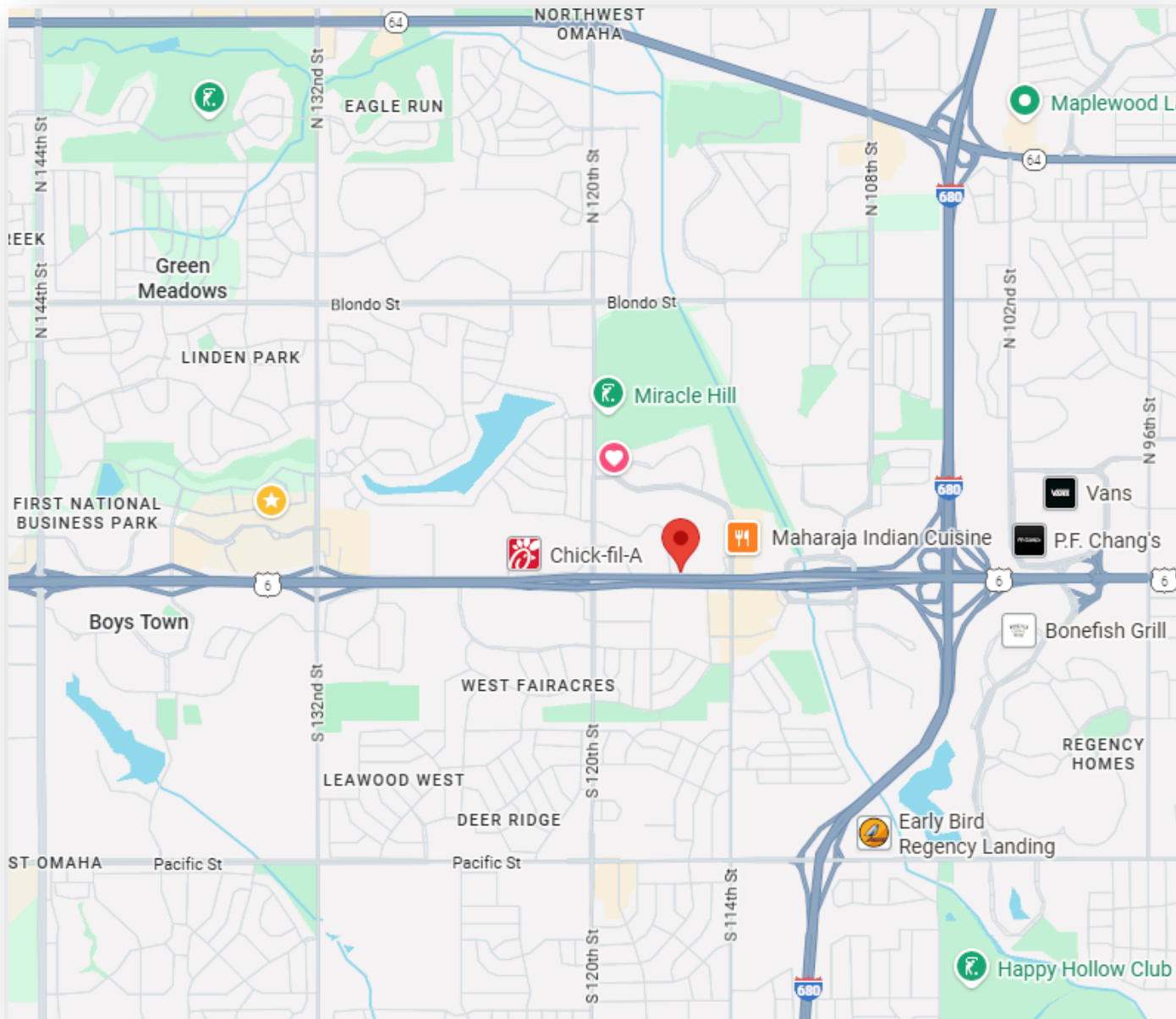
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# MAP AERIAL

## For Lease: \$14/SF/YR NNN

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## Omaha, NE 68154



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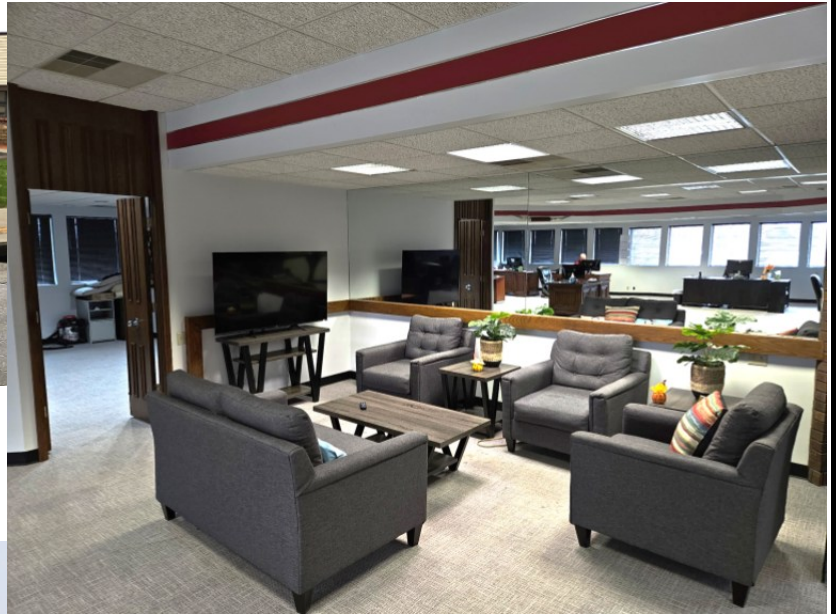
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# PHOTOS

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