

FOR SUBLEASE

11837

11837 MIRACLE HILLS DRIVE

Omaha, NE 68154

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**CAMPBELL
DANA** | COMMERCIAL
REAL ESTATE

11837 MIRACLE HILLS DRIVE | OFFICE BUILDING FOR SUBLEASE

OMAHA, NE 68154



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PROPERTY DESCRIPTION

Private, turnkey executive office space located along Miracle Hills Drive, offering a blend of convenience and potential. The property features an adaptable layout suitable for a range of uses, making it an excellent fit for professionals such as a Registered Dietitian, Therapist, Nurse Practitioner, Health Coach, or Physical Therapist.

PROPERTY HIGHLIGHTS

- Fully furnished (some items not pictured)
- Bright, private offices with large windows and natural
- Includes Wi-Fi, utilities, and free parking
- Front desk support available for greeting clients and handling walk-ins
- Phones included with optional call handling or call transfer service
- Access to shared amenities: lobby, fax/scan (per request), breakroom
- Flexible lease terms – month to month or term

OFFERING SUMMARY

Lease Rate:	\$800 Per Month
Lease Type:	Modified Gross
Suites Available:	2
Total Available SF:	196 - 202 SF
Building Size:	15,900 SF

AVAILABLE SPACES

LEASE RATE

202 SF	\$800.00 Per Month
196 SF	\$800.00 Per Month

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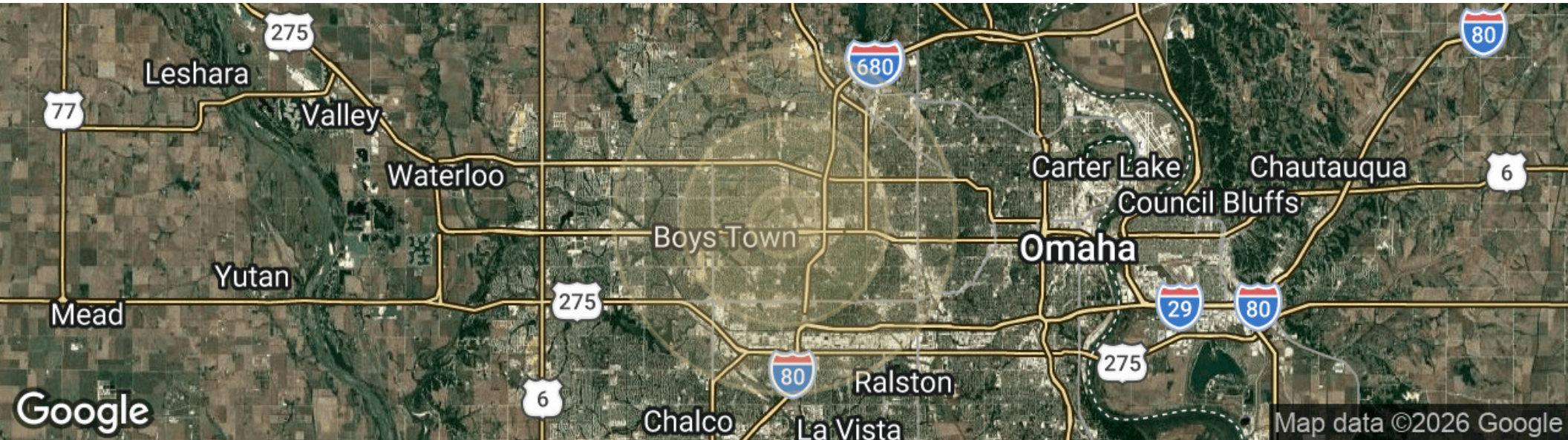
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,419	97,964	224,167
Average Age	39	40	39
Average Age (Male)	38	39	38
Average Age (Female)	41	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,750	42,828	92,777
# of Persons per HH	2	2.3	2.4
Average HH Income	\$98,660	\$109,719	\$114,710
Average House Value	\$316,946	\$319,408	\$318,696

Demographics data derived from AlphaMap

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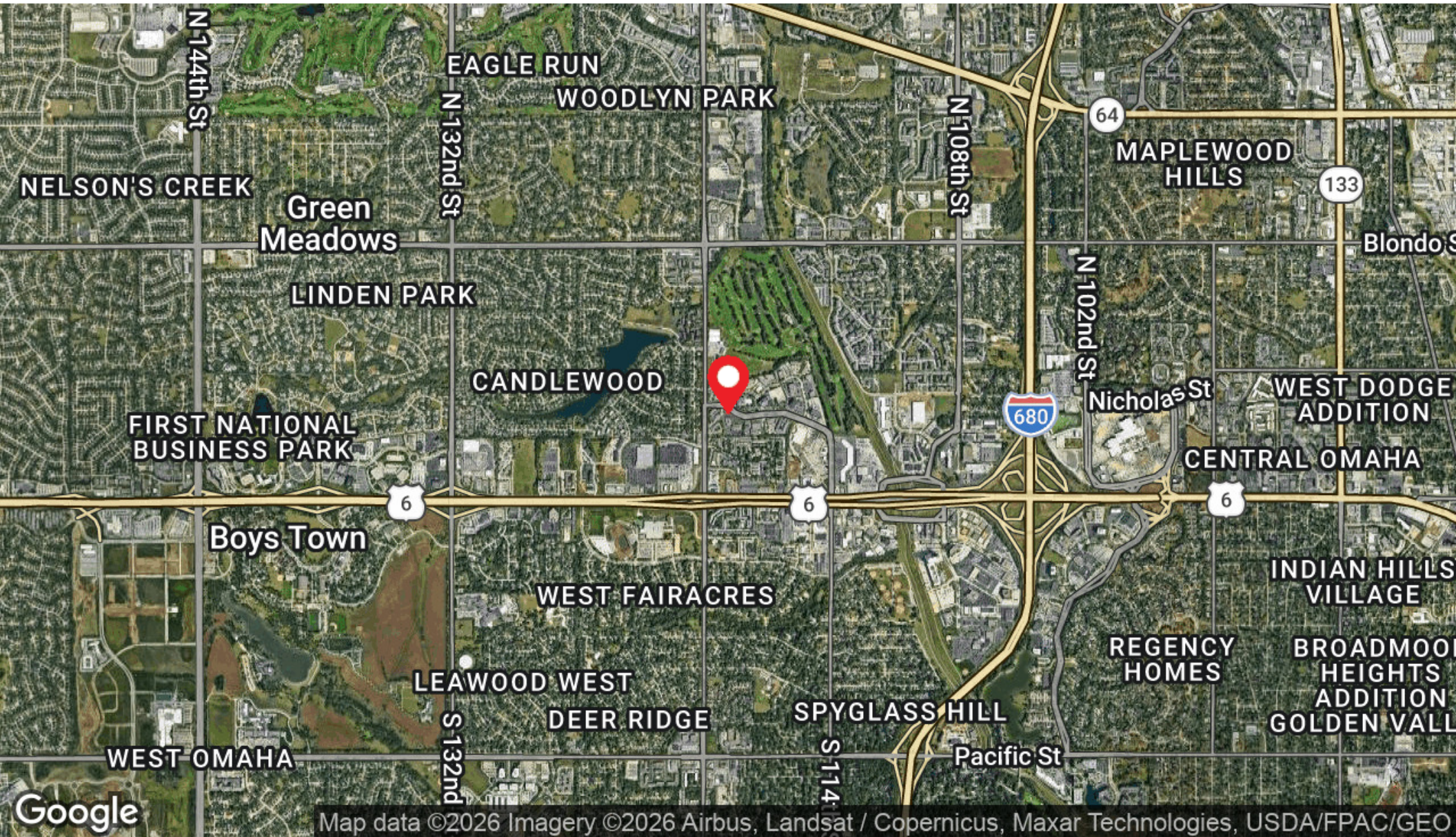
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DISCLOSURE

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