

For Lease

Retail/Office Space

1,500 - 24,319 SF Available



8601 W Dodge Road | Omaha, NE 68114

Great Visibility from W Dodge Road

Property Features

- Office space available on second and third floors
- Second floor space offers partially built private offices and is ready for tenant's input as to the finish of the space
- Pad Site Available
- Close proximity to Children's Hospital and Methodist Hospital
- Near highest traffic count in Omaha at 109,352 vehicles per day
- View Matterport Tour: <https://my.matterport.com/show/?m=Mz3y1UuKKNx>

13321 California Street, Suite 105
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CUSTOM TABLE HEADLINE

SPACE	USE	LEASE RATE	LEASE TYPE	SIZE (SF)
Second Floor	Office	\$18.00 SF/yr	NNN, \$7.01 PSF	2,240-4,479 SF
Third Floor	Office	\$18.00 SF/yr	NNN, \$7.01 PSF	1,500-24,319 SF
Retail Pad	Restaurant	Negotiable	Ground Lease	4,000 SF

CUSTOM TABLE HEADLINE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,073	46,108	126,152
Total Population	10,832	102,298	295,761
Average HH Income	\$102,892	\$96,199	\$87,108

CUSTOM TABLE HEADLINE

PROPERTY DETAILS

Tenancy	Multiple
Number of Floors	3
Year Built / Renovated	1964 / 2019
Roof	Flat
Lot Size	4.5 AC
Zoning	CC
Lot Frontage	W Dodge Road
Traffic Count	*109,352 VPD
Parking	351

CUSTOM TABLE HEADLINE

LOCATION DETAILS

Market	Omaha / Council Bluffs
Submarket	Dodge Corridor
County	Douglas
Cross Streets	90th & W Dodge Road *109,352 VPD

CUSTOM TABLE HEADLINE

DAYTIME POPULATION	2 MILES	5 MILES	10 MILES
Table Text	48,830	209,015	381,330
Businesses	4,973	18,878	33,623
Employees per Business	10	11	11



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Midwest Dermatology Space (Photo Credit: Dicon Construction)



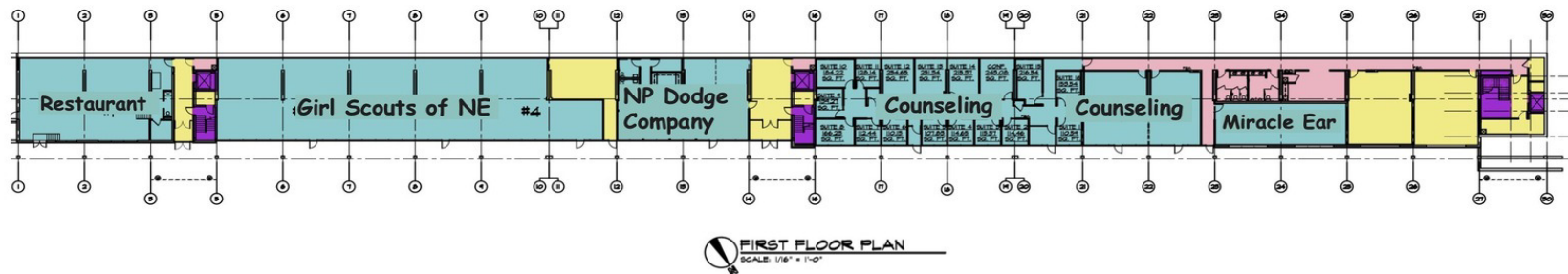
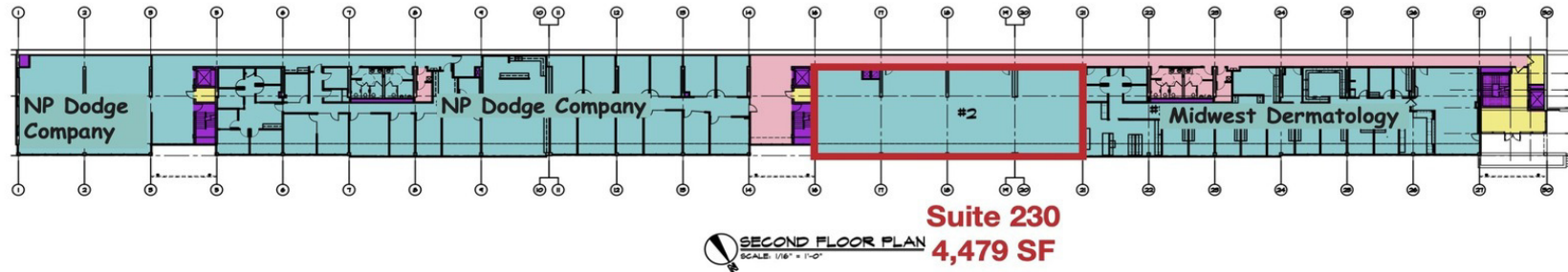
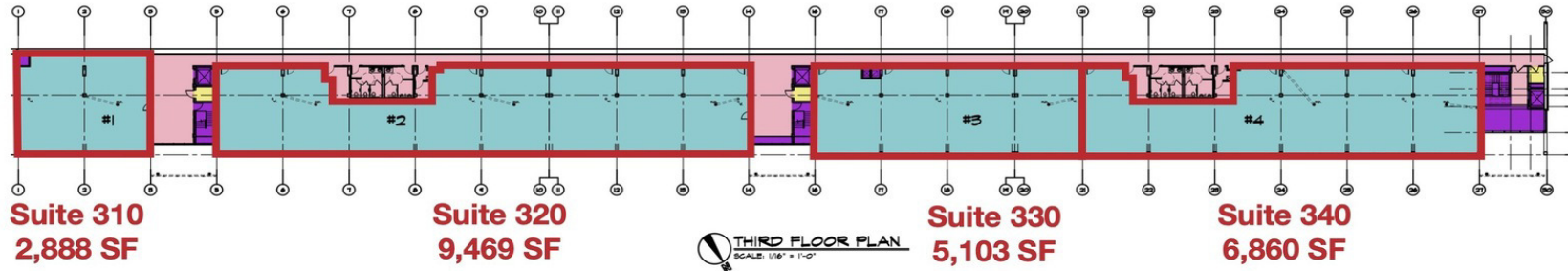
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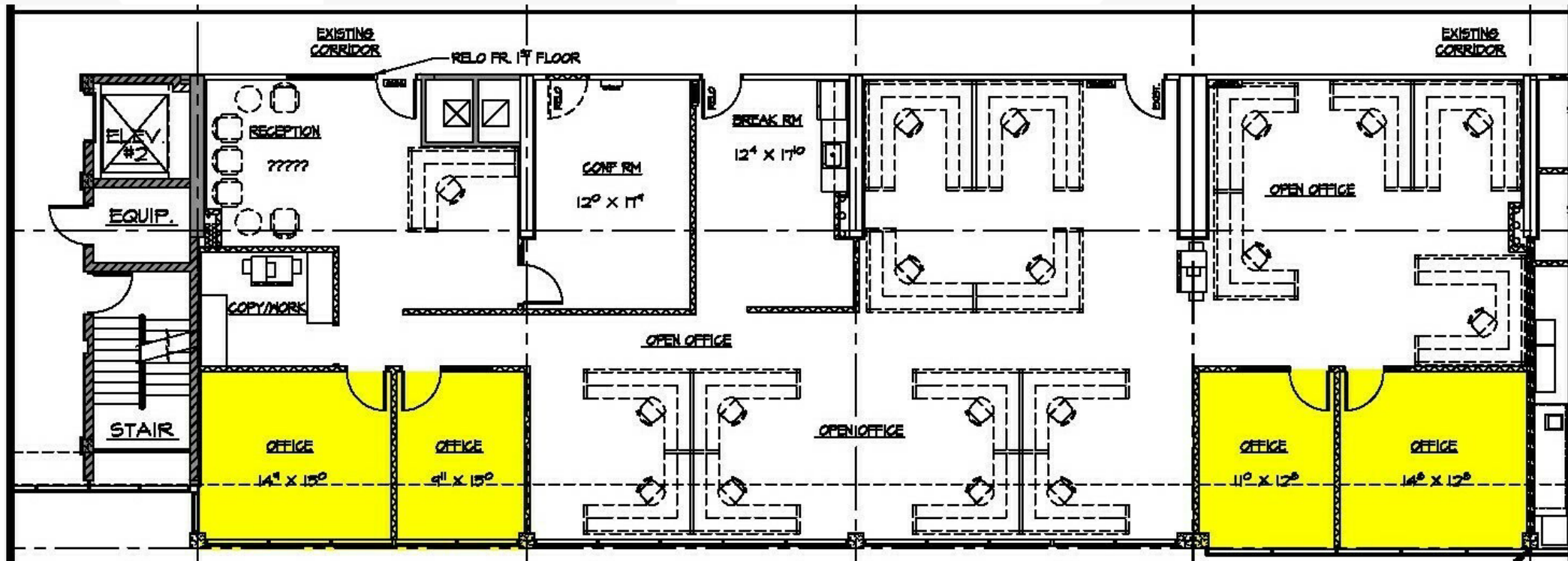


Space Type (BOMA) Legend	
	BUILDING COMMON AREA
	FLOOR COMMON AREA
	MAJOR VERTICAL PENETRATION

For Lease

Office Building

1,500 - 24,319 SF



1

2nd Floor

Floor Plan Information

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