



**1314 NORTH 205<sup>TH</sup> STREET | ELKHORN, NE**  
SUITES A1 & A2 | 275 SF

# OFFICE SUITES FOR LEASE | ELKHORN



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## PROPERTY DETAILS

## DESCRIPTION

RENT	\$1000/mo
SF AVAILABLE	275
BUILDING CLASS	B

Join Farmers Insurance, Unity Chiropractic, Victress and Mathnasium! Conveniently located in Elkhorn just north of 204th and Dodge and very nicely finished. These office suites include use of a break area and wifi. Two connected offices with their own exterior entrance! Both are oversized with 8' doors and high ceilings. 12mo + lease preferred.

Information furnished is from sources deemed reliable, but is not guaranteed by PJ Morgan Real Estate, or its agents and is subject to change, corrections, errors, omissions, prior sales or withdrawal, without notice.



## PARKING & TRANSPORTATION

<b>PARKING RATIO</b>	5:1,000
<b>PARKING SPACES</b>	60
<b>TRAFFIC COUNT</b>	25,160

## PROPERTY & LOCATION HIGHLIGHTS

- Private entrance
- Great natural light
- Full service!
- Available July 1, 2026

## BUILDING INFORMATION

<b>BUILDING SIZE</b>	12,782 SF
<b>MAX CONTIGUOUS</b>	275 SF
<b>NUMBER OF FLOORS</b>	1
<b>YEAR BUILT</b>	2020

## DEMOGRAPHICS

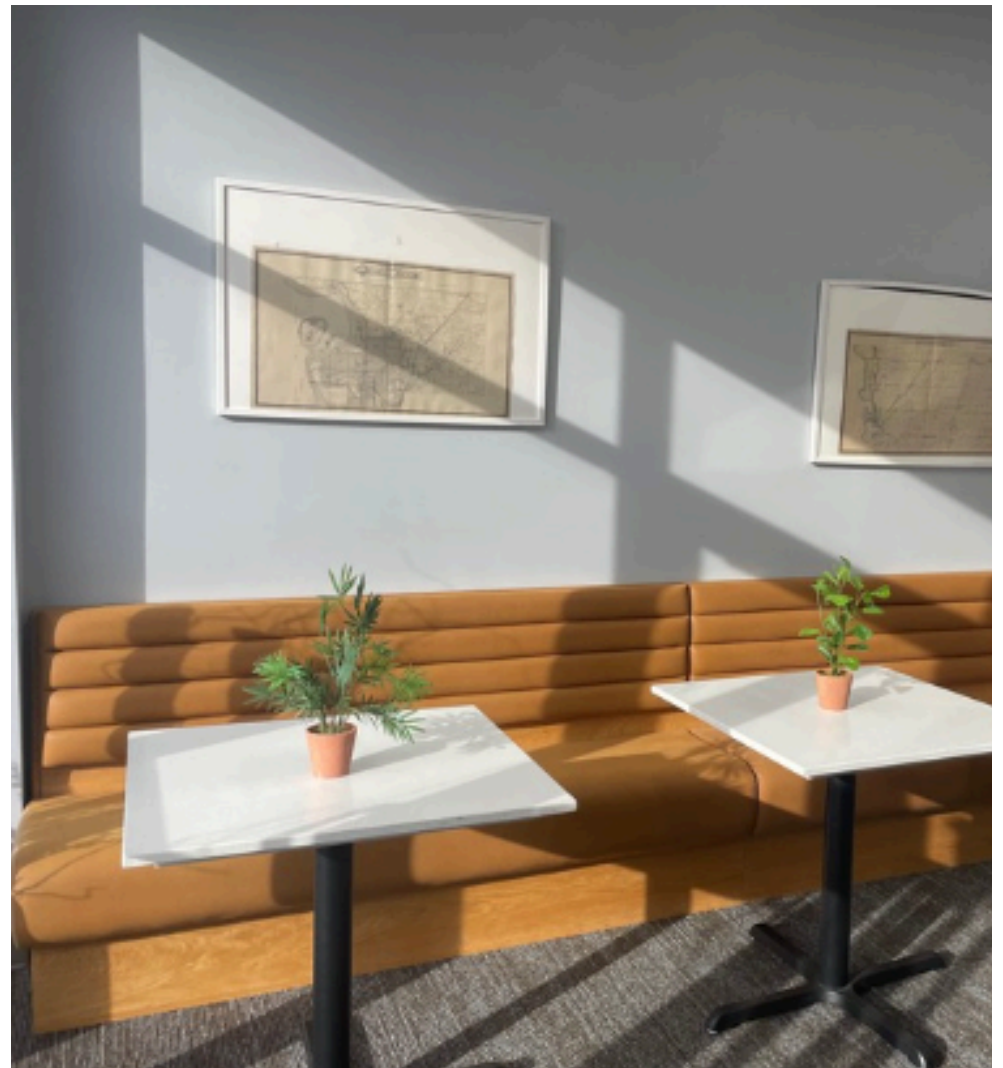
<b>POPULATION</b>	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	4,746	40,365	110,027
<b>AVERAGE AGE</b>	36	37	39

## ADDITIONAL INFORMATION

<b>ZONING</b>	CC
<b>NUMBER OF ACRES</b>	1.36

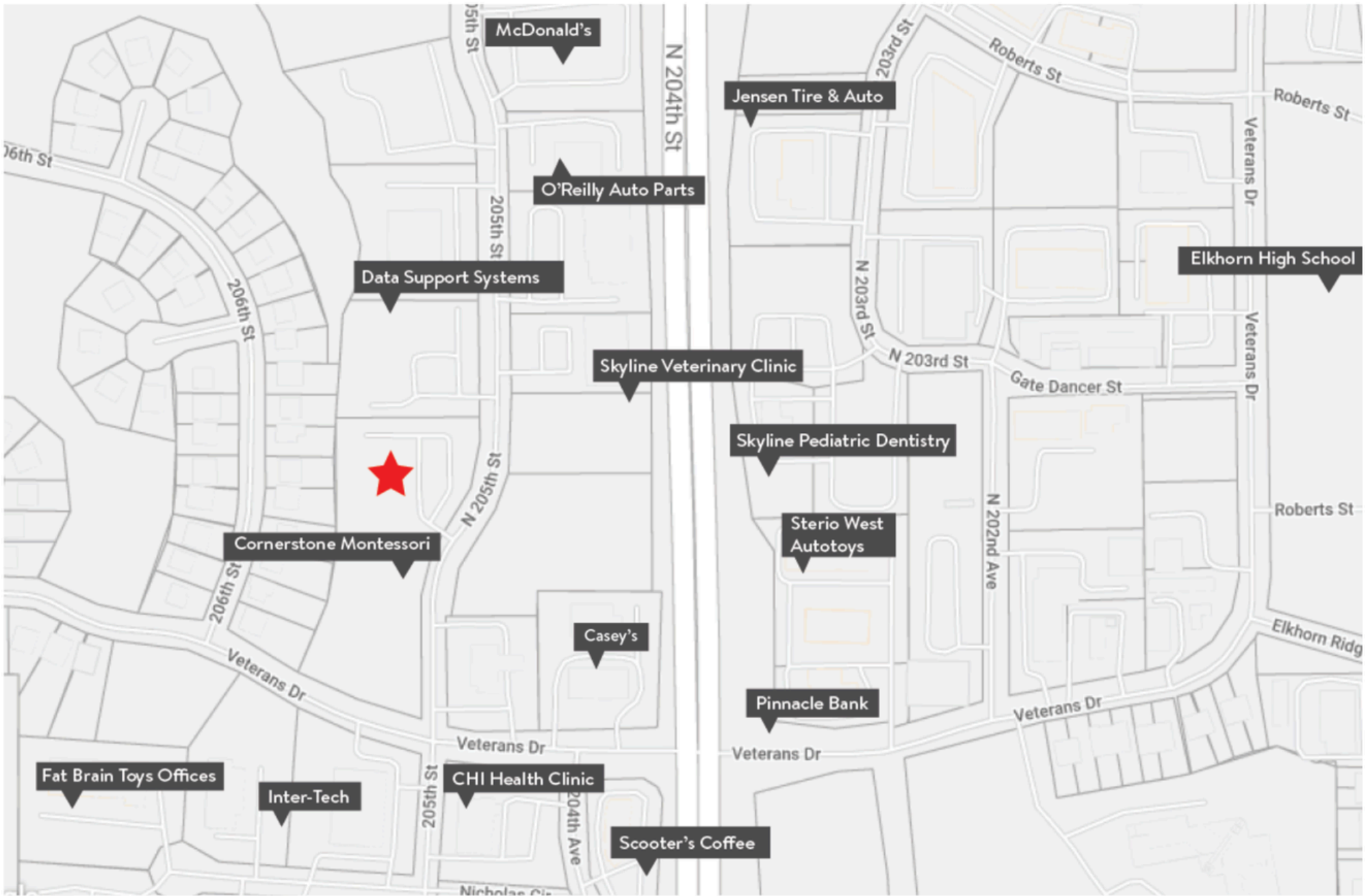
<b>HOUSEHOLDS</b>	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,821	15,127	40,471
<b>PEOPLE PER HH</b>	2.5	2.7	2.7
<b>AVERAGE HH INCOME</b>	\$142,260	\$132,264	\$118,986
<b>AVERAGE HH VALUE</b>	\$310,148	\$389,531	\$324,828

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Two Office Suite	\$1,000/MO	Min. Divisible	275
Lease Type	Full Service	Max. Contiguous	275



## AREA BUSINESSES

PJ MORGAN REAL ESTATE

OFFICES FOR LEASE | 1314 N 205<sup>TH</sup> STREET | OMAHA, NE

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