

# FOR LEASE-STONEYBROOK PROFESSIONAL CENTER

14344 "Y" STREET, OMAHA, NE 68137

OFFICE | 657 - 3,424 SF | \$12 SF/YR (NNN)



COMMERCIAL REAL ESTATE SERVICES

**Empowered Brokers. Exceptional Results.**

## PRESENTED BY:

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## PROPERTY DESCRIPTION

This property is a clean and efficient office setting with modern common area updates. Beautiful brick and glass building with abundant parking on east and west side of property. Property is locally owned and managed.

## LOCATION DESCRIPTION

Located the northeast corner of 144th & "Y" Street, with great monument visibility to 144th St. Easy access to interstate via 144th St or Millard Ave. Close to many dining options and a Hy-Vee grocery store.

## PROPERTY HIGHLIGHTS

- Abundant parking
- Updates to common areas

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$12 SF/yr (NNN)
<b>NNN Expenses (includes utilities):</b>	\$8.50 p.s.f.
<b>Available SF:</b>	657 - 3,424 SF
<b>Building Size:</b>	19,850 SF

## CONTACT

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## LEASE INFORMATION

<b>Lease Type:</b>	NNN	<b>Space Condition:</b>	Move-in ready
<b>Total Space:</b>	657 - 3,424 SF	<b>Lease Rate:</b>	\$12 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
102	Available	3,424 SF	NNN	\$12.00 SF/yr	8 offices, reception area, conference room, kitchen/break, move-in ready.
202	Available	1,875 SF	NNN	\$12.00 SF/yr	Multiple offices, new paint, open bullpen area, kitchen/break.
203	Available	657 SF	NNN	\$12.00 SF/yr	Move in ready second floor space with large windows and second office.
202 & 203	Available	2,532 SF	NNN	\$12.00 SF/yr	Combined suites with shared hallway.

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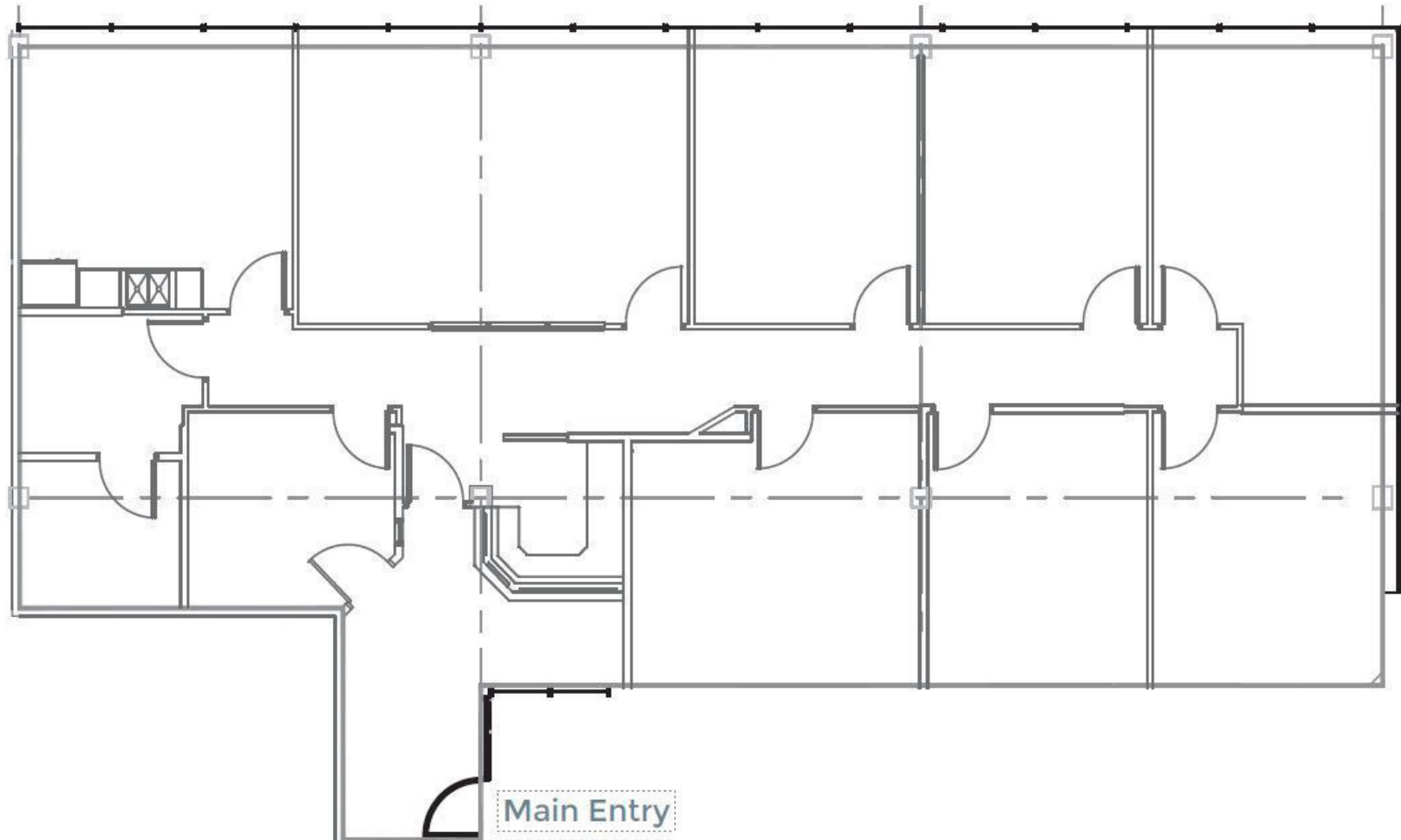
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**SUITE 102 - 3,424 SF**

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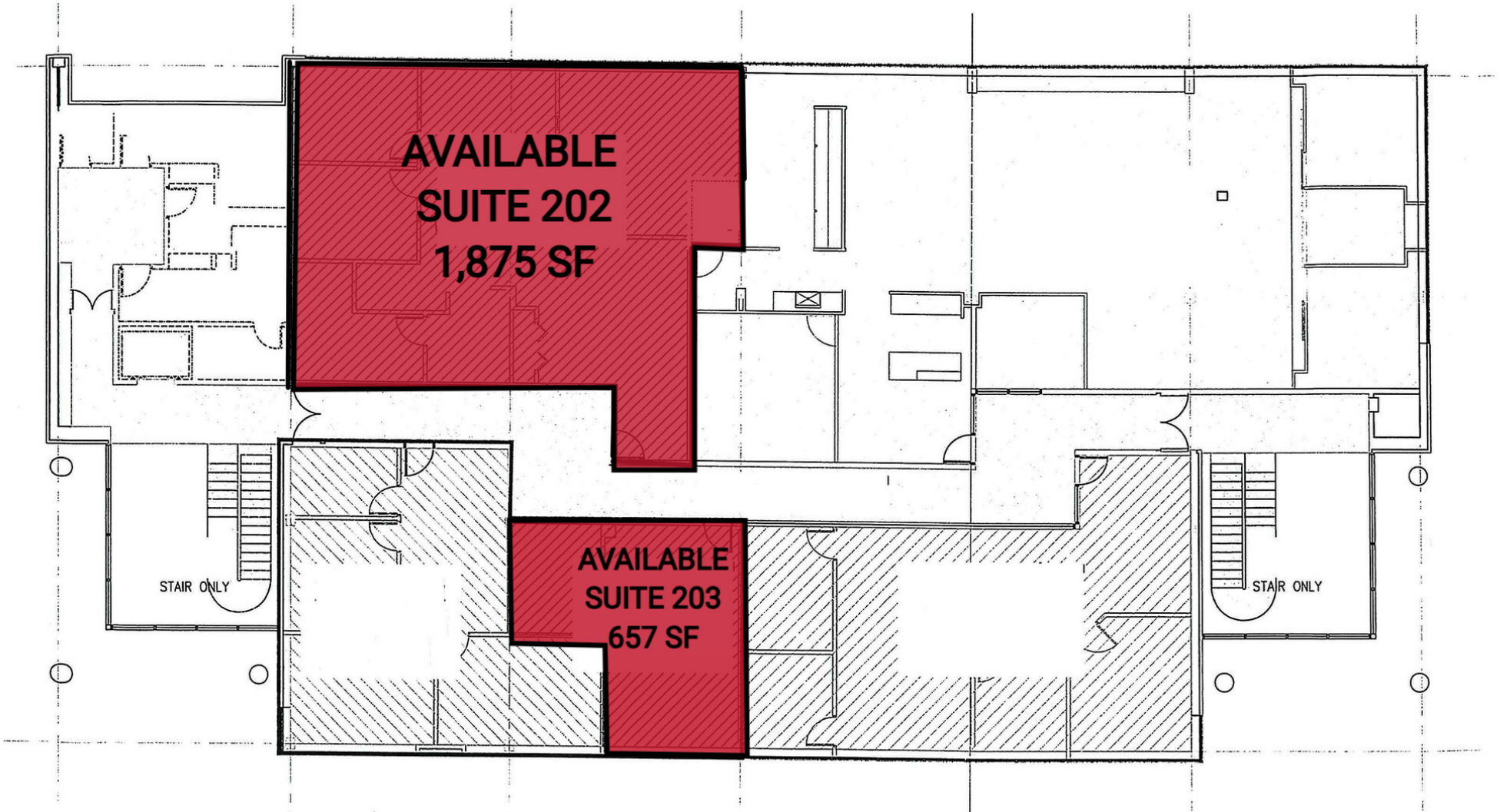
# FOR LEASE - 2ND FLOOR

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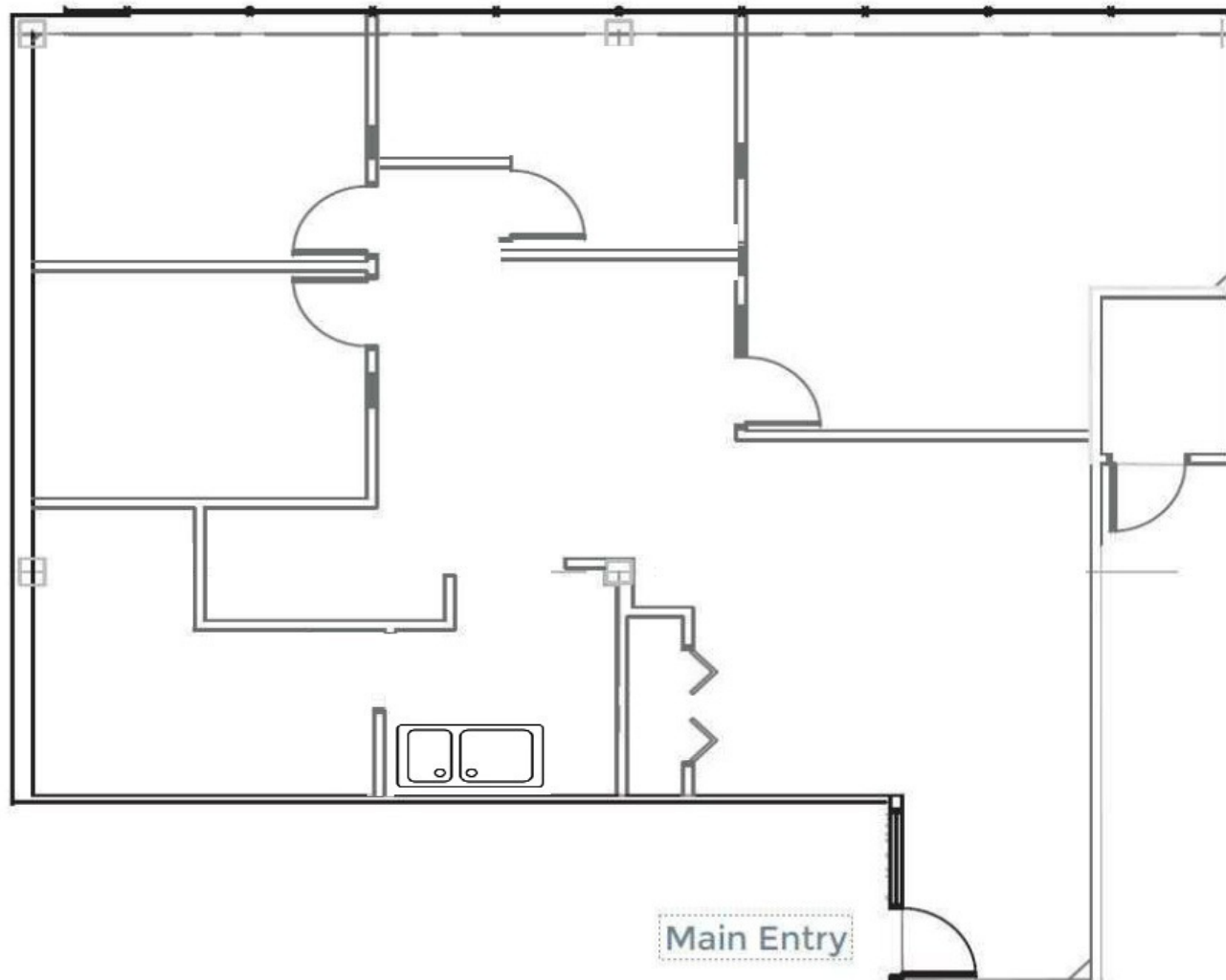
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**SUITE 202 - 1,875 SF**

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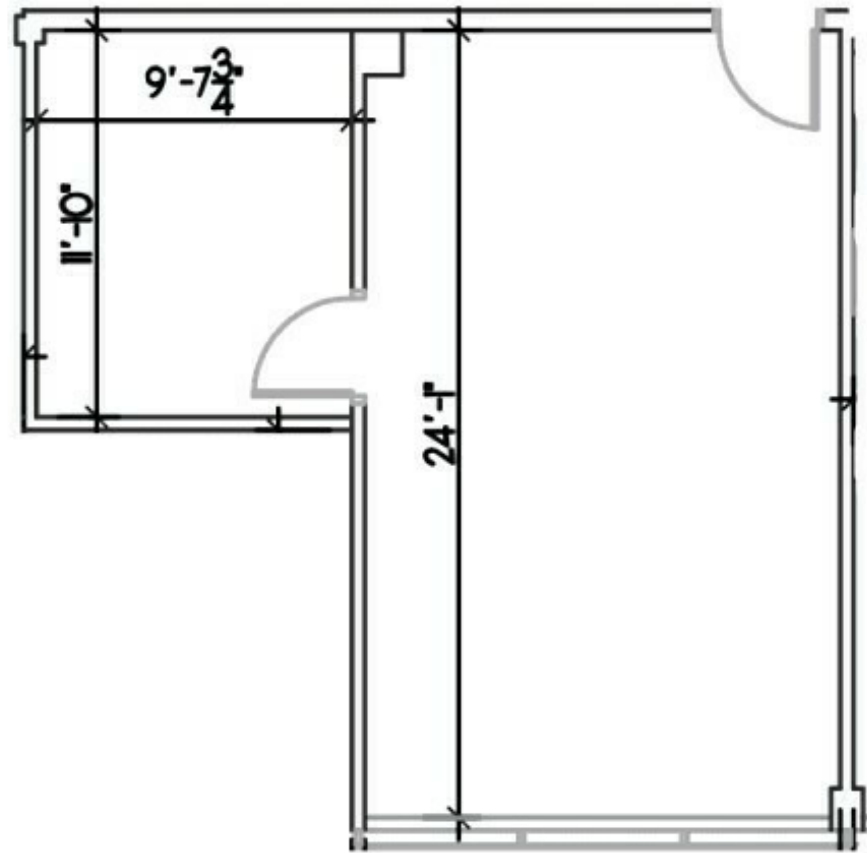
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**SUITE 203 - 657 SF**

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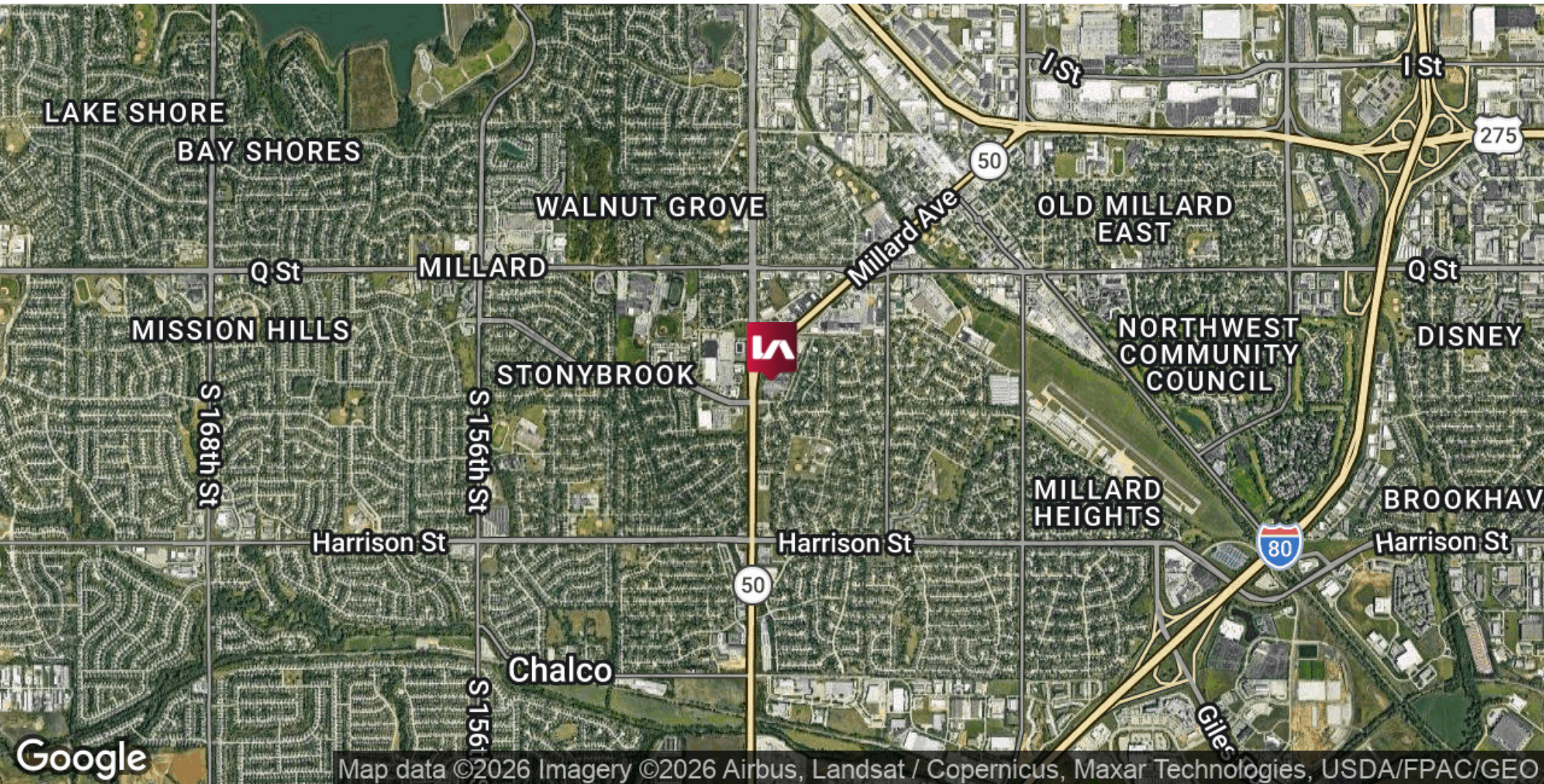
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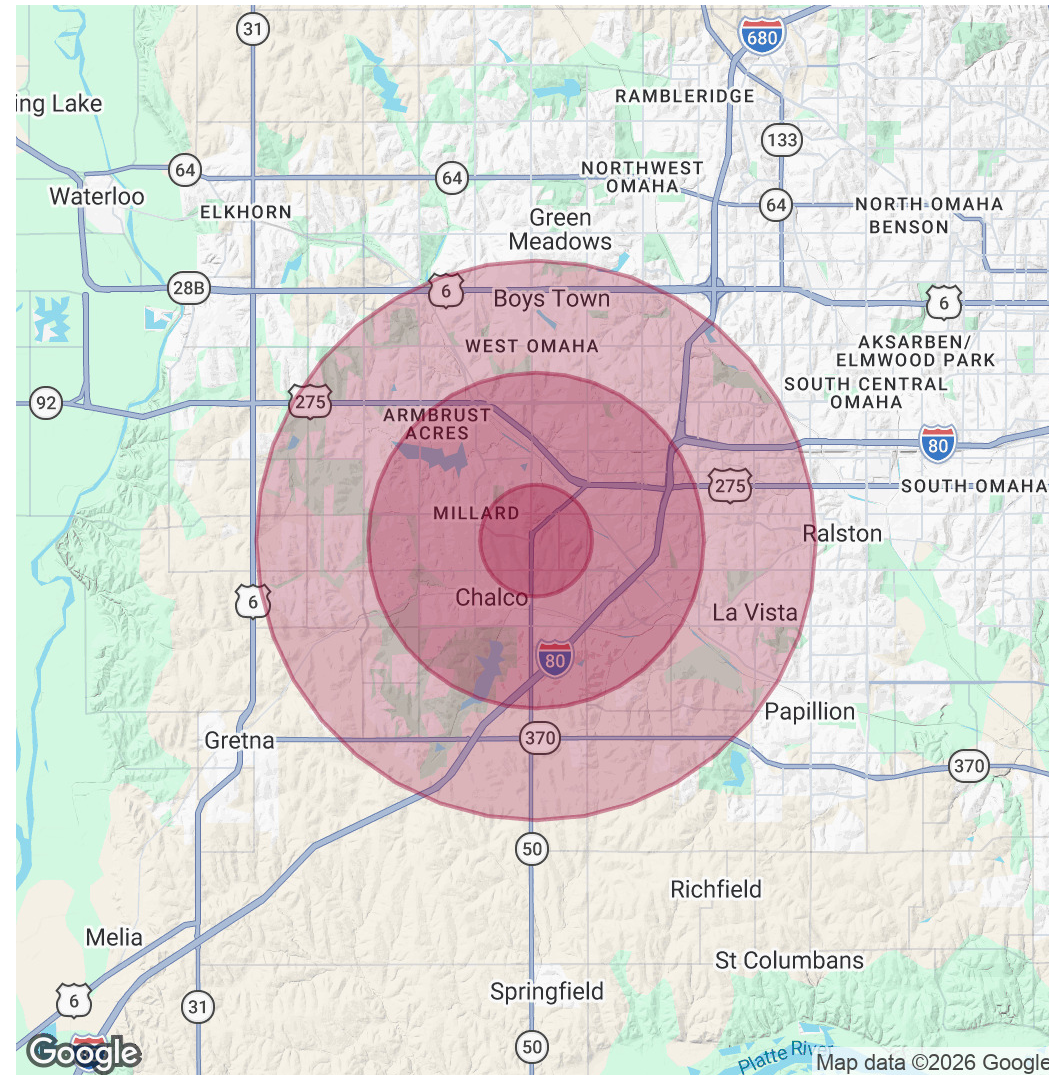


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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	14,166	76,957	175,887
<b>Average Age</b>	34.3	35.6	36.3
<b>Average Age (Male)</b>	33.6	34.2	34.9
<b>Average Age (Female)</b>	35.2	36.6	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	5,439	29,398	66,944
<b># of Persons per HH</b>	2.6	2.6	2.6
<b>Average HH Income</b>	\$71,677	\$81,285	\$90,603
<b>Average House Value</b>	\$159,415	\$173,923	\$197,553

\* Demographic data derived from 2020 ACS - US Census



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