

ORCHARD PLAZA OFFICE PARK

2433-2435 South 130th Circle
Omaha, NE 68144



PROPERTY FEATURES

- Single-story, multi-tenant office building.
- Abundant natural light.
- Located one block north of West Center Road.
- Quiet West Omaha setting.
- Near numerous shops and restaurants.
- Building signage available based on SF.



PROPERTY INFORMATION

Year Built:	1980
GLA:	12,430 SF
HVAC Zoning:	Yes
ADA Access:	Yes
Parking:	5.25:1,000



OFFICE SPACE

FOR LEASE

Term:	5 Years
Base Rent:	\$8.50 PSF
Lease Type:	NNN
TI Allowance:	\$10.00 PSF

AVAILABLE SPACE

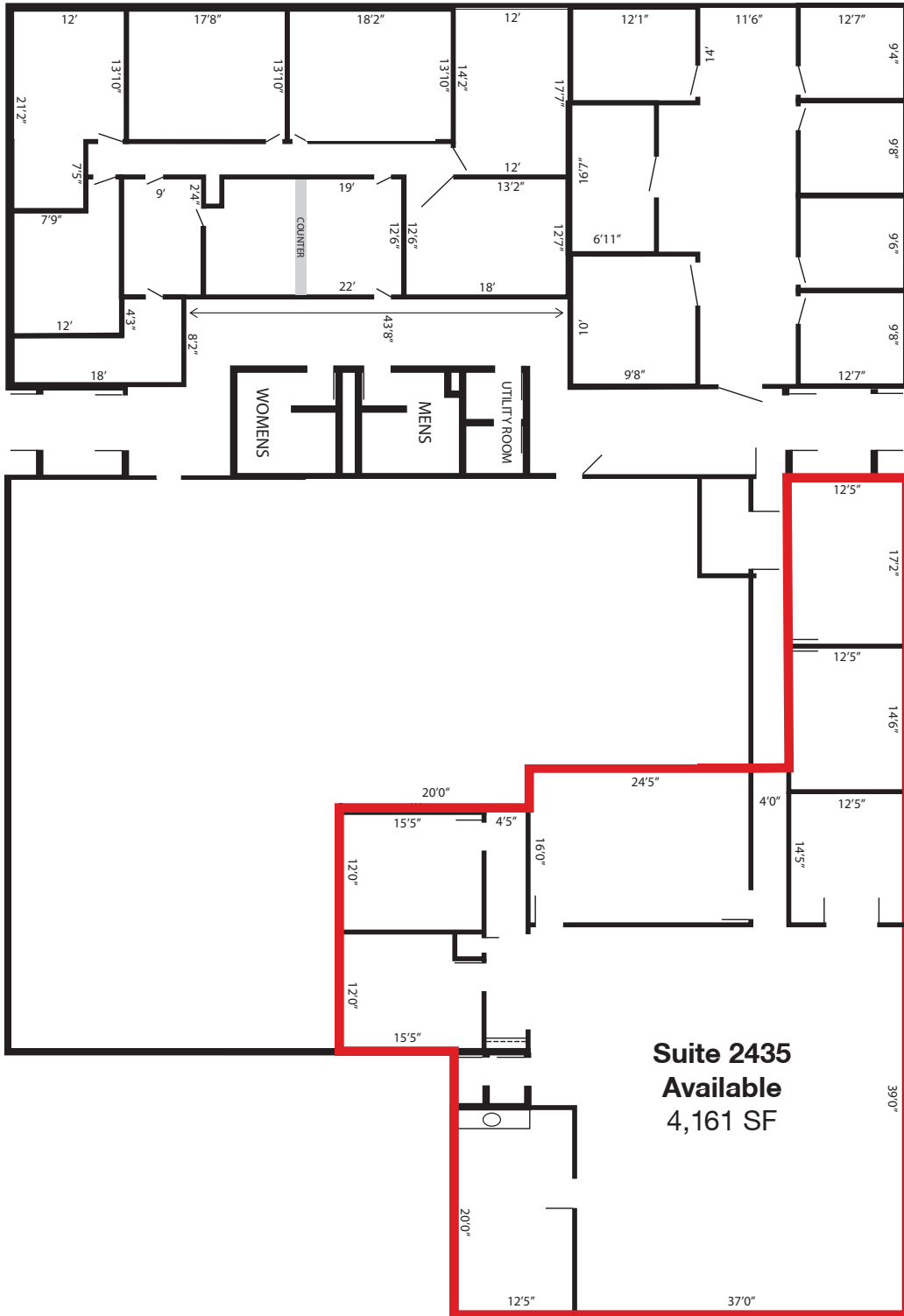
- Suite 2435: 4,161 SF

SLOSBURG
REAL PROPERTY®

www.slosburg.com

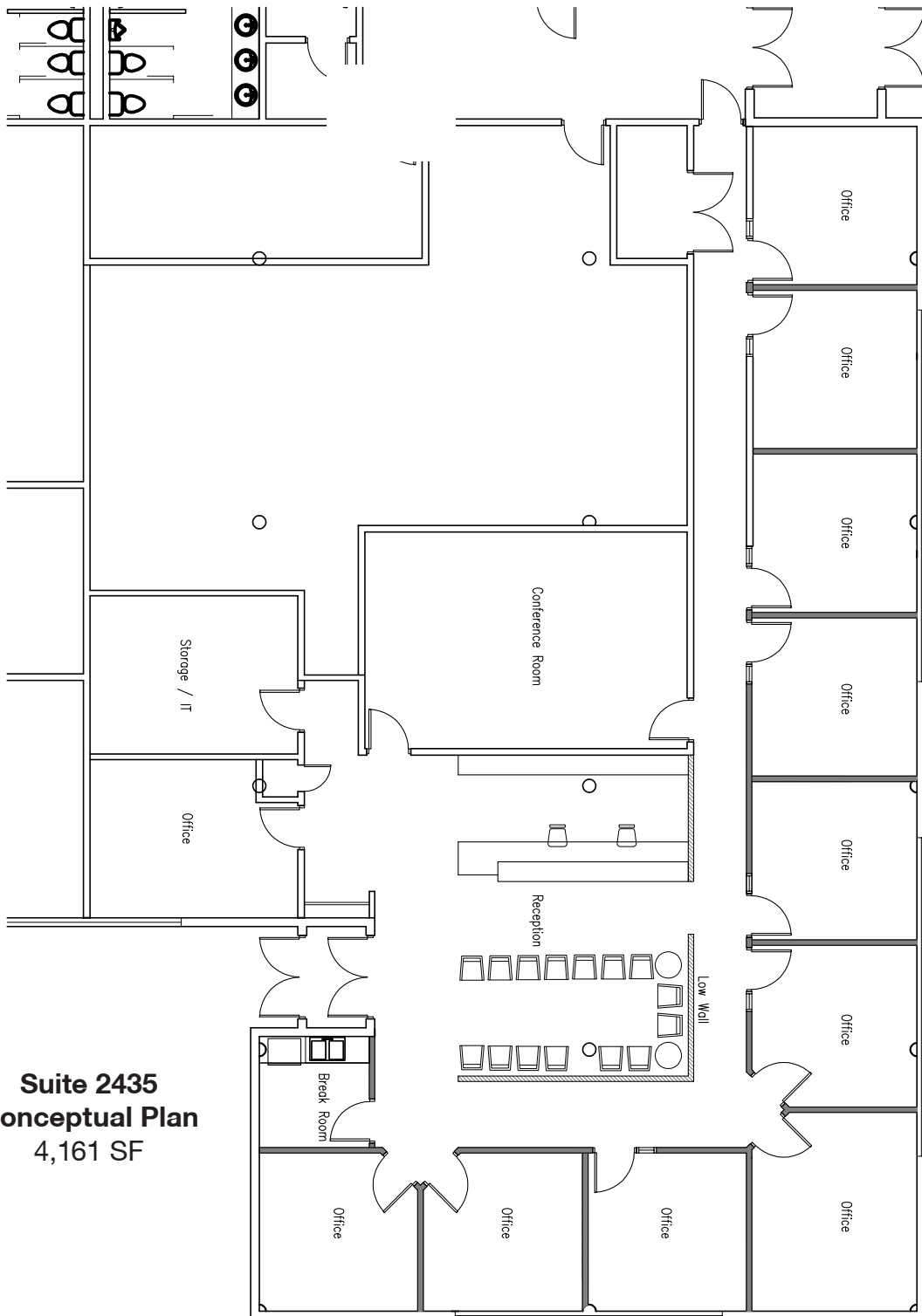


FLOOR PLAN





FLOOR PLAN



Suite 2435
Conceptual Plan
4,161 SF



AERIAL VIEW

