



MEDICAL OFFICES FOR LEASE | ELKHORN



REGI POWELL
rpowell@pjmorgan.com
402-885-9929



PJ MORGAN
REAL ESTATE



PROPERTY DETAILS

DESCRIPTION

RENT	\$1200/mo per office - \$86sf/yr
SF AVAILABLE	160 - 167 SF
BUILDING CLASS	B

Join Unity Chiropractic, Victress, Farmers Insurance, 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, front desk and Wi-Fi. Medical or related business preferred. Two spaces are available and each is about 160sf; one features a sink. \$1200mo per office, 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

PARKING RATIO	4.4
PARKING TYPE	Surface Lot
TRAFFIC COUNT	25,160

PROPERTY & LOCATION HIGHLIGHTS

- Small medical office suites
- One office features a sink
- \$1200mo includes internet
- Additional front desk space available

BUILDING INFORMATION

BUILDING SIZE	12,782 SF
MIN DIVISIBLE	160 SF
MAX CONTIGUOUS	167 SF
NUMBER OF FLOORS	1
YEAR BUILT	2020

ADDITIONAL INFORMATION

ZONING	CC
NUMBER OF ACRES	1.36

DEMOGRAPHICS

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

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

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PHOTOS

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OFFICES FOR LEASE | 1314 N 205TH STREET | OMAHA, NE

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SPACE DETAILS - SUITE 1

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SF	160 SF
LEASE RATE	\$86/sf
TOTAL MONTHLY	\$1200

SPACE NOTES

- In office Sink
- Full Service Lease
- Medical office user



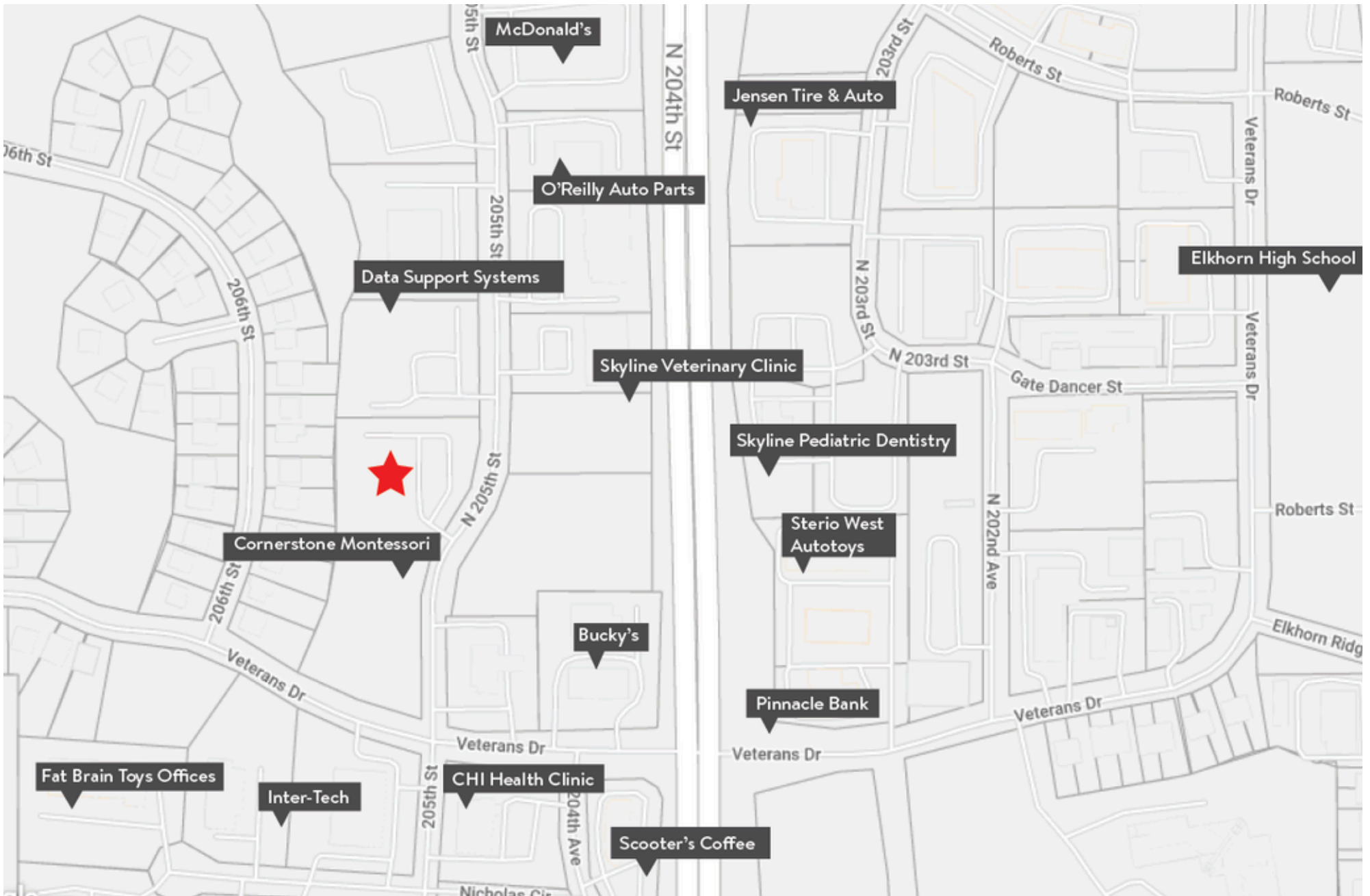
SPACE DETAILS - SUITE 2

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SF	167 SF
LEASE RATE	\$86/SF
TOTAL MONTHLY	\$1200

SPACE NOTES

- Full Service Lease
- Medical office user



AREA BUSINESSES

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