



8701 W Dodge Road | Omaha, Nebraska 68114

\$15.50 PSF NNN

## Property Features

- Excellent West Dodge Road visibility and just minutes from I-680
- Extensive interior and exterior renovations completed in 2024
- Professionally managed by NAI NP Dodge
- Common area includes vending room on second floor

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**CUSTOM TABLE HEADLINE**

AVAILABLE SPACE	SIZE (SF)	LEASE RATE	LEASE TYPE
Suite 150	5,065 SF	\$15.50 SF/yr	NNN, \$11.29 PSF
Suite 201	4,553 SF	\$15.50 SF/yr	NNN, \$11.29 PSF
Suite 150 + 201 Combined	9,618 SF	\$15.50 SF/yr	NNN, \$11.29 PSF
Suite 445	920 SF	\$15.50 SF/yr	NNN, \$11.29 PSF

**CUSTOM TABLE HEADLINE**

**BUILDING DETAILS**

Building Size	39,830 SF
Tenancy	Multiple
Building Class	B
Number of Floor	4
Year Built	1983
Year Renovated	2016
Construction Status	Existing
Elevator	2
ADA Access	Yes

**CUSTOM TABLE HEADLINE**

**LOCATION DETAILS**

Lot Size	2.86 AC
Zoning	CC
Traffic Count	109,352 VPD at 90th & Dodge
Parking Spaces	234
Parking Ratio	5.9: 1,000

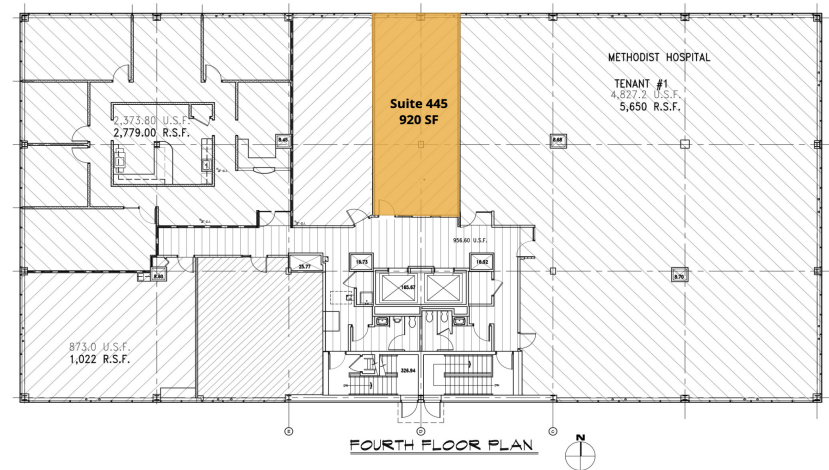
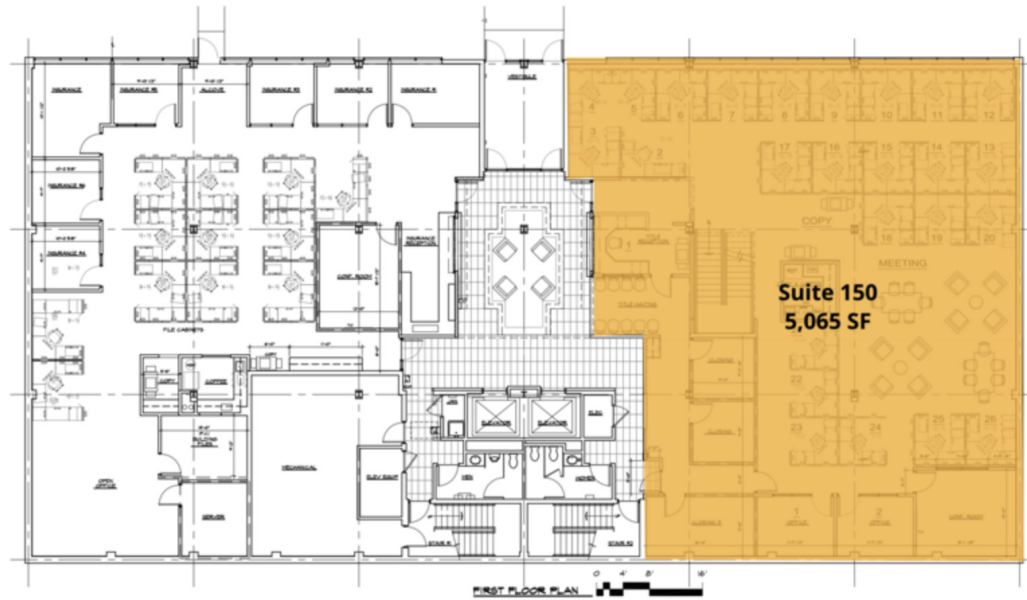
**CUSTOM TABLE HEADLINE**

**DEMOGRAPHICS 1 MILE 3 MILES 5 MILES**

Total Households	5,361	45,782	121,332
Total Population	10,702	101,586	284,621
Average HH Income	\$77,131	\$71,350	\$66,327

Suite 150





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109,352 VPD

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