

# HIGH POINT BUILDING- SUBLEASE

14,136 SF | NEGOTIABLE

1505-17 N 203RD STREET, ELKHORN, NE 68022



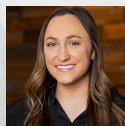
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## HIGH POINT BUILDING

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## BUILDING INFORMATION

Building Size	14,136 SF
Min Divisible	SF
Max Contiguous	SF
Number Of Floors	1
Year Built	2006
Restrooms	2 Per Bay
HVAC	RTU

## PARKING &amp; TRANSPORTATION

Number Of Spaces	76
Traffic Count	62,900 - 204th & W Dodge Rd.

## LOCATION DESCRIPTION

Great location just off of Highway 31 in Elkhorn, north of West Dodge Road.

## SITE INFORMATION

Cross-Streets	203rd & Roberts
County	Douglas
Zoning	CC
Lot Size	1.63 Acres

## PROPERTY HIGHLIGHTS

- Sublease through January 31st, 2025
- Loft space over main office area
- Drive in garage/storage space
- Office finishes in place
- Near high traffic generators like Metro Community College, Menards, The Mark Bowling and Entertainment Center, Jensen Tire, Burger King, Arby's, Jimmy John's, and many more
- Excellent signage available

## OFFERING SUMMARY

LEASE RATE	NEGOTIABLE
Est. Op. Exp.	\$5.36 SF/YR
Available SF	
Property Type	Retail / Flex

## DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,653	107,026	340,302
Average Age	32.3	37.8	37.6
HOUSEHOLDS			
Total Households	2,154	40,261	137,152
People Per HH	2.6	2.7	2.5
Average HH Income	\$115,842	\$131,158	\$108,602
Average HH Value	\$354,472	\$301,977	\$240,184

## AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
1507 (SUBLEASE)	2,027 SF	\$14.00 SF/yr (NNN)	\$5.36	\$3,270.23

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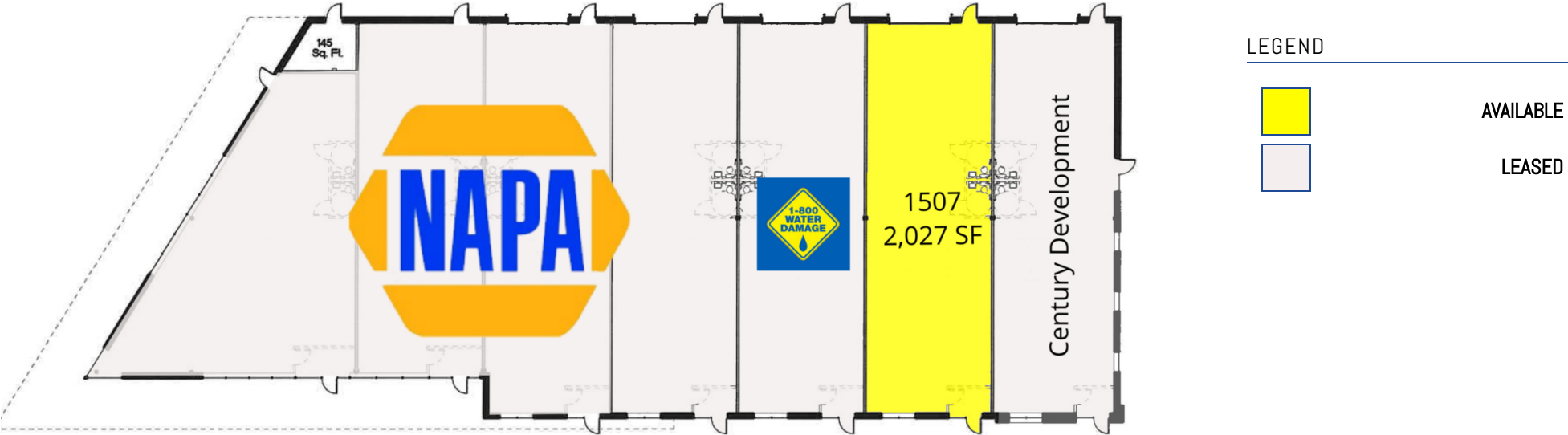
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**1505-17 N 203RD STREET**

AVAILABLE SPACES

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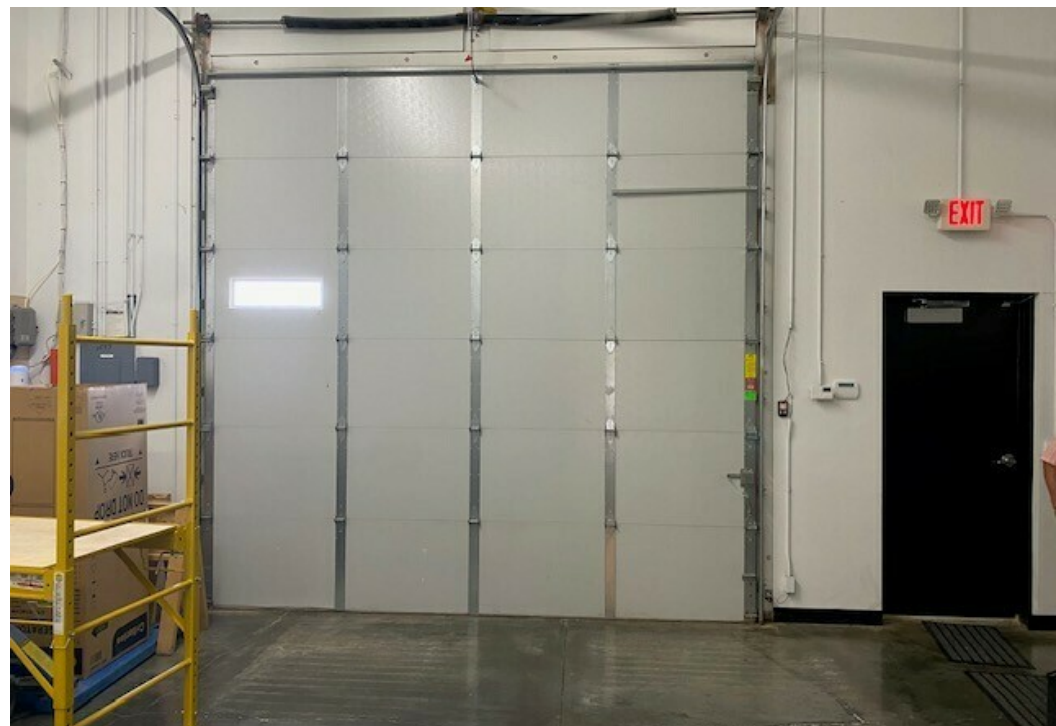
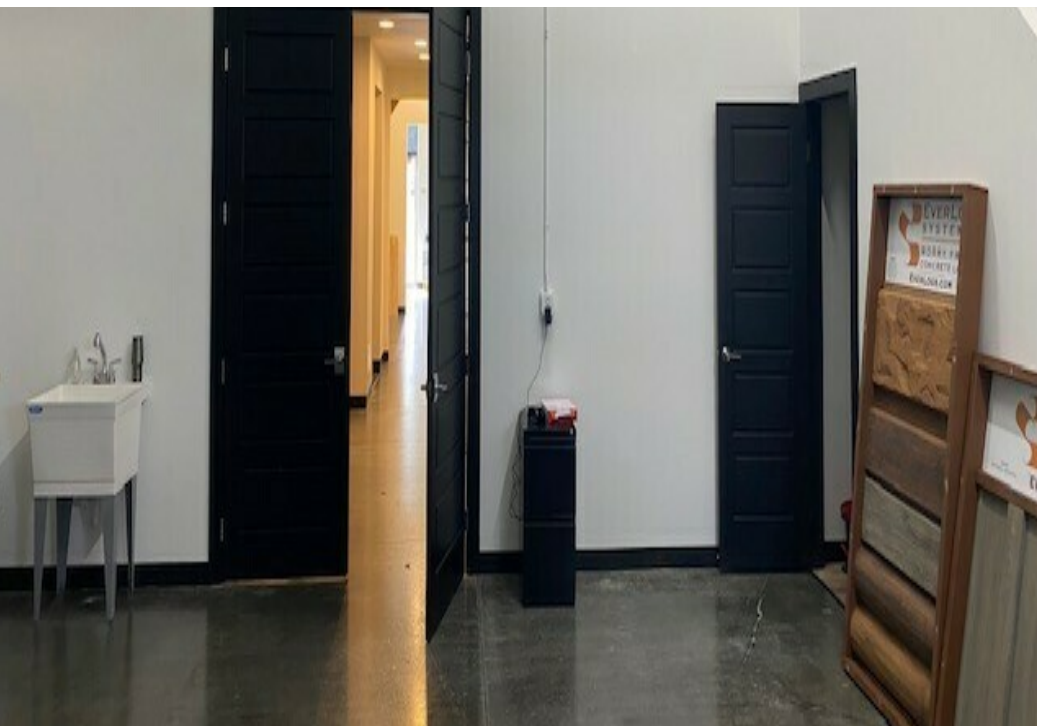
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**1505-17 N 203RD STREET**  
ADDITIONAL PHOTOS



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SITE AERIAL



1507

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**1505-17 N 203RD STREET**  
RETAILER MAP



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