



11404 West Dodge Road | Omaha, NE 68154

Price Reduced \$12.00 PSF

Property Features

- Open floor plan with the opportunity to buildout private offices
- Abundance of Natural Light and Views of West Omaha
- Signage Opportunities
- Close to I-680 and West Dodge Rd
- Area Amenities include: Regency Shopping Center, Westroads Mall, Miracle Hills and nearby restaurants and hotels

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ADDRESS	SIZE (SF)	LEASE RATE	LEASE TYPE
11404 W Dodge Road Suite 470	5,514 SF	\$12.00 PSF	NNN

PROPERTY DETAILS

Space Size	5,514 SF
Tenancy	Multiple
Building Class	B
Year Built	1989
Number of Floors	7

LOCATION DETAILS

Market	Omaha
County	Douglas
Traffic Count	53,904 VPD
Parking Spaces	64 covered, 624 surface
Parking Ratio	3.33/1,000
Cross Streets	114th & W Dodge Road

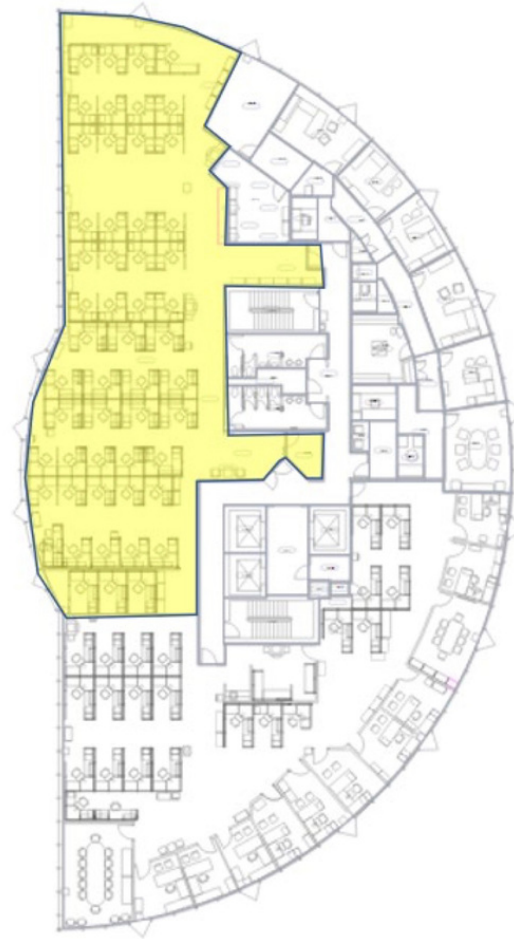
DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	5,417	40,669	108,970
Total Population	10,371	91,446	259,960
Average HH Income	\$73,785	\$96,002	\$94,384

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