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### PROPERTY INFORMATION

Building Size	9,866 SF
Lot Size	1.39 Acre
Year Built	2019
Tenancy	Multiple
Construction	Masonry
Market	Omaha/Council Bluffs
Sub-market	Northwest Omaha
County	Douglas

### LEASE DETAILS

Available	3,550 SF
Lease Rate	\$17.50 PSF
Lease Type	NNN
Expenses	\$7 PSF
Term	3-10 Years

### PROPERTY HIGHLIGHTS

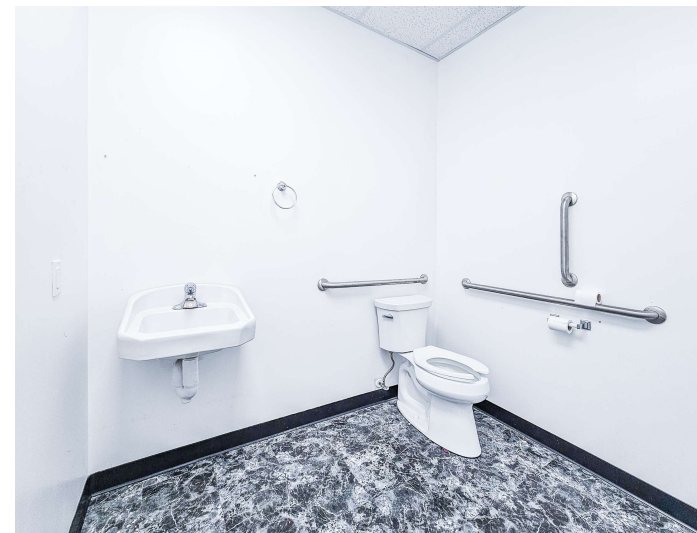
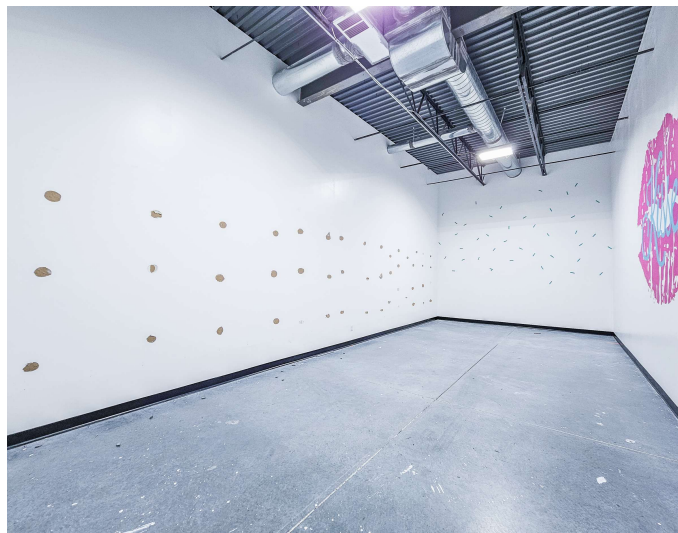
- 3,550 SF located in popular Bennington, NE
- Space available immediately
- Great space for a wide variety of users with a mix of small and large classrooms/offices
- Neighbors include Valentino's, Fetch Pet Emporium, and Bennington Nail Bar

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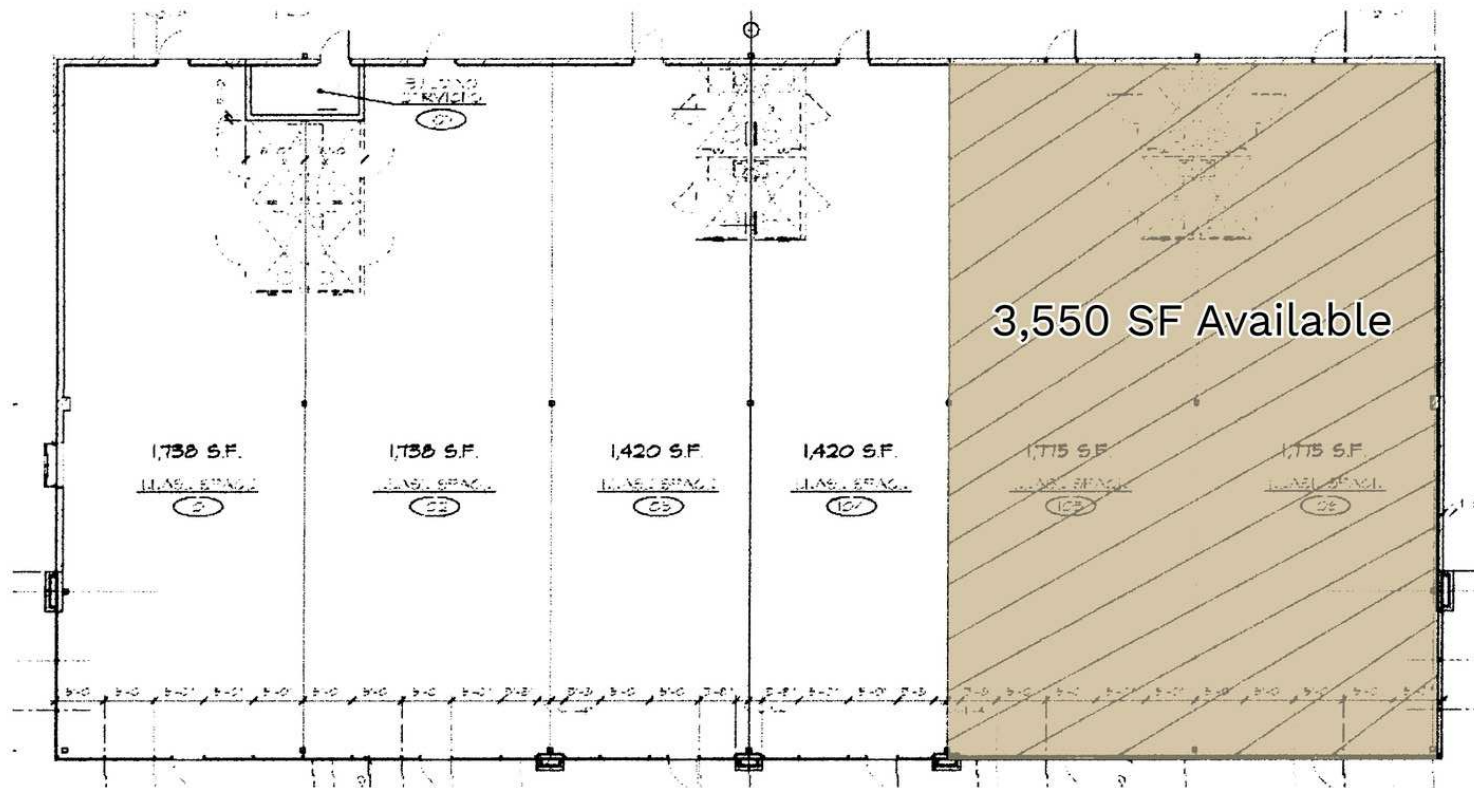




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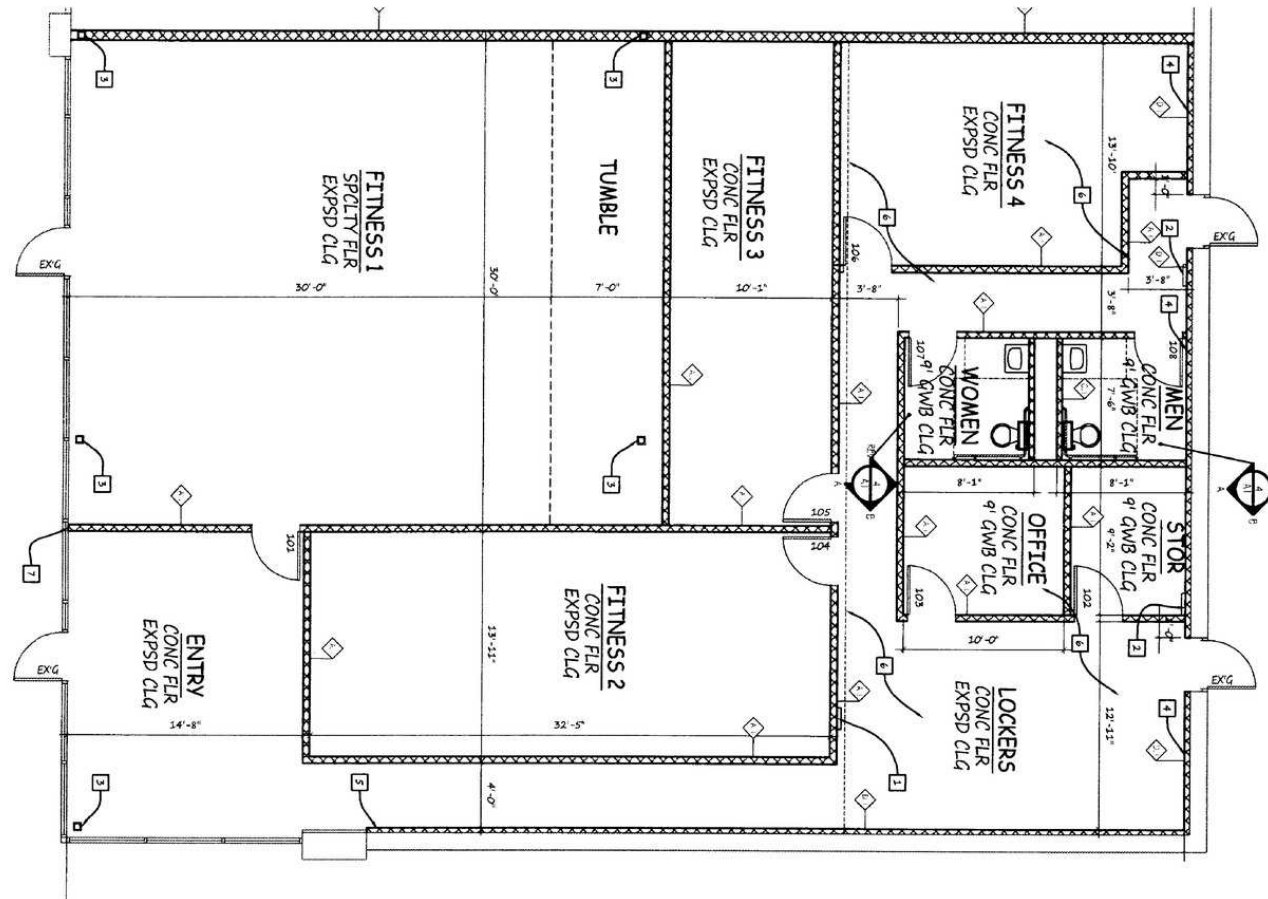
16049 State Highway 36

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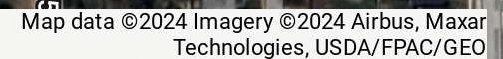


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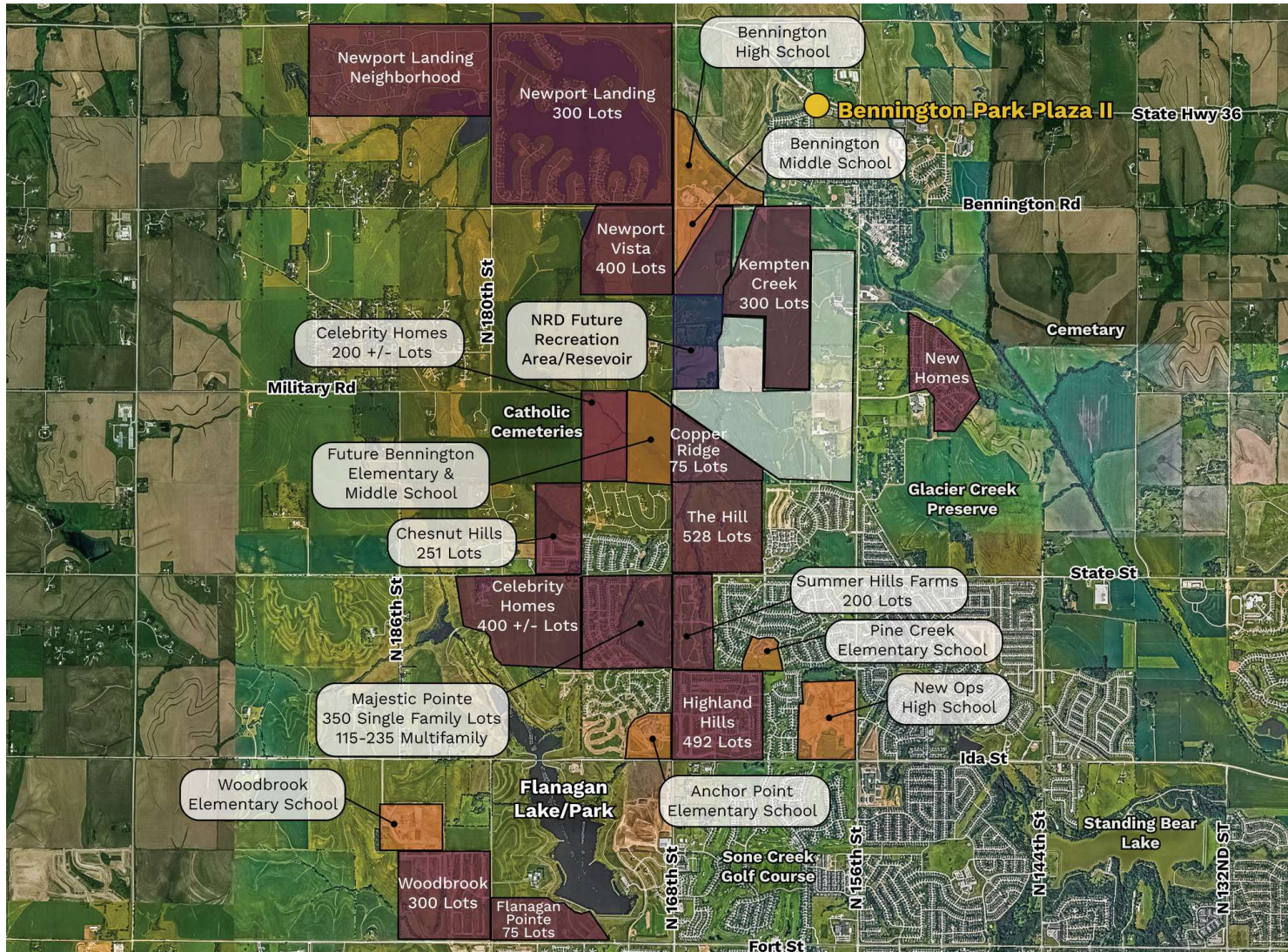
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