



FOR LEASE

Lakeside Three Medical

16929 Frances Street / Omaha, NE 68130



3,202 SF Medical Office Space Lease Rate: \$16.00 PSF NNN

Medical office space located in the highly sought after area of Lakeside. Proximity to Shops of Legacy and Village Pointe make this building an attractive location to work, dine and entertain. Property located just minutes from West Dodge Expressway provides for a convenient commute.

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Availability

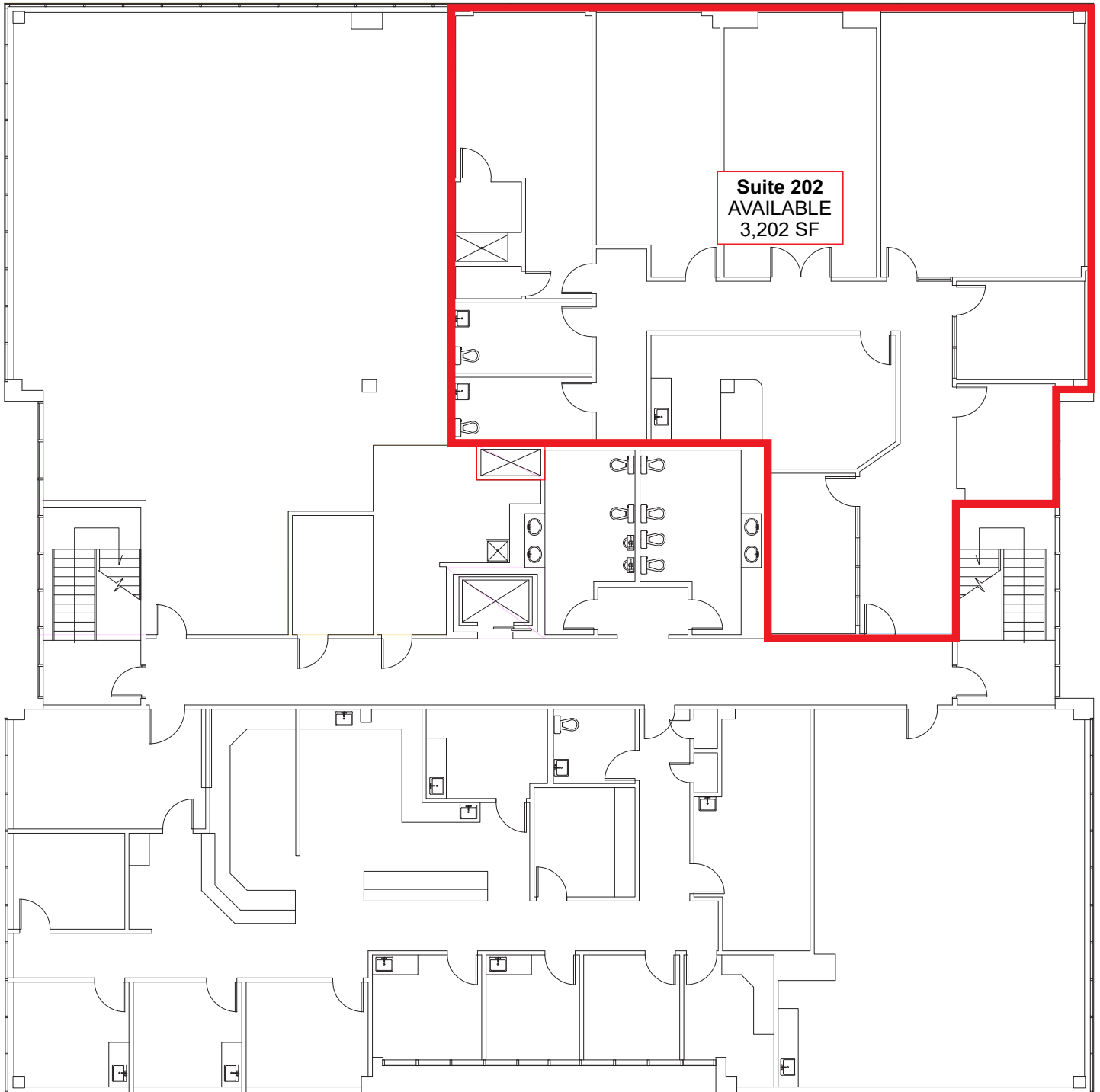
Lease Rate	\$16.00 PSF NNN
Total Available	3,202 SF
Total Contiguous	3,202 SF

Suite	Square Feet (min - max)	Price/SF NNN	Date Available
202	3,202 - 3,202	\$16.00	Immediately

Property Highlights

Building Size	25,336 SF
Year Built	2005
No. of Floors	2
Total Site Area	1.56 AC
Zoning	MU
Parking	4:1000 SF
Traffic Counts	5,964 EADT
Operating Expenses	\$3.57 Taxes \$0.27 Insurance \$8.97 CAM \$12.81 Total PSF

Second Floor Plan



Interior Photos

