

**FOR LEASE**

**11718 Nicholas Street  
Omaha, NE 68154**



**New Look Forthcoming!**



## **3,381 RSF Space Available Lease Rate: \$17.50 PSF, NNN**

### **Property Highlights**

Class A Office Building. First floor space with premium location off lobby. Building is set to undergo extensive renovation including major improvements to exterior entrance and interior lobby and atrium areas. In addition, Property will have new monument sign and landscaping.

### **Area Amenities**

- Office park setting
- Miracle Hills Golf Course proximity
- Abundant services:
  - Restaurants
  - Retail
  - Lodging
  - Financial
- Immediate accessibility to 120th Street, 114th Street, West Dodge Road and I-680

### **Contact Information**

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## Availability

Lease Rate	\$17.50 PSF NNN
NNN Expenses	\$12.00 PSF
Total Available	3,381 SF

## Property Highlights

Building Size	26,443 SF
Year Built/Renovated	1988/2024
No. of Floors	2
Total Site Area	1.73 AC
Zoning	GO (General Office)
Parking	5:1,000 SF

<u>Suite</u>	<u>Square Feet (min - max)</u>	<u>Price / SF NNN</u>	<u>Date Available</u>
102	3,381 - 3,381	\$17.50	Immediately

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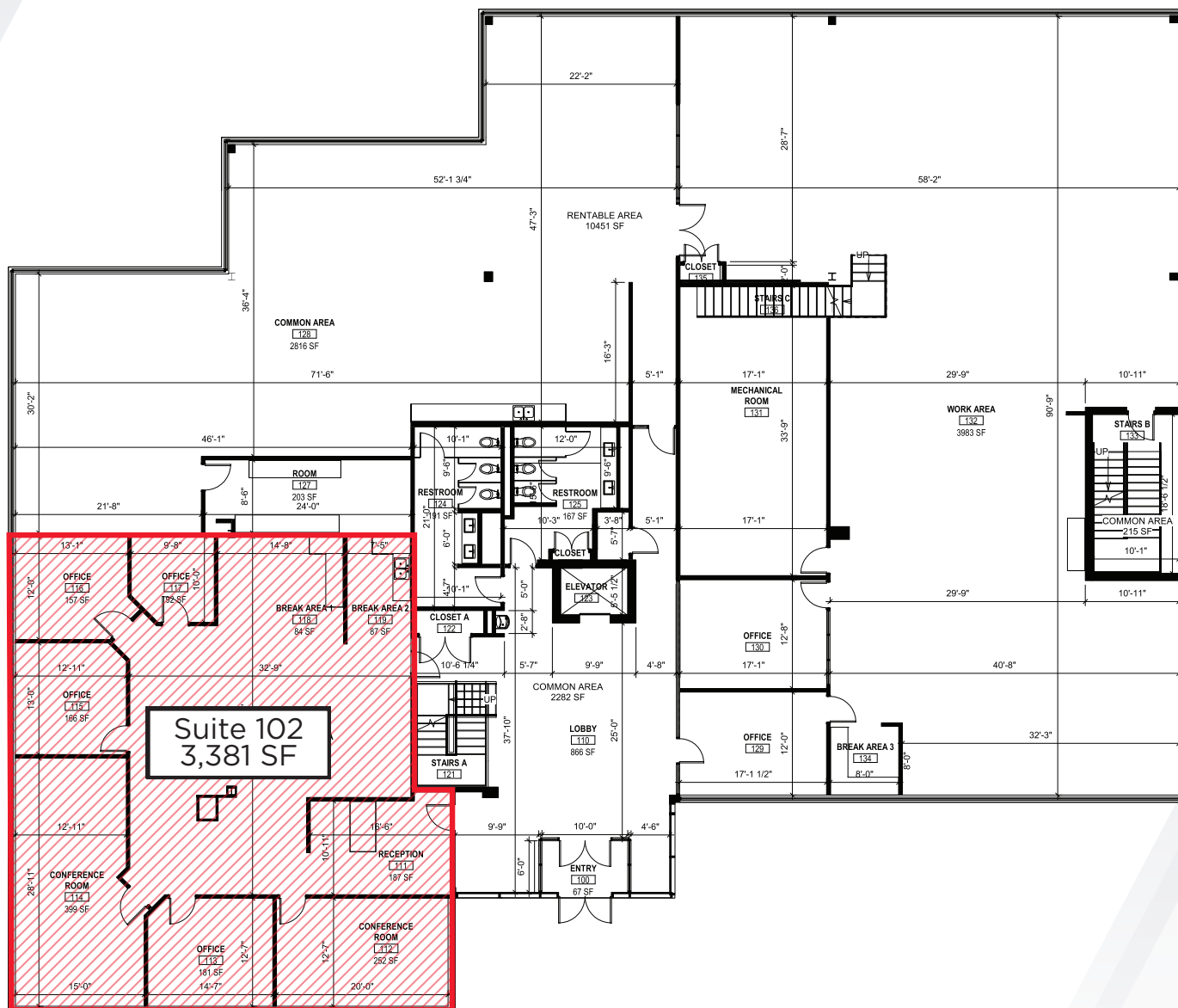
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## FIRST FLOOR PLAN



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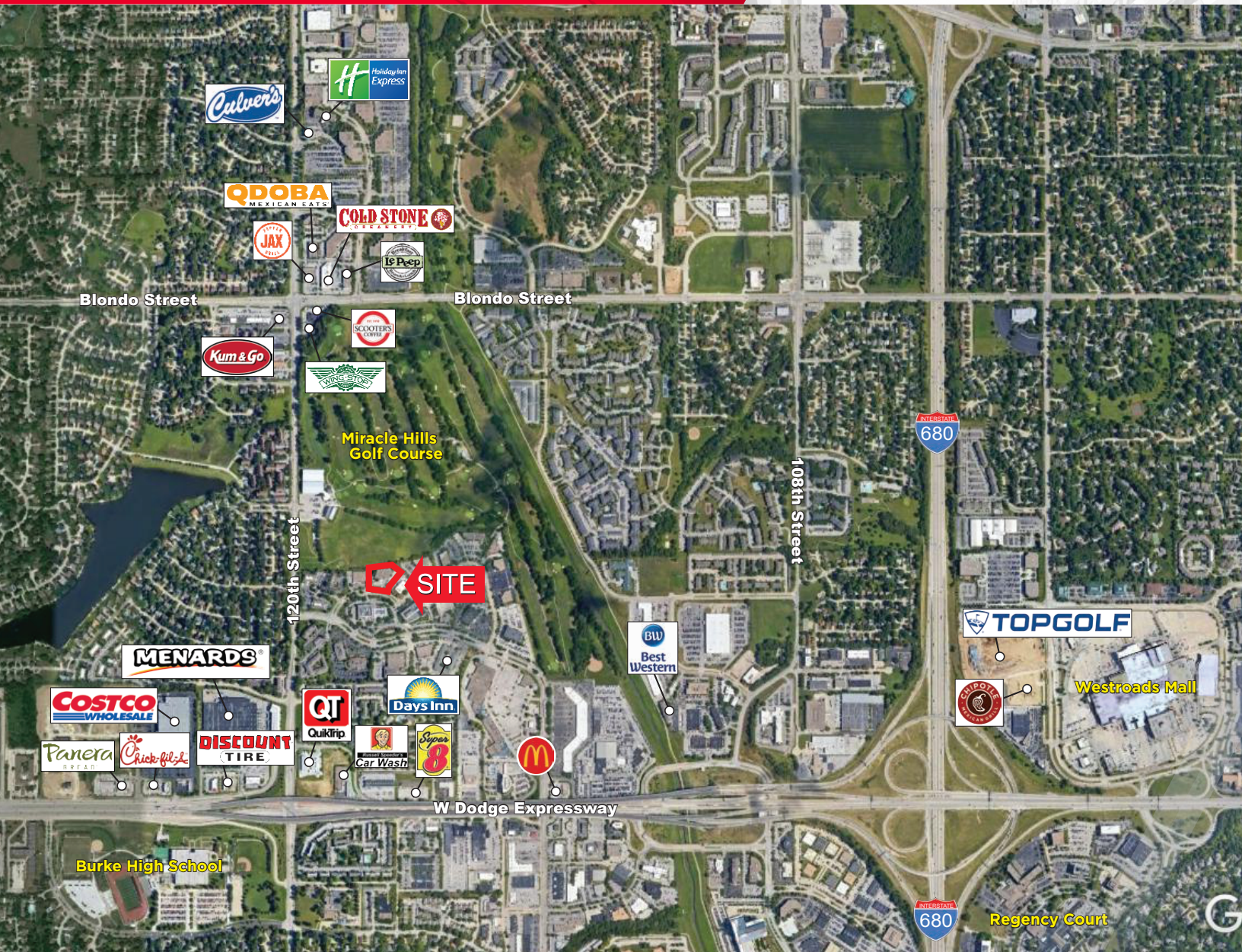
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