

CLOCKTOWER II

827 N. 98th Street / Omaha, NE 68114

2,834 SF Retail/Office/Medical Space / For Sublease



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PROPERTY OVERVIEW

Medical users, take advantage of recently built out high-end medical office finishes available directly across the street from Westroads Mall.




Ideal retail or office space located in the middle of Omaha, at the intersection of I-680 and West Dodge Road. Co-Tenants include Clocktower Chiropractic, Clocktower Dental, AAA Nebraska, and Sebastian’s Southern Crab. Clocktower II has excellent curb appeal and convenient parking for all tenants with quick and convenient access to any part of Omaha or the surrounding areas.

PROPERTY HIGHLIGHTS

Sublease Rate	\$19.10 PSF NNN
Total Available	2,834 SF
Building Size	13,390 SF
Total Site Area	1.36 AC
Zoning	CC
Parking	5:1
Traffic Counts	12,100 EADT
Build Out	High end medical build out in 2019
Operating Expenses	\$0.37 Ins.
	\$3.75 Taxes
	\$5.72 CAM
	\$9.84 Total



NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 Mile	11,688	\$59,262	5,718
3 Miles	98,410	\$67,891	43,677
5 Miles	272,793	\$68,284	115,723

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HIGH END BUILD OUT FINISHED IN 2019



Break Room



Display Case



Showroom



Exam Room 1

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HIGH END BUILD OUT FINISHED IN 2019



Exam Room 2



Patient Hallway



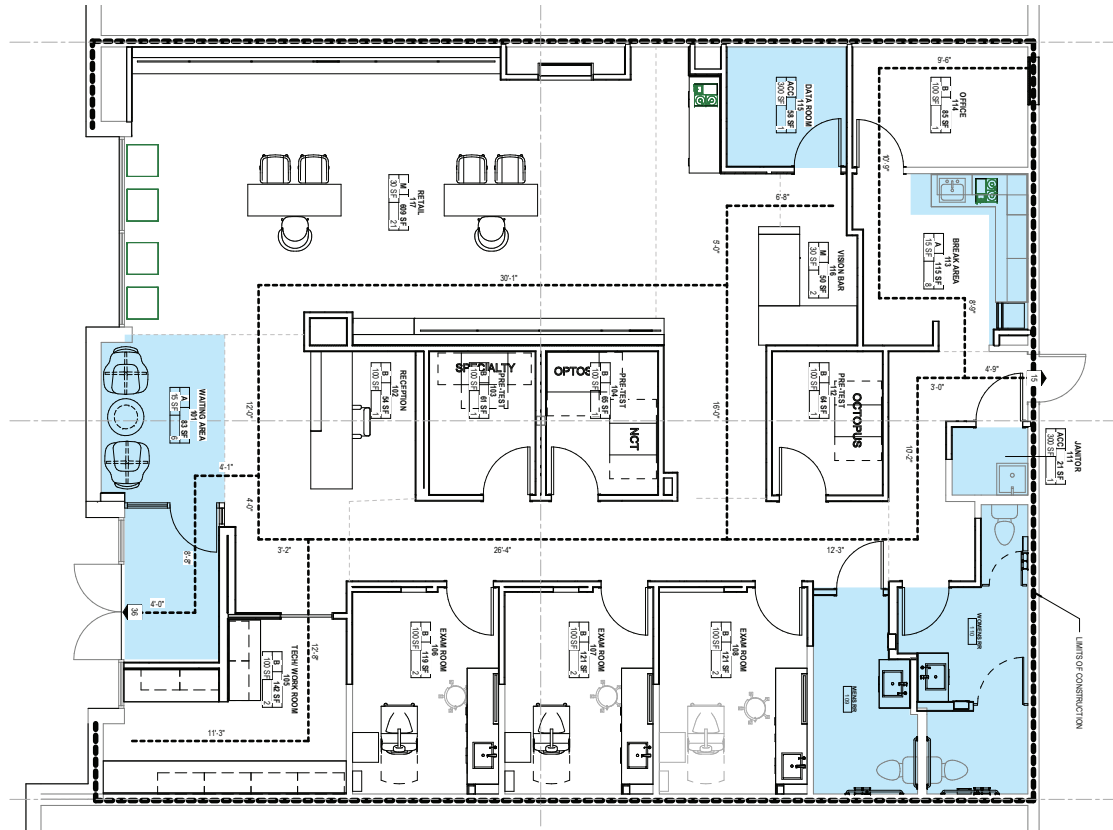
Front Desk



Showroom

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FLOOR PLAN: SUITE 827



** Floor plan measurements are approximate and are for illustration purposes only.

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