



162nd & West Dodge Road

Omaha, Nebraska 68118

Property Features

- Land for sale or Office build-to-suit
- For Sale: \$12 PSF
- 1.59 Acres
- For Lease: \$19.50 PSF (NNN)
- 10,000-20,000 SF
- 20,000 SF Class A office building
- T.I. Allowance: \$30 PSF
- ADA accessible
- Ratio: 5.5/1
- Located off Dodge Expressway
- Excellent visibility from West Dodge Road
- Agent has equity



Demographics	1 Mile	3 Miles	5 Miles
Total Population:	11,768	83,928	203,128
Total Households:	4,085	31,593	77,118
Average hh Income:	\$137,879	\$122,826	\$109,268

Victor Pelster

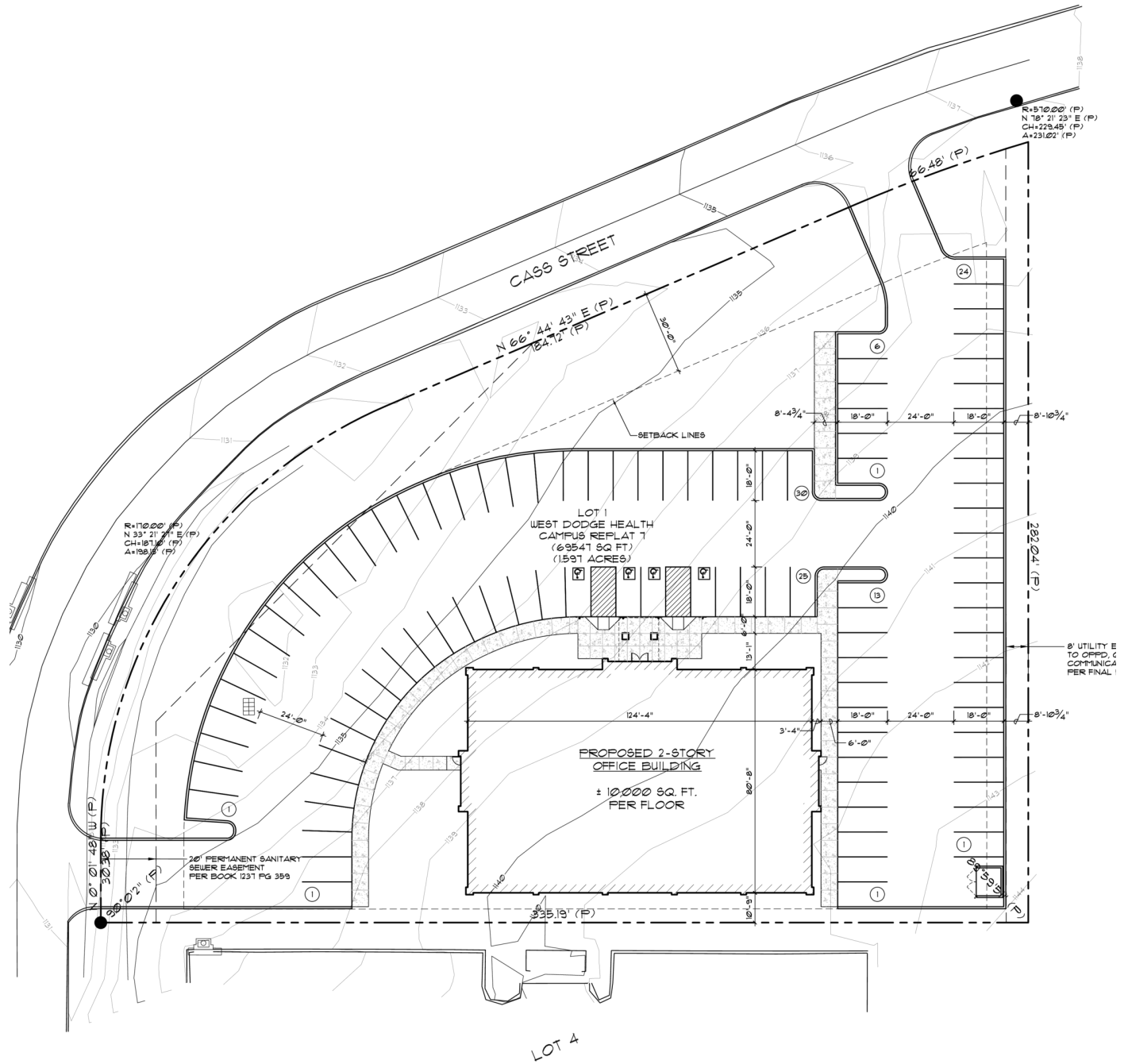
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www.nainpdodge.com

For Sale/For Lease

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SITE LAYOUT PLAN

SCALE: 1" = 20'-0"



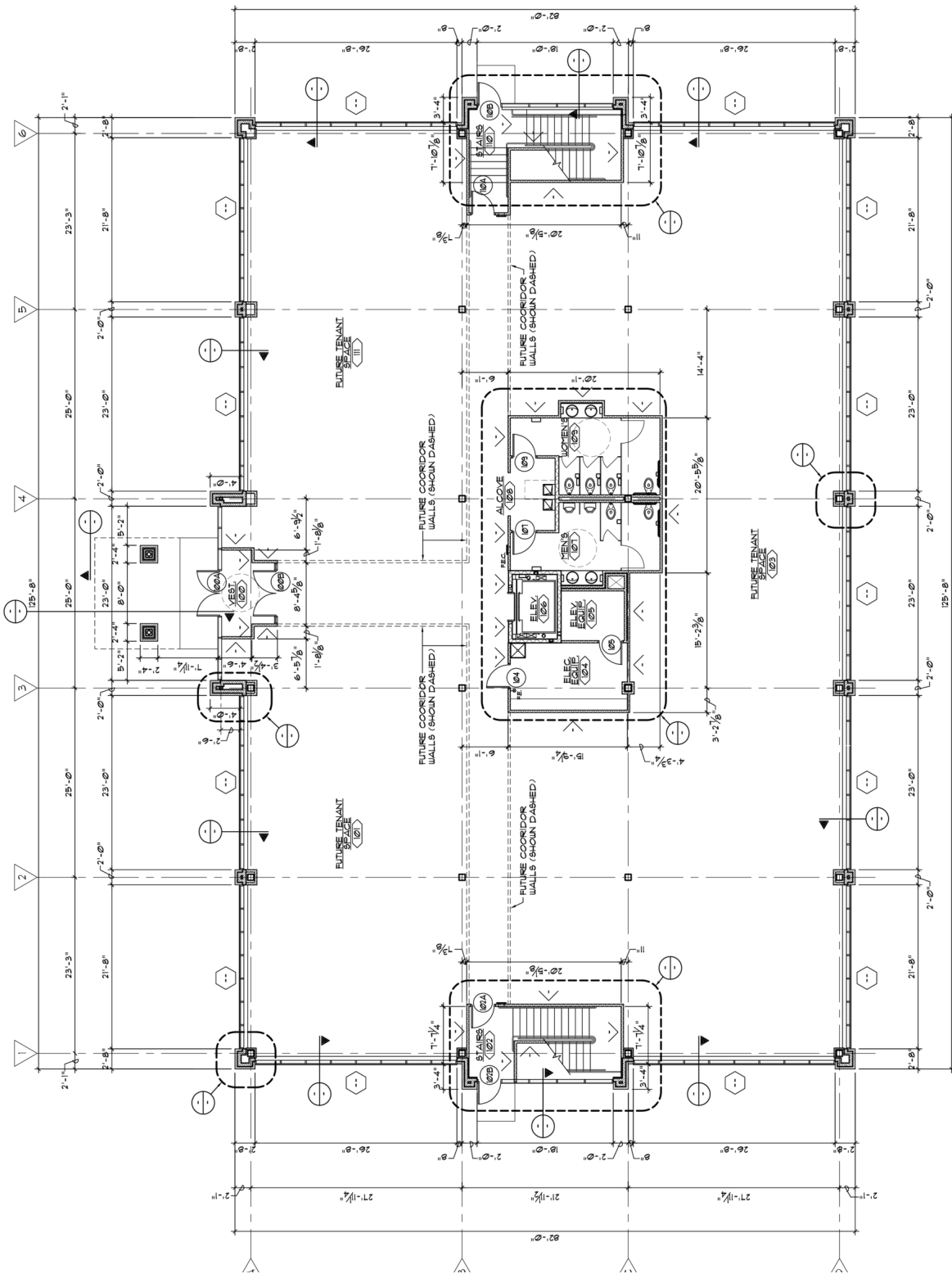
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FIRST LEVEL

FLOOR PLAN
SCALE: 1/8" = 1'-0"

ARCHITECTURAL NOTES:
1. GYPSUM BOARD SURFACES SHALL BE ISOLATED WITH CONTROL
2. GY TO ALL SHEETS

13. VERIFY ALL WINDOW DOOR DIMENSIONS AND OPENING REQUIREMENTS

17. ALL MATERIAL FINISHES NOT SPECIFIED ON DRAWINGS, SH

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