

WESTPORT BUILDING

8,477 SF | \$16.00 SF/YR (NNN)

14517 F STREET, OMAHA, NE 68137

YOUR NAME
HERE

**INVESTORS
REALTY INC.**

WWW.INVESTORSOMAHA.COM



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14517 F STREET

EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$16.00 SF/YR NNN
Est. Op. Exp.	\$7.40 SF/YR
Available SF:	8,477 SF
Building Size:	49,009 SF
Property Type:	Office Building
Year Built:	2005

PROPERTY OVERVIEW

Elevated office space near 144th and L Street with scenic lake views

PROPERTY HIGHLIGHTS

- Prime location near 144th and L Street, just a short walk from dining and essential services.
- Well-designed floor plan featuring private offices, conference rooms, a kitchen, and open workspace.
- Elevated second-floor office space with scenic lake views.

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WESTPORT BUILDING

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BUILDING INFORMATION

Building Size	49,009 SF
Min Divisible	8,477 SF
Max Contiguous	8,477 SF
Number Of Floors	2
Year Built	2005

PARKING & TRANSPORTATION

Parking Type	Surface
Traffic Count	31,250 -144th & F St (AADT 2021)

SITE INFORMATION

Cross-Streets	144th & F Street
County	Douglas
Location Description	144th & F Street

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

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DEMOGRAPHICS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	651	1,941	8,169
Total Households	252	769	3,364
Average HH Income	\$114,339	\$113,981	\$110,464

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
Suite 213	8,477 SF	\$16.00 SF/yr (NNN)	\$7.40	\$16,530.15	OPEX includes utilities. Tenants pay for own janitorial within the suite.

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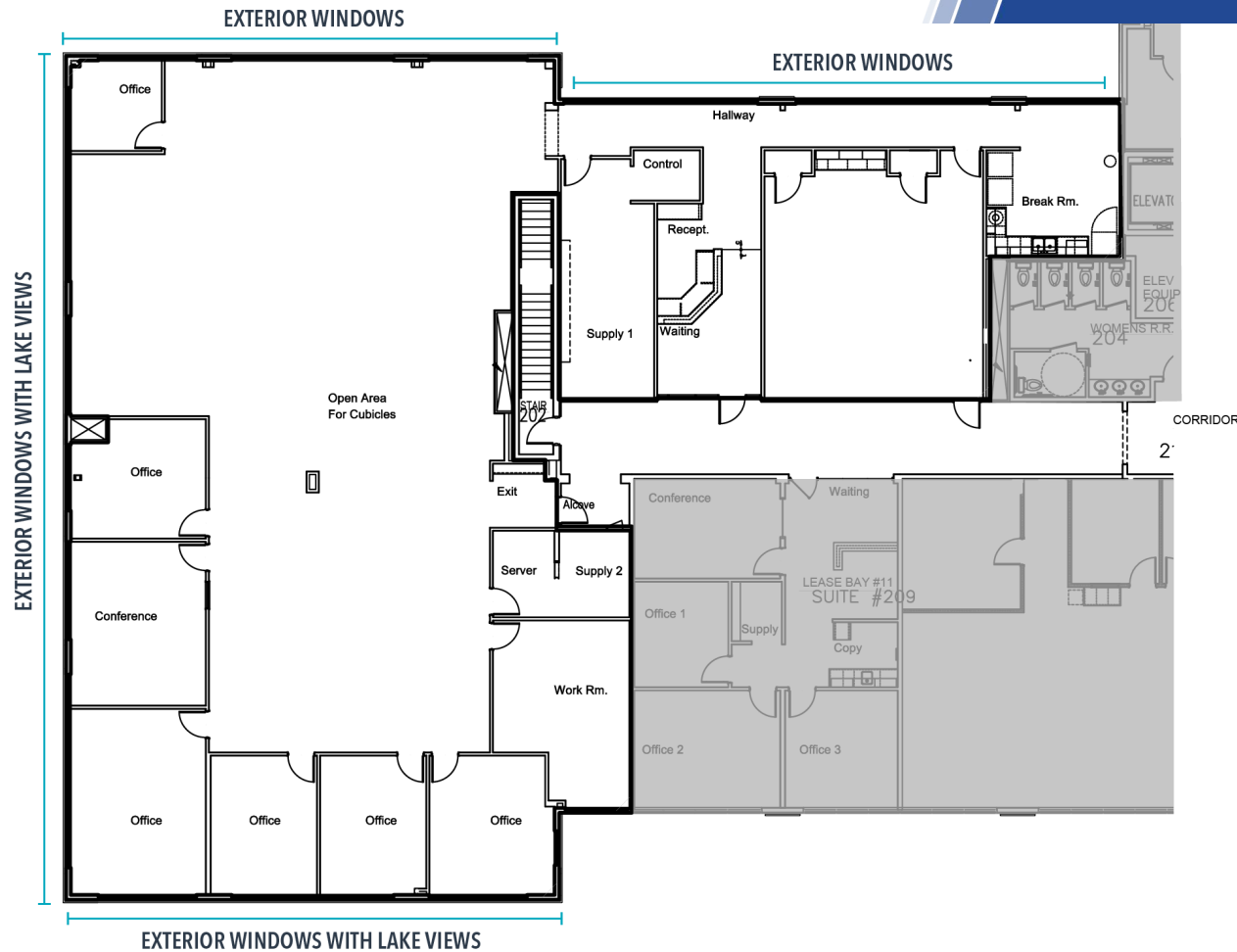
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14517 F STREET

SITE PLAN



Map data ©2025 Google Imagery ©2025 Airbus,
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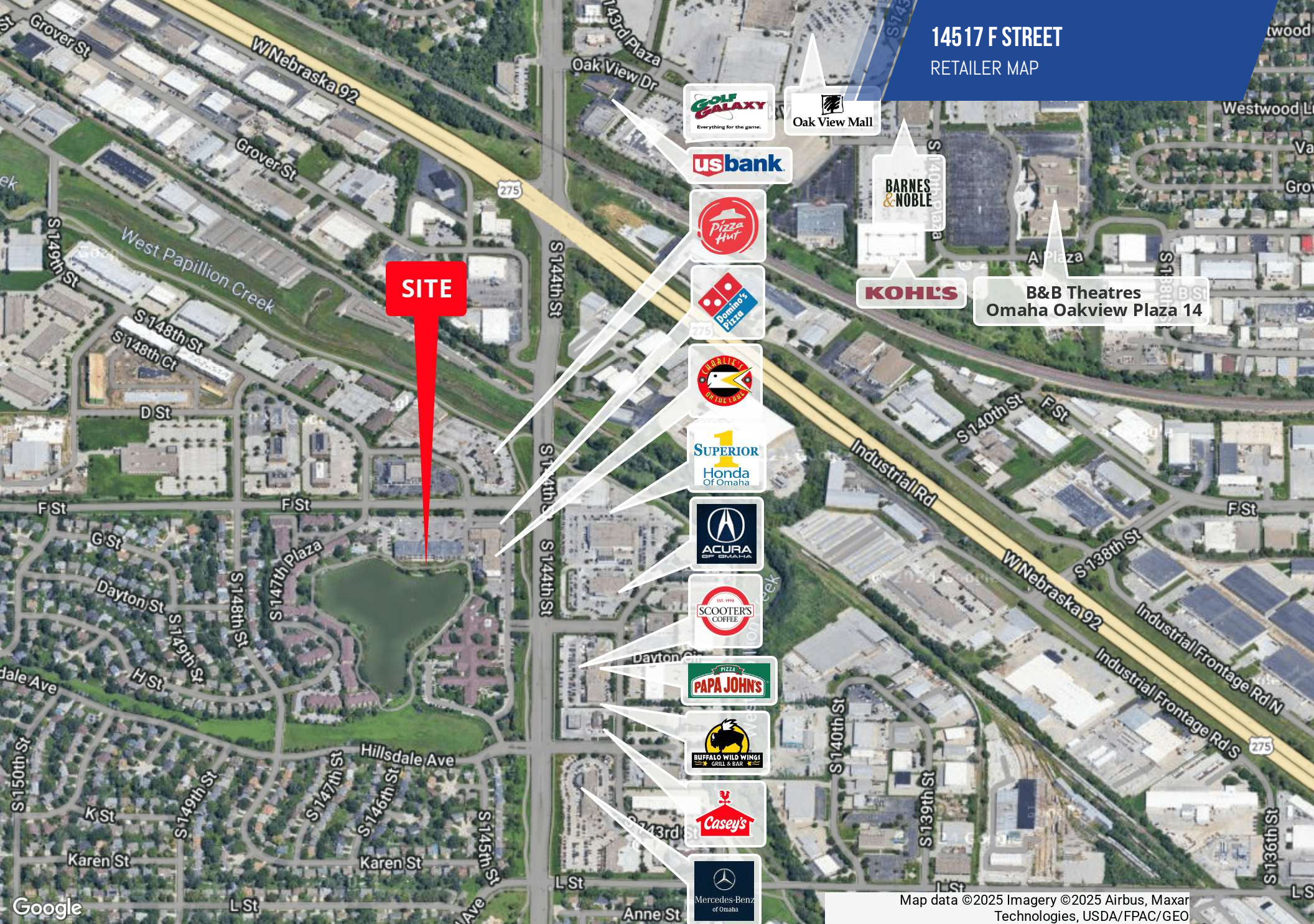
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14517 F STREET RETAILER MAP

SITE

GOLF GALAXY
Everything for the game.

Oak View Mall

usbank

Pizza Hut

Domino's Pizza

CURRIES OF THE LAKE

SUPERIOR
Honda
Of Omaha

ACURA
of Omaha

SCOOTER'S COFFEE

PAPA JOHN'S

BUFFALO WILD WINGS
GRILL & BAR

Casey's

Mercedes-Benz
of Omaha

BARNES & NOBLE

KOHL'S

B&B Theatres
Omaha Oakview Plaza 14

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