

17021 LAKESIDE HILLS PLAZA, OMAHA, NE 68130

ONE LAKESIDE HILLS

\$16.00 SF/YR NNN



**INVESTORS
REALTY INC.**

LEASE BROCHURE

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,980 SF
Lease Rate:	\$16.00 SF/YR NNN
Est. NNN Exp:	\$8.49 SF/YR
Year Built:	2000
Building Size:	23,350
Zoning:	MU
Market:	Omaha/Council Bluffs
Submarket:	Southwest Omaha
Traffic Count:	66,350

PROPERTY OVERVIEW

2 story office building located in Lakeside development. Perfect for office or medical users.

PROPERTY HIGHLIGHTS

- Suite includes multiple private offices and kitchenette.
- NNN's include 5 day per week janitorial and utilities.



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PROPERTY DETAILS

LEASE RATE

\$16.00 SF/YR

LOCATION INFORMATION

Building Name	One Lakeside Hills
Street Address	17021 Lakeside Hills Plaza
City, State, Zip	Omaha, NE 68130
County/Township	Douglas
Market	Omaha/Council Bluffs
Submarket	Southwest Omaha
Cross Streets	171st & W Center Road

BUILDING INFORMATION

Building Size	23,350 SF
Building Class	B
Number Of Floors	2
Year Built	2000
Construction Status	Existing
Free Standing	Yes

PROPERTY DETAILS

Property Type	Office
Zoning	MU
Traffic Count	66,350
Traffic Count Street	168th & W Center Road (2016)

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	4.0
Number Of Spaces	84

UTILITIES & AMENITIES

Power	
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AVAILABLE SPACES

LEASE TYPE	NNN
TOTAL SPACE	1,980 SF
LEASE TERM	Negotiable
LEASE RATE	\$16.00 SF/yr



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
201	1,980 SF	NNN	\$16.00 SF/yr	Base Rent: \$2,640.00. Est Total Rent: \$4,040.85. Sublease through 7/31/2021.



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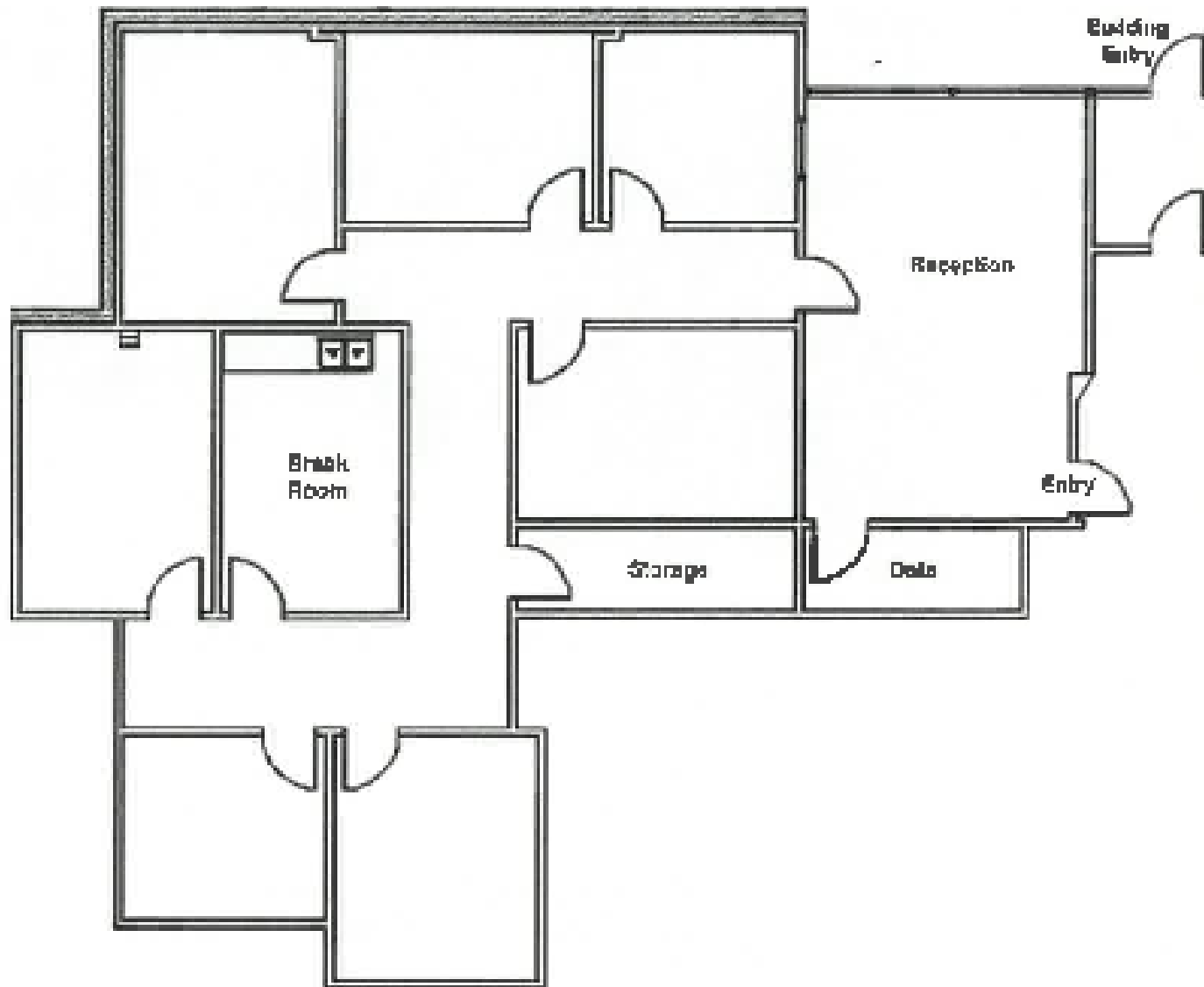
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FLOOR PLAN - SUITE 201



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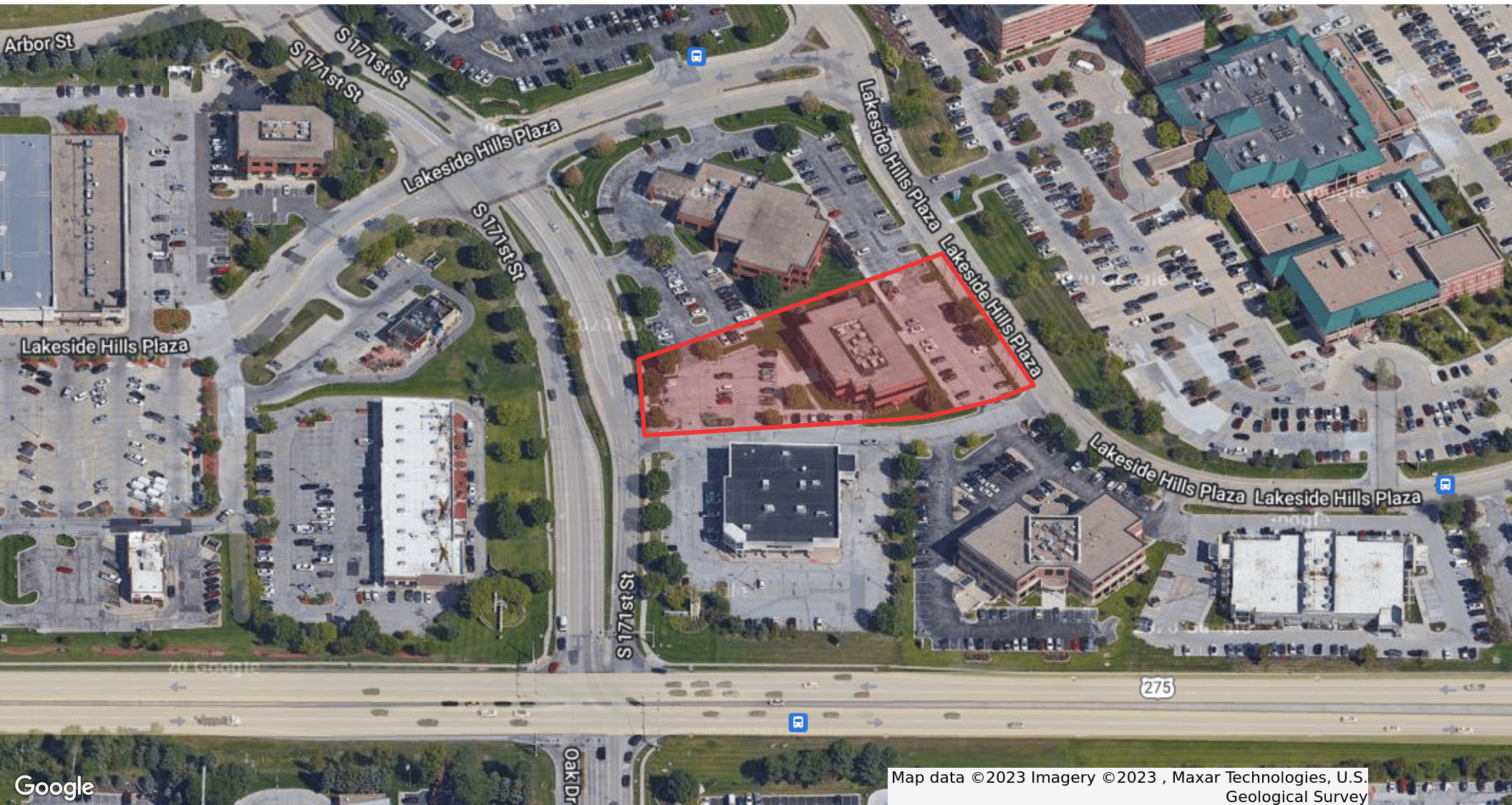
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CLOSE VIEW AERIAL



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Geological Survey



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RETAILER MAP



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ADDITIONAL PHOTOS



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