

TAGGE RUTHERFORD BUILDING - EXECUTIVE SUITES

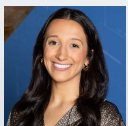
200 - 1,000 SF | \$500.00 - 750.00 PER MONTH (FULL SERVICE)

15808 W DODGE RD, OMAHA, NE 68118



**INVESTORS
REALTY INC.**

WWW.INVESTORSOMAHA.COM



RILEY MILLER

402.778.7525

rmiller@investorsomaha.com



JACK WARREN, CCIM

402.769.7572

jwarren@investorsomaha.com



JP RAYNOR, JD, CCIM, SIOR

402.778.7538

jpraynor@investorsomaha.com





OFFERING SUMMARY

LEASE RATE:	\$500.00 - 750.00 PER MONTH FULL SERVICE
Available SF:	200 - 1,000 SF
Building Size:	29,405 SF
Property Type:	Office Building
Year Built:	2015
Zoning:	LC-ACI-4

PROPERTY OVERVIEW

Opportunity to lease executive suites in a Class A office building in the Suburban West Dodge Corridor.

PROPERTY HIGHLIGHTS

- Suites with and without windows available
- Affordable rent with short term commitment
- Rent includes access to conference rooms, break room, receptionist, and internet
- Opportunity to lease 1 garage parking stall at \$100 per month
- Conveniently located directly off West Dodge Road
- Various amenities in the immediate area including Village Pointe

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BUILDING INFORMATION

Building Size	29,405 SF
Min Divisible	200 SF
Max Contiguous	1,000 SF
Number Of Floors	3
Year Built	2015
Construction Status	Existing

PARKING & TRANSPORTATION

Parking Description	111 surface stalls and 21 underground stalls
Number Of Spaces	132

SITE INFORMATION

County	Douglas
Zoning	LC-ACI-4
Lot Size	1.5 Acres
Location Description	Northwest corner fronting West Dodge Road and 156th Street.

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

OFFERING SUMMARY

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Available SF	200 - 1,000 SF
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,719	86,262	209,494
Total Households	4,372	34,291	84,226
Average HH Income	\$131,595	\$119,647	\$112,032

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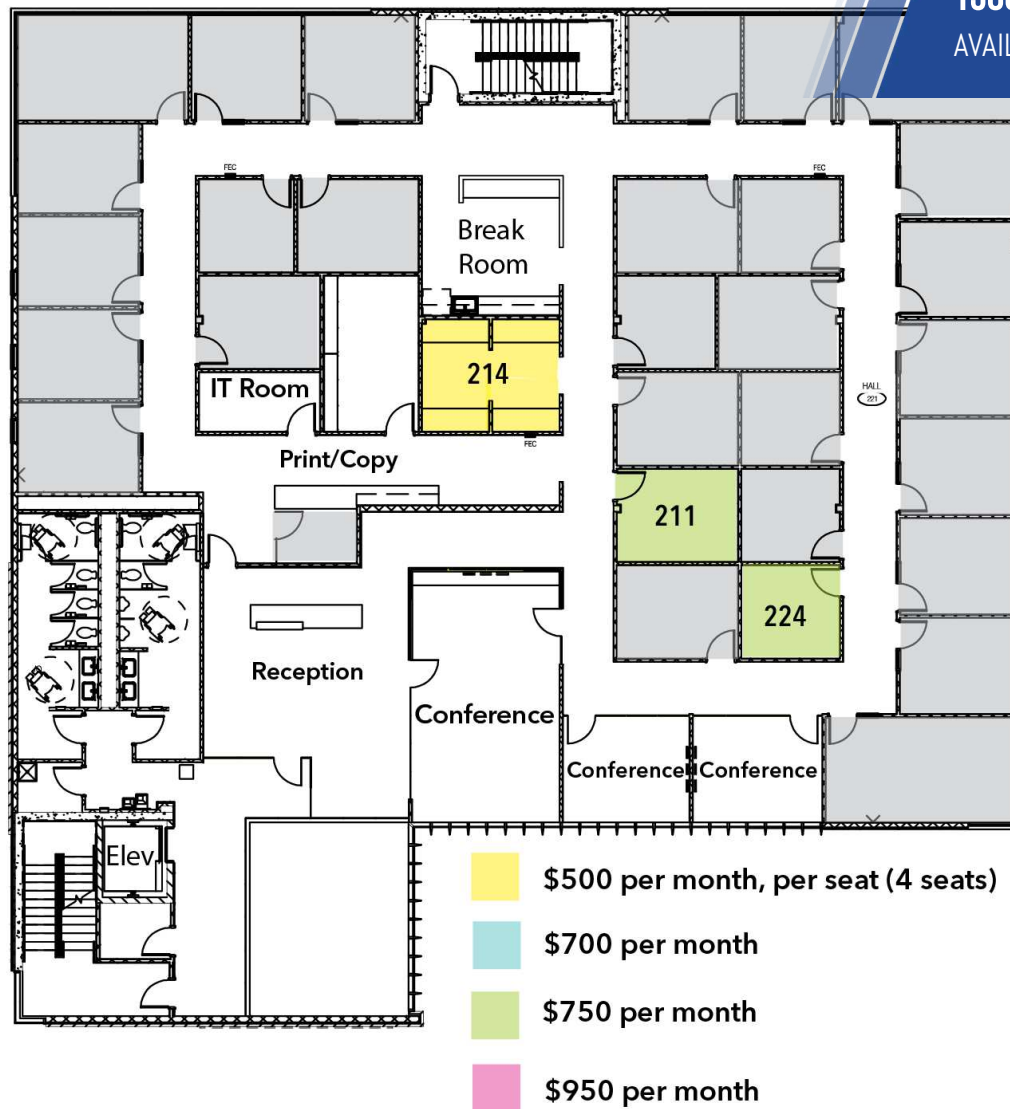
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AVAILABLE SPACES

SPACE	SIZE	LEASE RATE
Executive Suites	1,000 SF	\$500 - 750 per month (Full Service)

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CLOSE VIEW AERIAL



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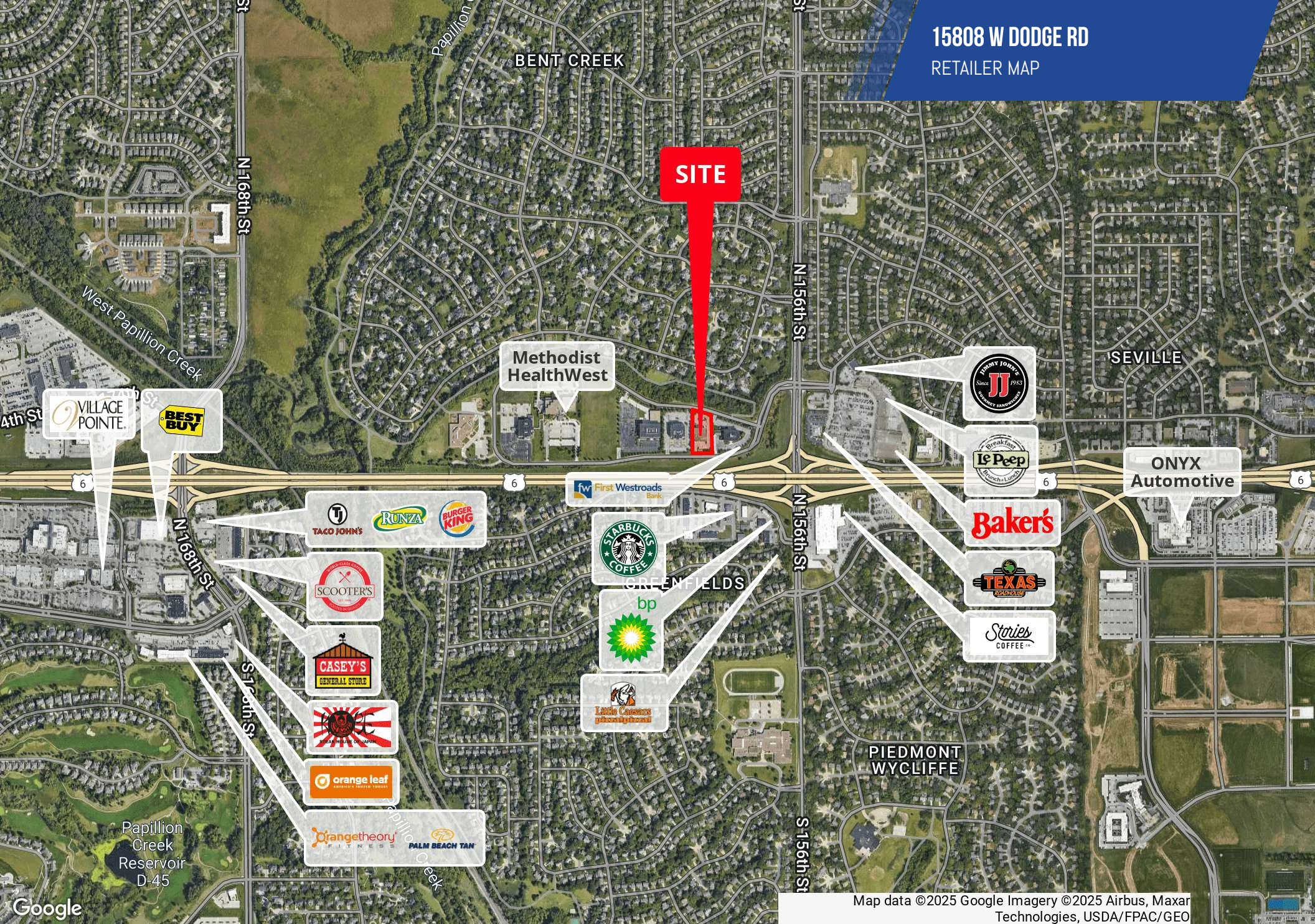
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RETAILER MAP



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INVESTORS
REALTY



Reception



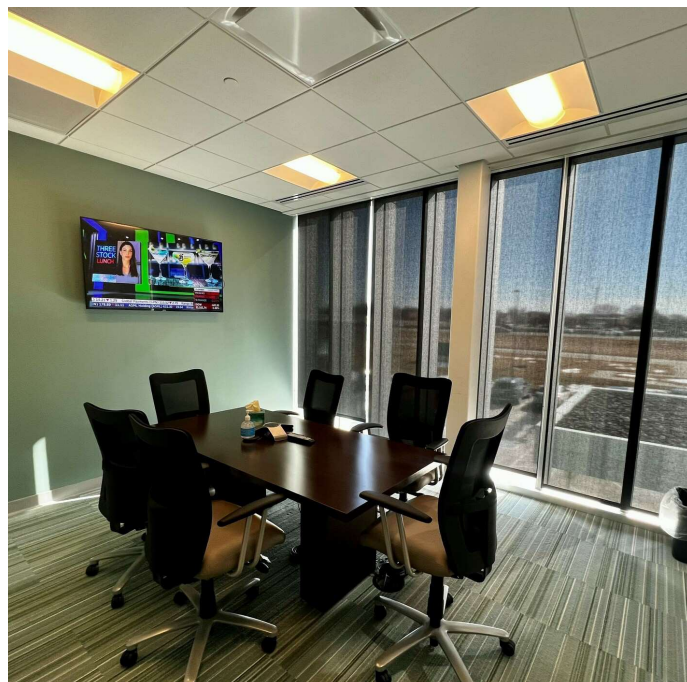
Office



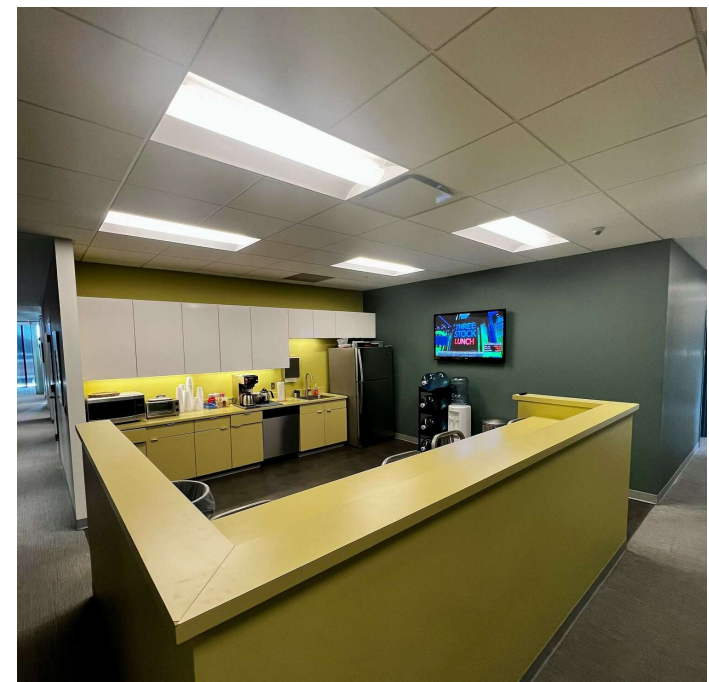
Bullpen



Large Conference Room



Small Conference Room



Break Room

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ADDITIONAL PHOTOS

RILEY MILLER

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