



Office Opportunity

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11516 Miracle Hills Drive
Suite 400
Omaha, NE 68154
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North Park Building 6 2525 North 117th Avenue

55,287 total square feet available

Exceptional office opportunity featuring large floor plates and substantial parking ratios; North Park 6 offers an ideal location.

North Park 6 boasts a campus-like setting with beautiful landscaping, trails, and within walking distance to numerous restaurants, lodging and a gold course. The location is ideally situated within minutes of Omaha's east/west arterial, Dodge Street.

Significant area amenities with exterior and interior updates throughout. Higher than average parking ratio at 5.5:1,000 and located on Omaha MAT bus line. Easy access to West Maple Road and I-680.

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North Park 6 | 2525 North 117th Avenue, Omaha, NE
Images

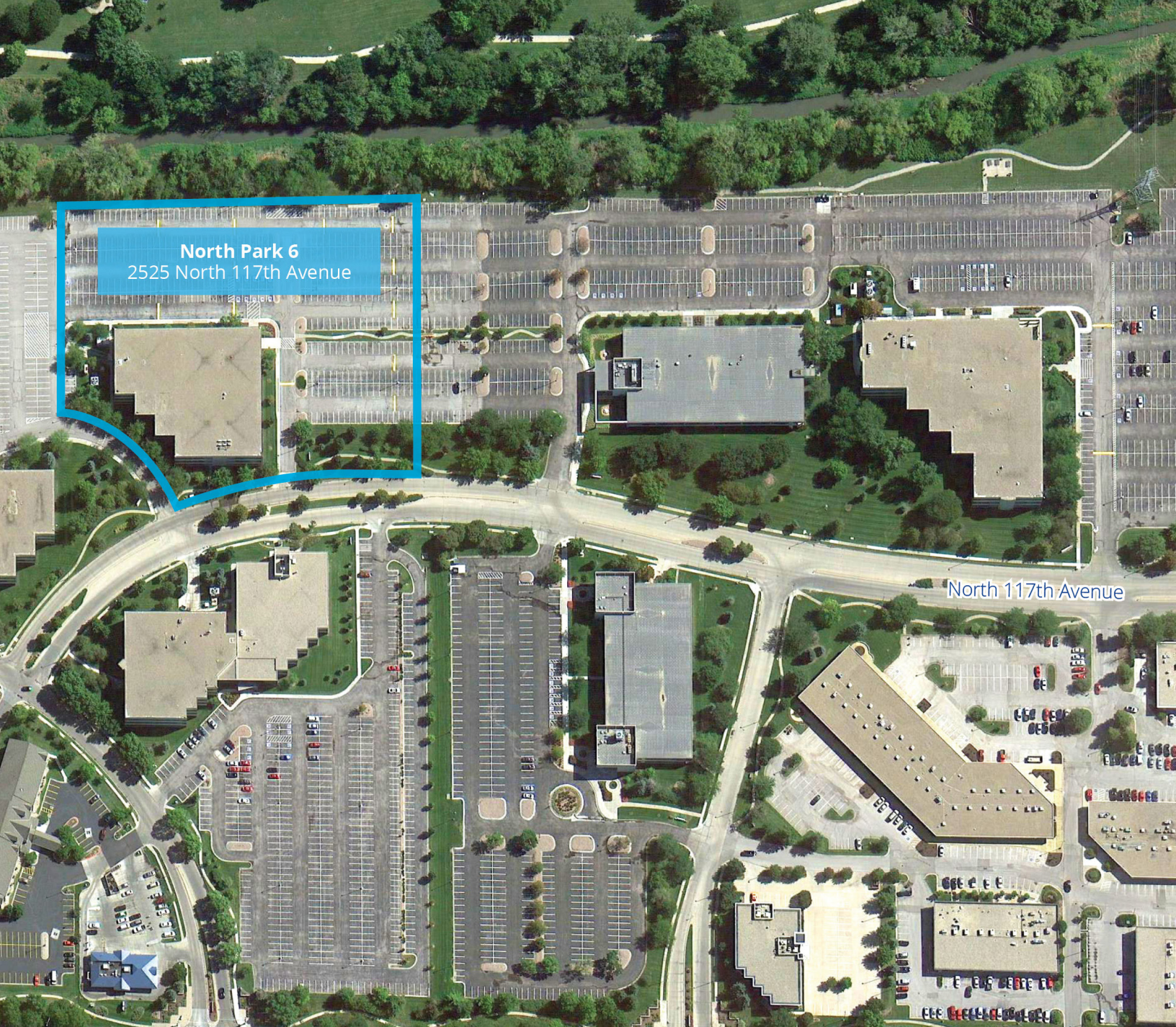


North Park 6 | 2525 North 117th Avenue, Omaha, NE
Images



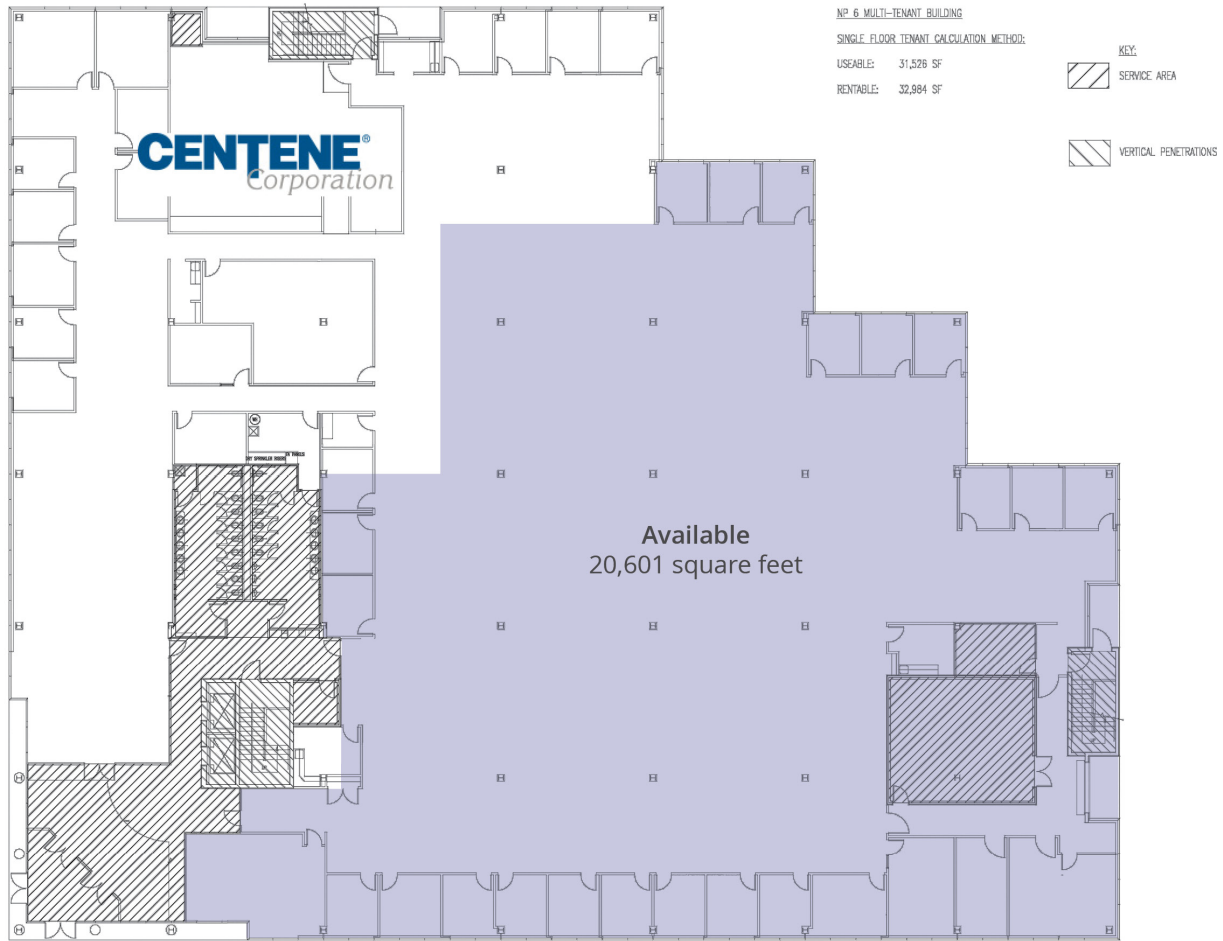
Aerial

North Park 6 | 2525 North 117th Avenue, Omaha, NE



Floor Plan

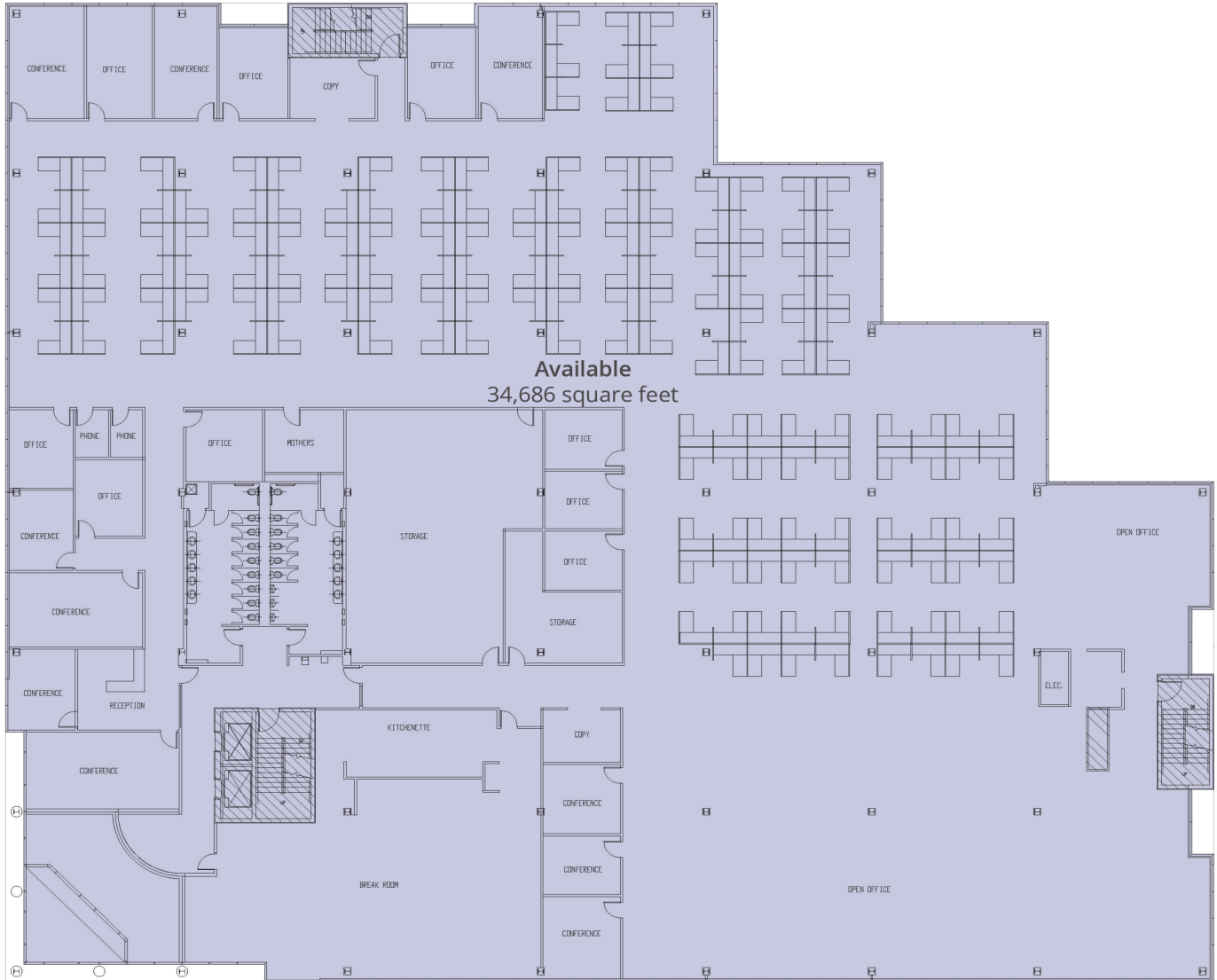
North Park 6 | 2525 North 117th Avenue, Omaha, NE
First Floor - 20,601



NP 6 FIRST FLOOR PLAN
08.24.16

Floor Plan

North Park 6 | 2525 North 117th Avenue, Omaha, NE
Second Floor - 34,686 SF



NP 6 SECOND FLOOR PLAN

For Lease

Office Space

North Park 6 | 2525 North 117th Avenue, Omaha, NE

Type of Listing:	Office For Lease	
Price:	\$12.95/RSF	
Operating Type:	NNN	
Estimated Expenses:	\$7.97/SF (2026)	
Available:	Immediately	
Total SF Available:	55,287 SF	
Total Building SF:	103,100 SF	
Available:	First Floor	20,601 SF
	Second Floor	10,000 - 34,686 SF
Year Built/Renovated:	1994 / 2016	
Number of Floors:	Three	
Parking:	5.5:1,000	

Construction

Heat & A/C:	Yes
Ceiling:	12'
Sprinkler:	Yes
Restrooms:	Common, each floor
Elevators:	Yes

Lease Specifics

Length of Lease:	Negotiable
TI Allowance:	Negotiable
Rent Escalator:	Negotiable
Lease Form:	Landlord's

Location

Intersection:	120th & Blondo
Submarket:	Northwest

Contact us:

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