



For Sale or Lease

# Office Opportunity

**Adam Marek**  
 SVP | Nebraska  
 +1 402 763 1710  
 adam.marek@colliers.com

**Dave Ulferts**  
 Vice President | Nebraska  
 +1 402 763 1753  
 dave.ulferts@colliers.com

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11516 Miracle Hills Drive  
 Suite 400  
 Omaha, NE 68154  
 +1 402 345 5866  
 colliers.com

## 4131 South 143rd Circle Omaha, NE 68137

**SALE** | The property is 76% leased through August 2034, with annual rent escalations providing steady income growth. Additional upside exists for a buyer through the lease-up of remaining vacant space or owner-user occupancy.

**LEASE** | Nicely finished office space with private exterior entrance and building signage available. Second floor/mezzanine space included at no extra cost.

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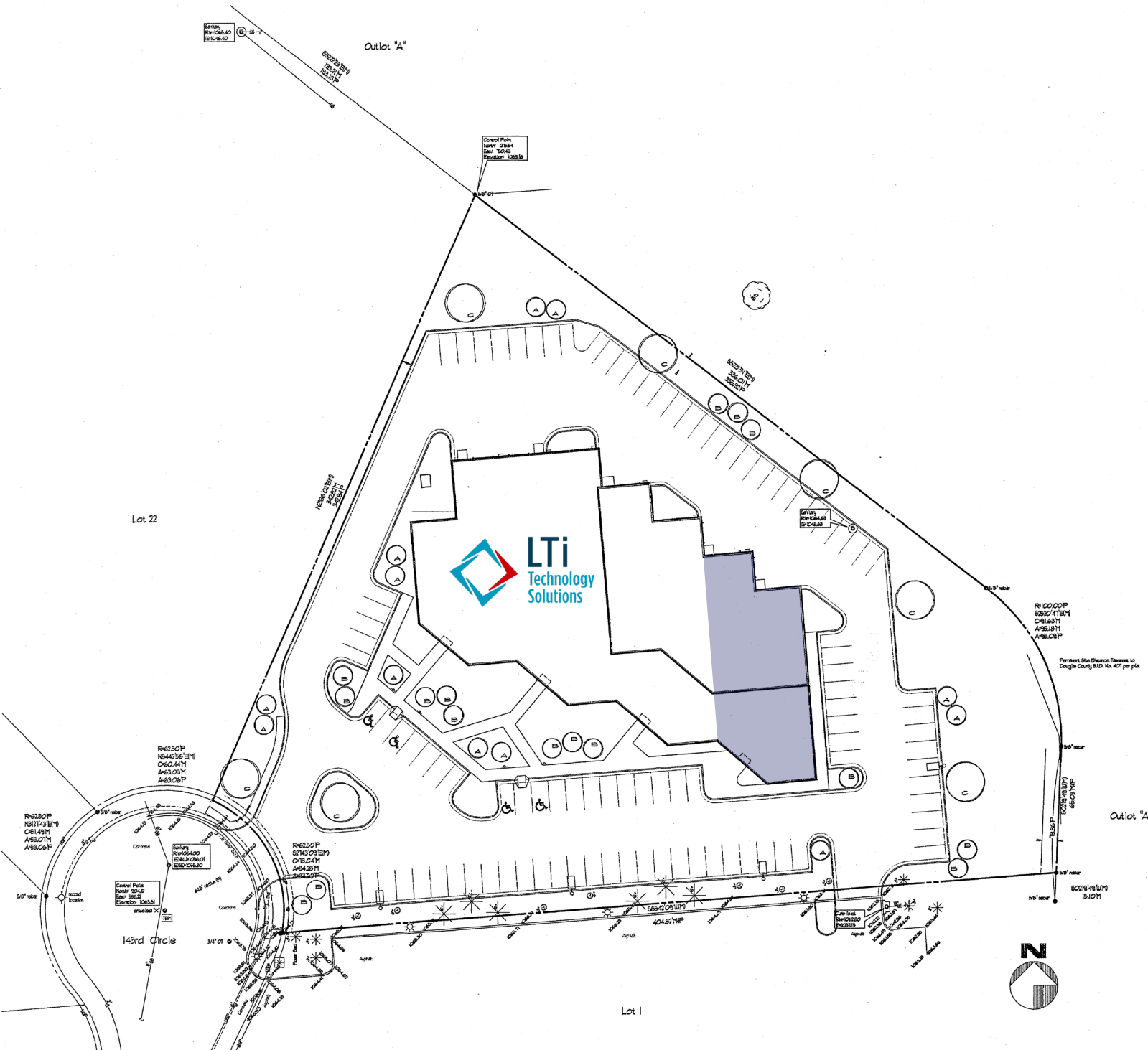
# Images

4131 South 143rd Circle | Omaha, NE 68137



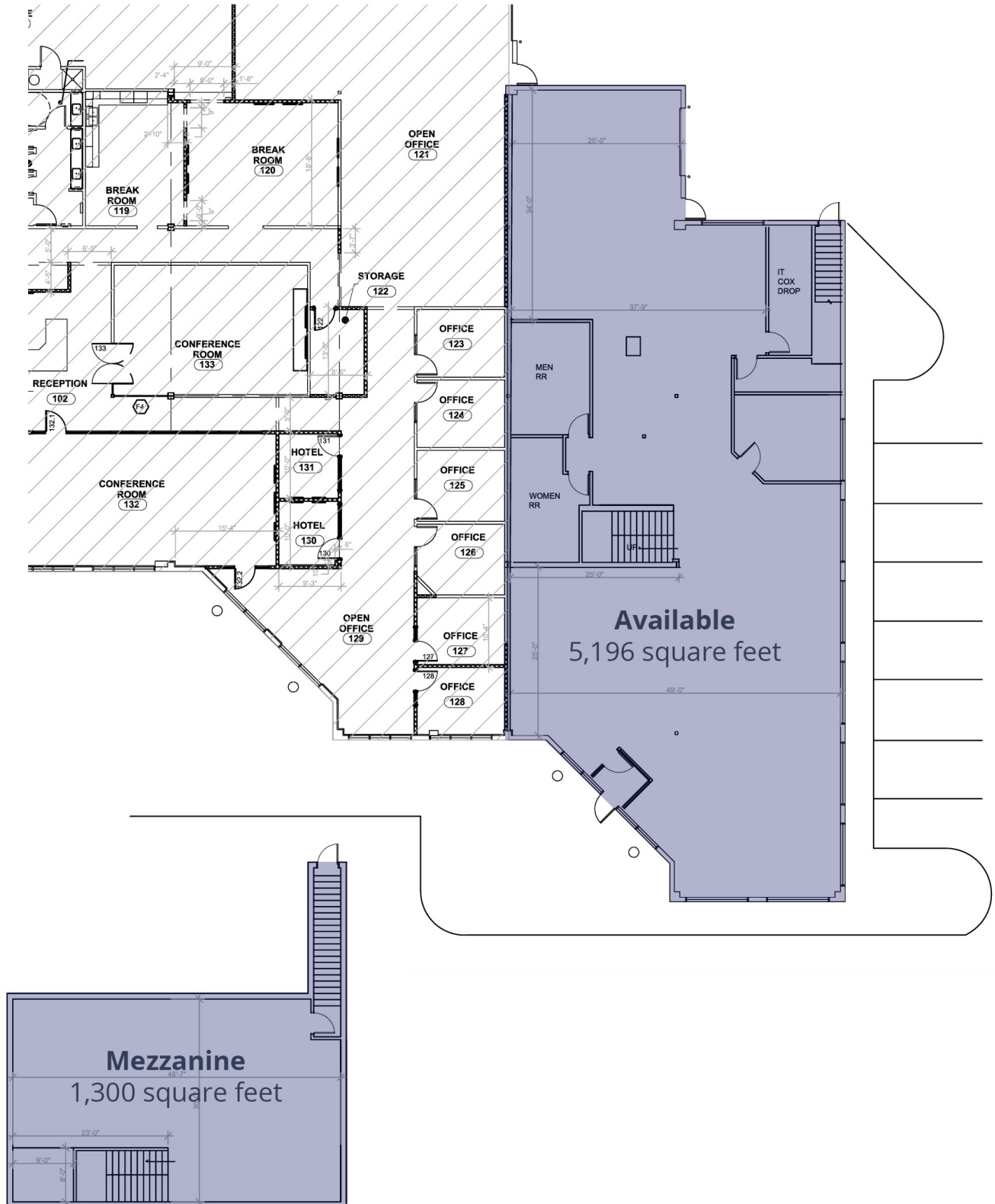
# Site Plan

4131 South 143rd Circle | Omaha, NE 68137



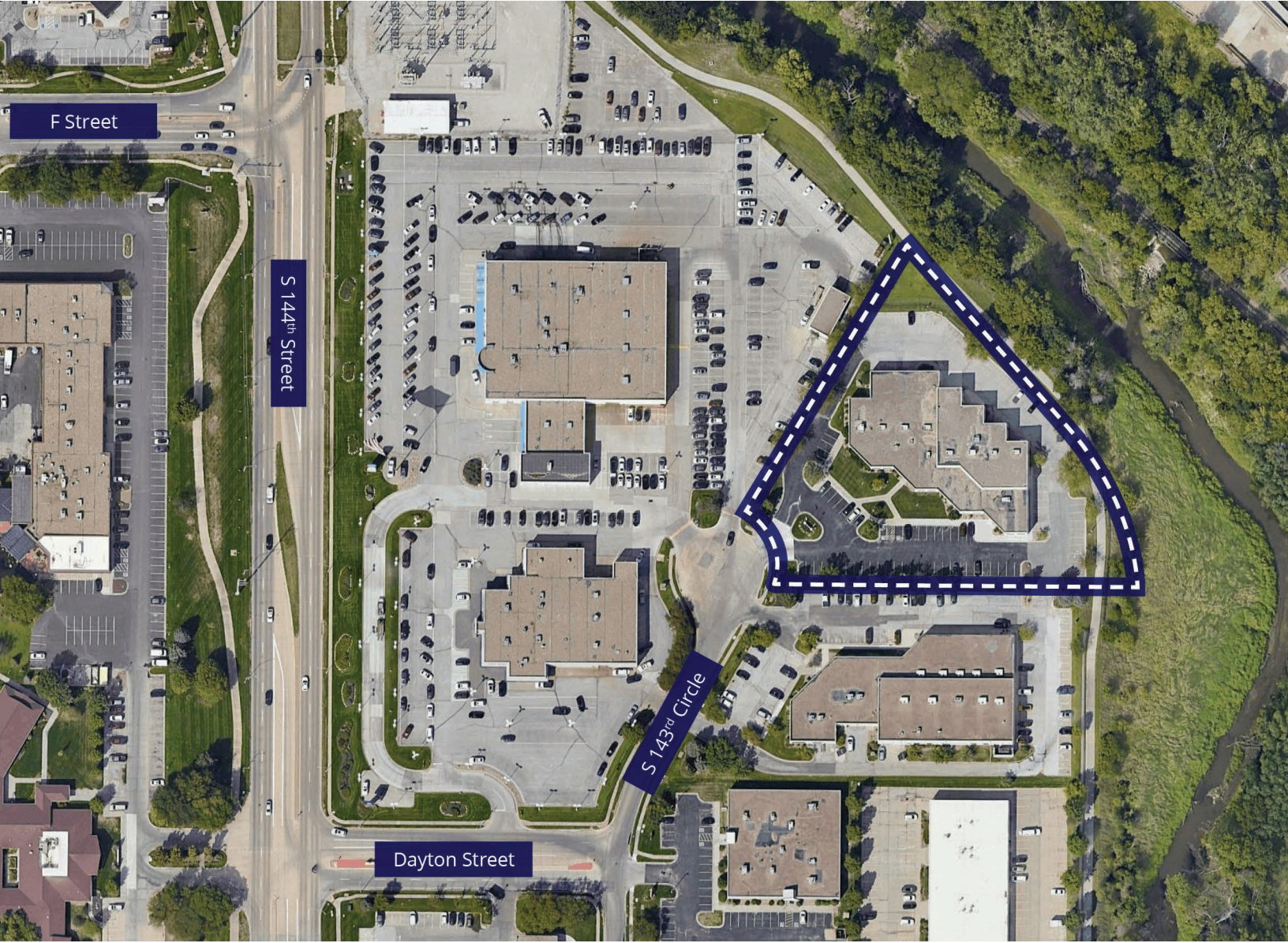
# Floor Plan

4131 South 143rd Circle | Omaha, NE 68137



# Aerial

4131 South 143rd Circle | Omaha, NE 68137



F Street

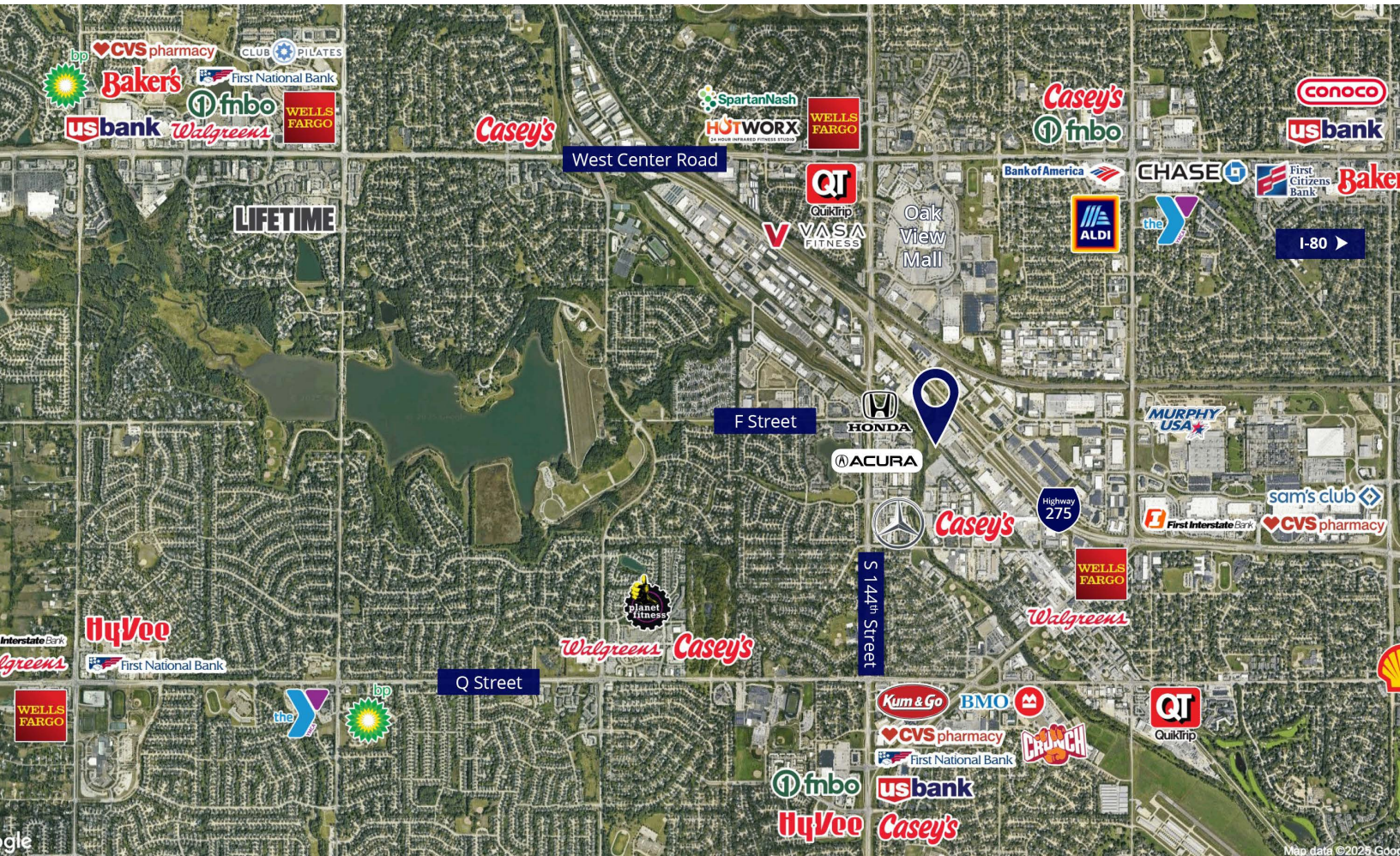
S 144th Street

S 143rd Circle

Dayton Street

# Aerial

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# For Sale or Lease

## Office Space

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Type of Listing:	Office for Sale or Lease	
Sale Price:	\$3,450,000	
Lease Price:	\$12.00, PSF	
Operating Type:	NNN	
Est. Expenses:	\$5.15, PSF (2026)	
Available:	Immediately	
Total SF Available:	5,196 SF, plus 1,300 SF mezzanine (at no additional cost)	
Total Building SF:	21,410 SF	
Suites Available:	Suite 4131	5,196 SF + mezzanine
Year Built/Renovated:	2001/2024	
Number of Floors:	One	
County:	Douglas	
Real Estate Taxes:	\$37,940 (2025)	
Parking:	5:1,000	
Lot Size:	2.37 Acres	

### Construction

HVAC:	Yes, package units on roof	
Roof:	Flat	
Construction:	Block and glass	
Ceiling Height:	9'+, (14'+ in rear of space)	
Restrooms:	Yes	
Drive-In Doors:	Potential	

### Location

Intersection:	S 143rd Circle & Dayton St	
Submarket:	Southwest	

### Contact us:

#### Adam Marek

SVP | Nebraska  
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Vice President | Nebraska  
+1 402 763 1753  
dave.ulferts@colliers.com

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### Colliers

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