



Charles R. Fowler, ARCHITECT
architecture planning interiors

Retail Opportunity

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Hampton Inn & Suites - Retail 4401 Douglas Street

7,176 total square feet available

Prime retail space available on the ground floor of the brand new Hampton Inn & Suites with abundant foot traffic and high visibility.

Excellent location just one block off of Dodge Street and one block from the UNMC Campus.

This is a perfect opportunity for restaurants, retail or any concept looking to capitalize on a high traffic area with Streetcar drop off.

11516 Miracle Hills Drive
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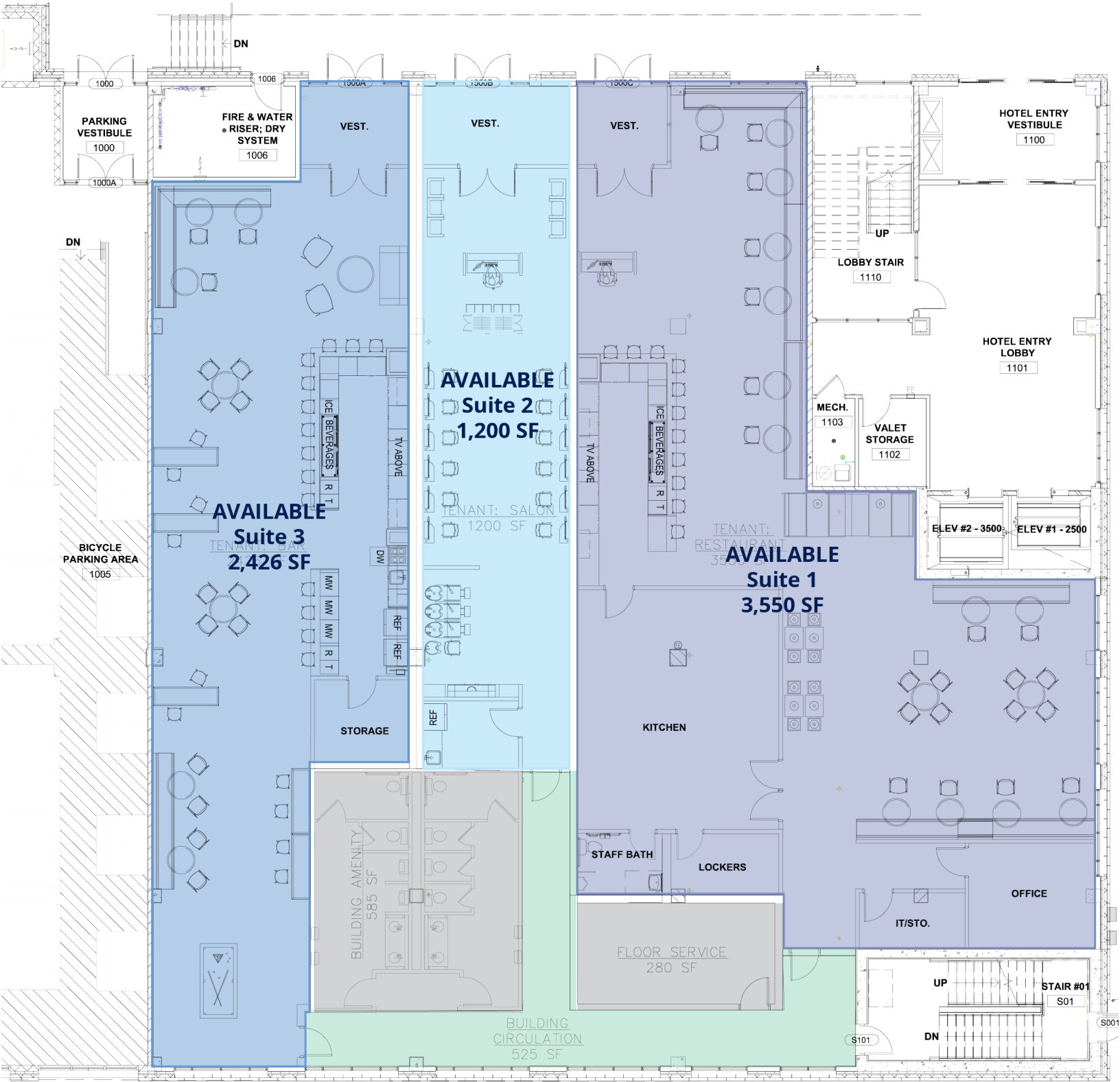
Images

Hampton Inn & Suites - Retail | 4401 Douglas Street, Omaha, NE 68131



Conceptual Floor Plan

Hampton Inn & Suites - Retail | 4401 Douglas Street, Omaha, NE 68131



Aerial

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For Lease

Retail Space

Hampton Inn & Suites - Retail | 4401 Douglas Street, Omaha, NE 68131

Type of Listing: Retail for Lease

Price: \$19.00, PSF

Operating Type: MG

Available: Immediately

Total SF Available: 7,176 SF

Min - Max: 1,200 - 7,176 SF

	Suite 1	3,550 SF
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Available:	Suite 2	1,200 SF
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	Suite 3	2,426 SF
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Total Building SF: 100,000 SF

Year Built: 2024

Construction

HVAC: Yes

Ceiling Height: 16'

Sprinkler: Yes

Restrooms: Yes

Location

Intersection: 44th & Douglas

Submarket: Central Omaha

Contact us:

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