



Office Opportunity

Shannon Royal

Senior Associate | Nebraska
+1 402 763 1709
shannon.royal@colliers.com
Agent has equity

One Miracle Hills 11422 Miracle Hills Drive 9,015 total square feet available

Two nicely finished office spaces available in the highly desirable Miracle Hills area.

Landlord has made many recent updates at this premier location in Miracle Hills. Tenants will enjoy office suites with golf course views and substantial surface parking. Negotiable Tenant Improvement Allowance available.

This desirable and convenient location is close to shopping, restaurants, hotels, West Dodge Expressway and Interstate 680.

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

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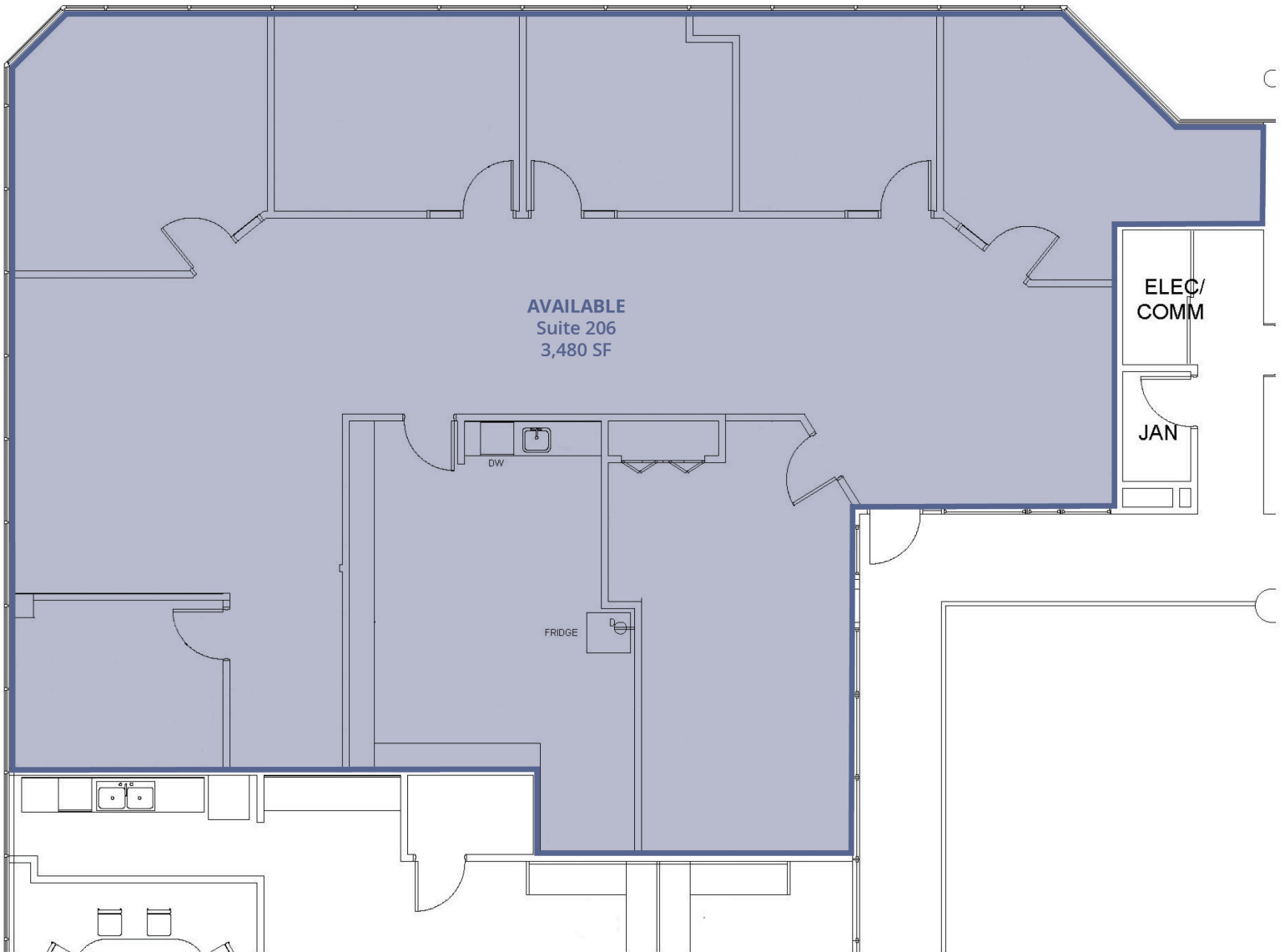
Lobby

One Miracle Hills | 11422 Miracle Hills Drive, Omaha, NE 68154



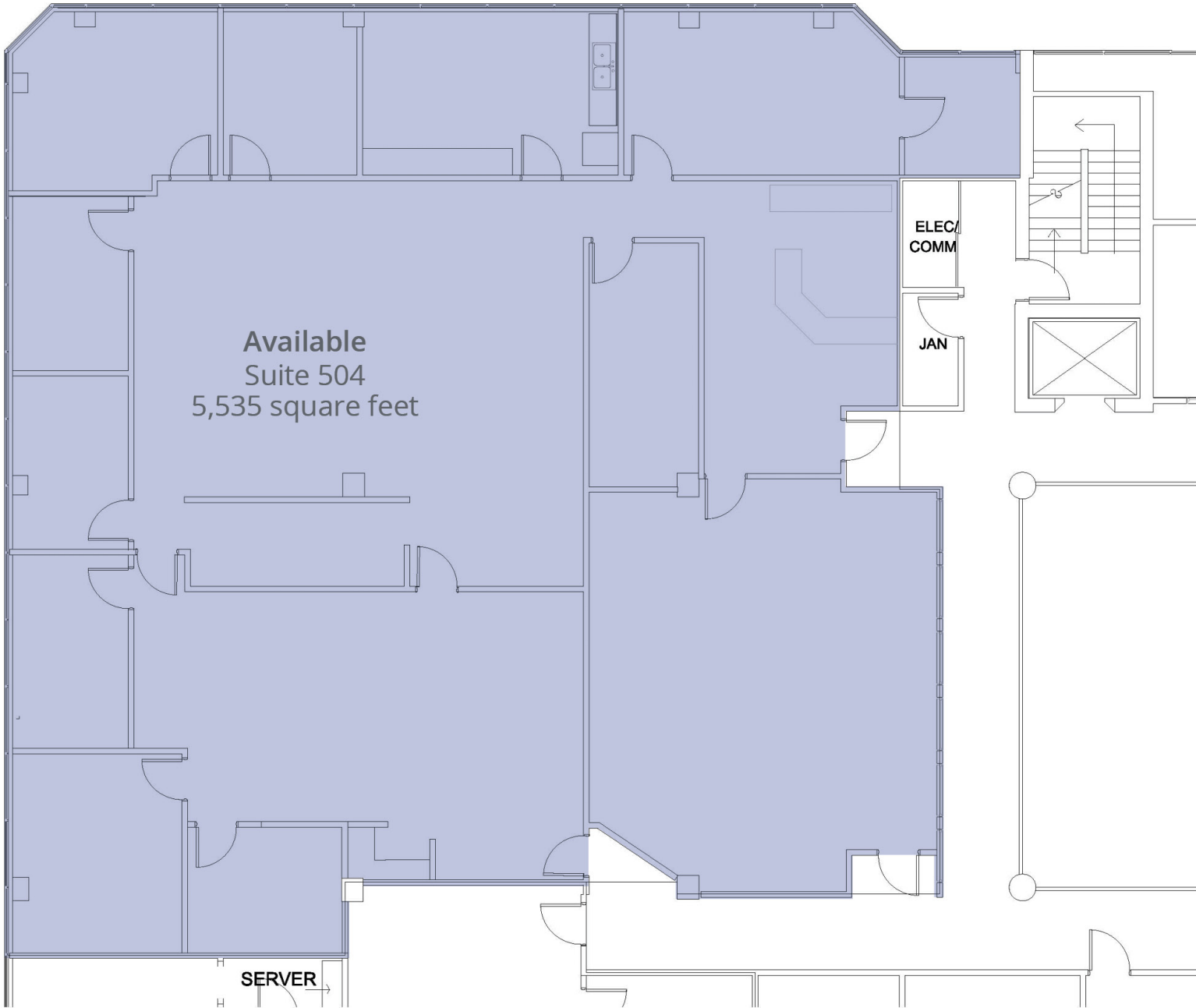
Floor Plan

One Miracle Hills | 11422 Miracle Hills Drive, Omaha, NE 68154
Suite 206 - 3,480 SF



Floor Plan

One Miracle Hills | 11422 Miracle Hills Drive, Omaha, NE 68154
Suite 504 - 5,535 SF



Aerial

One Miracle Hills | 11422 Miracle Hills Drive, Omaha, NE 68154



For Lease

Office Space

One Miracle Hills | 11422 Miracle Hills Drive, Omaha, NE 68154

Type of Listing:	Office for Lease	
Price:	\$25.00/RSF	
Operating Type:	Full Service	
Total SF Available:	9,015 SF	
Total Building SF:	84,420 SF	
Available:	Suite 206	3,480 SF
	Suite 504	5,535 SF
Year Built:	1986	
Number of Floors:	Five	
Parking:	4.18:1,000	

Construction

Heat & A/C:	Yes	
Construction:	Dryout/Granite	
Sprinkler:	Yes	
Restrooms:	Yes	
Elevators:	Two	

Lease Specifics

Length of Lease:	3 year minimum	
TI Allowance:	Negotiable	
Rent Escalator:	Negotiable	
Lease Form:	Landlord's	

Location

Intersection	114th & Miracle Hills Dr	
Submarket:	Miracle Hills	

Contact us:

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