

FOR LEASE > OFFICE SPACE

ONE MIRACLE HILLS

11422 MIRACLE HILLS DRIVE, OMAHA, NE 68154



Accelerating success.



Building information

Type of Listing:	Office for Lease	Intersection:	114 th & Miracle Hills Dr.
Price:	\$22.00/RSF	Submarket:	Miracle Hills
Operating Type:	Full Service		
Est. Expenses:	Base Year Operating	Construction:	Dryout/Granite
Available:	Immediately	A/C:	Adequate
SF Available:	10,378 SF	Roof:	Membrane
Min – Max:	1,657 – 5,241 SF	Sprinkler:	Yes
Total Building SF:	84,420 SF	Restrooms:	Yes
Year Built:	1986	Elevators:	Two (2)
# of Floors:	Five (5)	Parking:	4.18:1,000

<u>Suites:</u>	<u>SF Available:</u>
205	3,480 RSF
408	1,657 RSF
504	5,241 RSF

Length of Lease:	3 Year Minimum
TI Allowance:	Negotiable
Rent Escalator:	Negotiable
Lease Form:	Landlord's

Overview

Under New Local Ownership!!

Many updates are currently underway at this premier location in Miracle Hills. Tenants will enjoy office suites with golf course views and substantial surface parking. Covered parking is also available. Negotiable Tenant Improvement Allowance available. This desirable and convenient location is close to shopping, restaurants, hotels, West Dodge Expressway and Interstate 680.

View drone video here:

<https://youtu.be/T5NEBgEc8Xk>

Information furnished is from sources deemed reliable, but is not guaranteed by Colliers International, or its agents, and is subject to change, corrections, errors and omissions, prior sales, or withdrawn without notice.

Contact us

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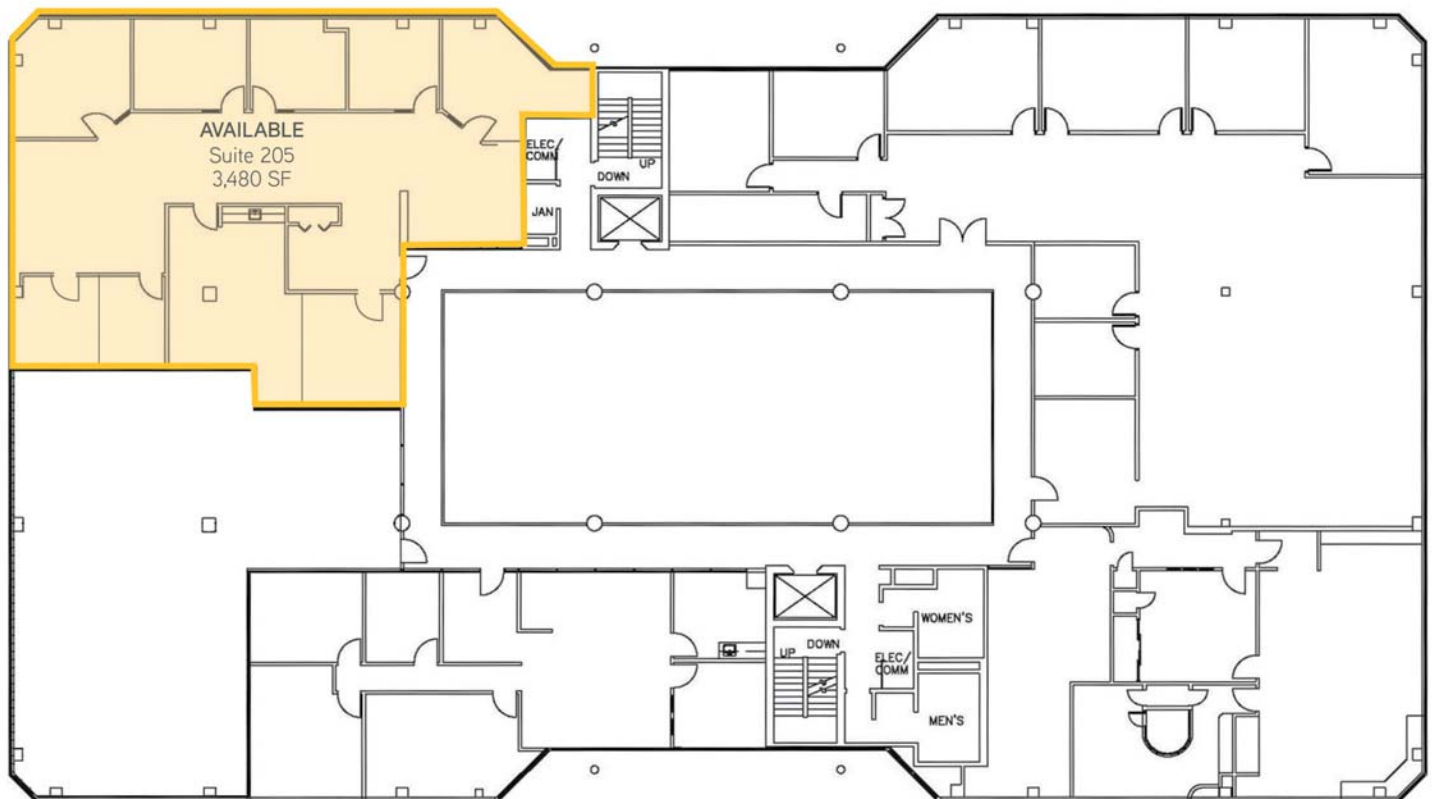
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Floor plan

Suite 205 – 3,480 RSF



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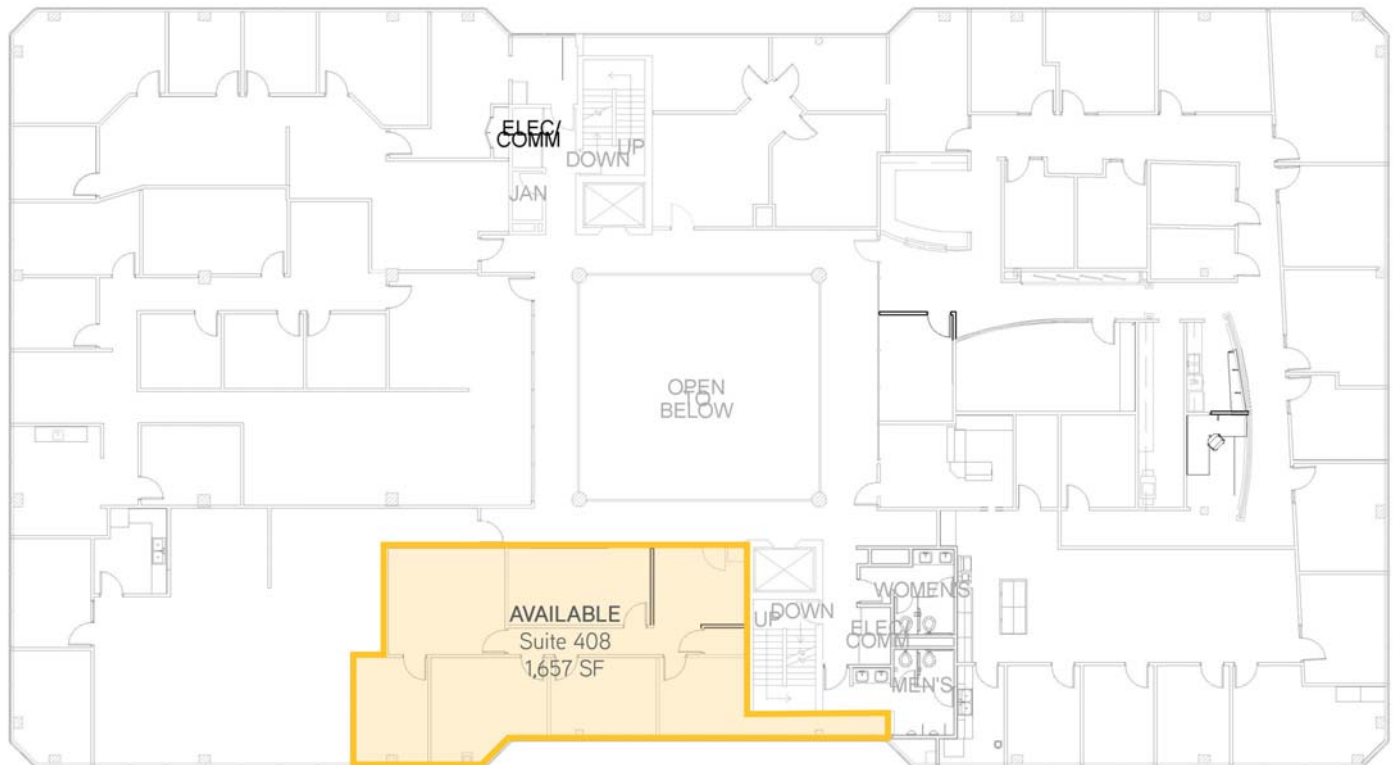
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Floor plan

Suite 408 – 1,657



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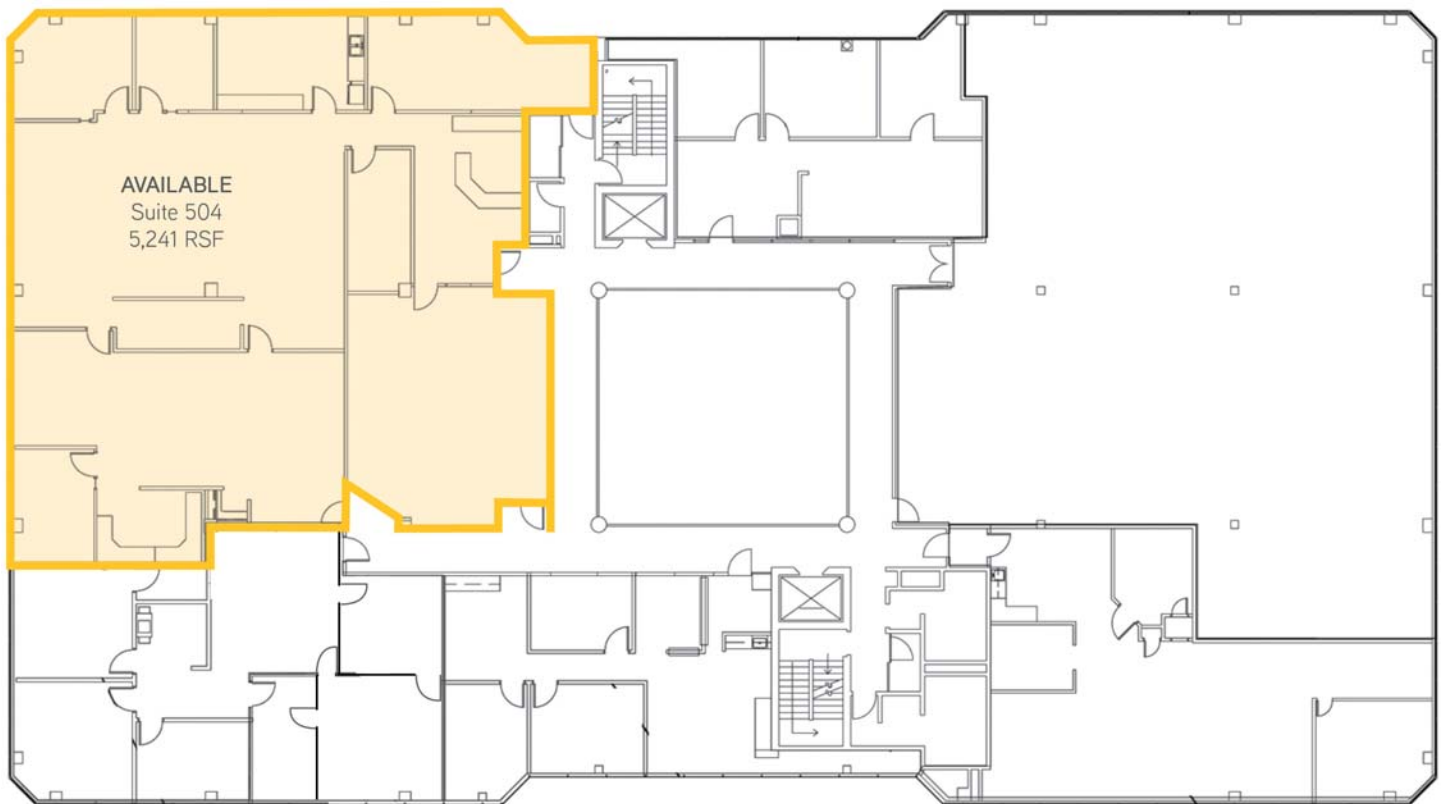
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Floor plan

Suite 504 – 5,241 RSF



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