



## Retail / Office Opportunity

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## 1315 Galvin Road, South Bellevue, NE 68005

### 638 total square feet available

This location offers retail or office space located in the heart of Bellevue, Nebraska. The space is perfect and affordable for a wide range of businesses, from retail start-up or a satellite office.

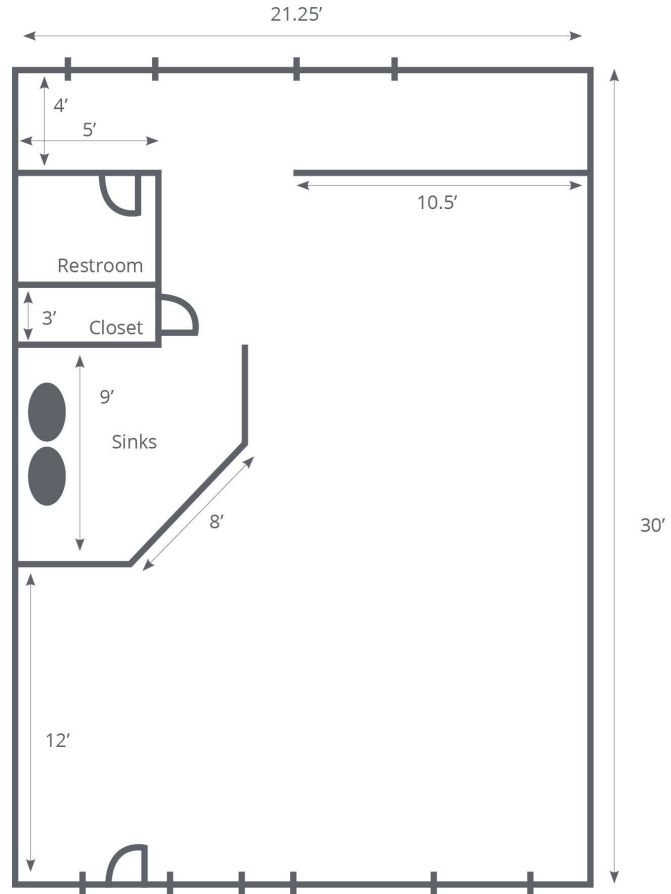
Suite 1315 is a former salon space with plumbing in place and existing sinks that can be used as a salon or another vision you may have. This retail bay has abundant natural light, ample on-site parking and easy access to major highways.

The location is ideal for businesses looking to be in the center of town, with many restaurants and shopping options nearby. Don't miss your chance to secure this prime, great space with excellent visibility right on Galvin Road.

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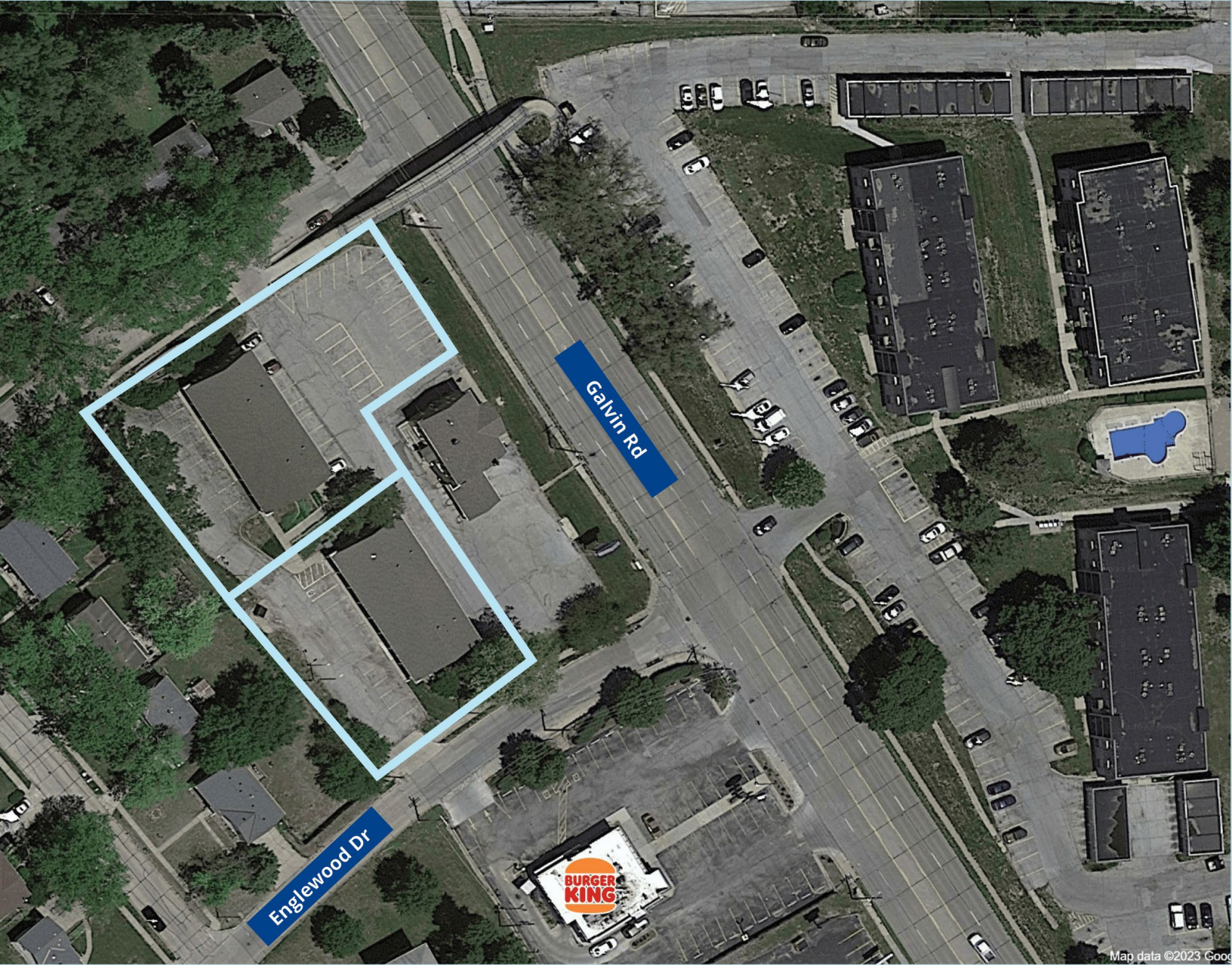
# Floor Plan

1315 Galvin Road South, Bellevue, NE 68005  
Suite 1315 - 638 SF



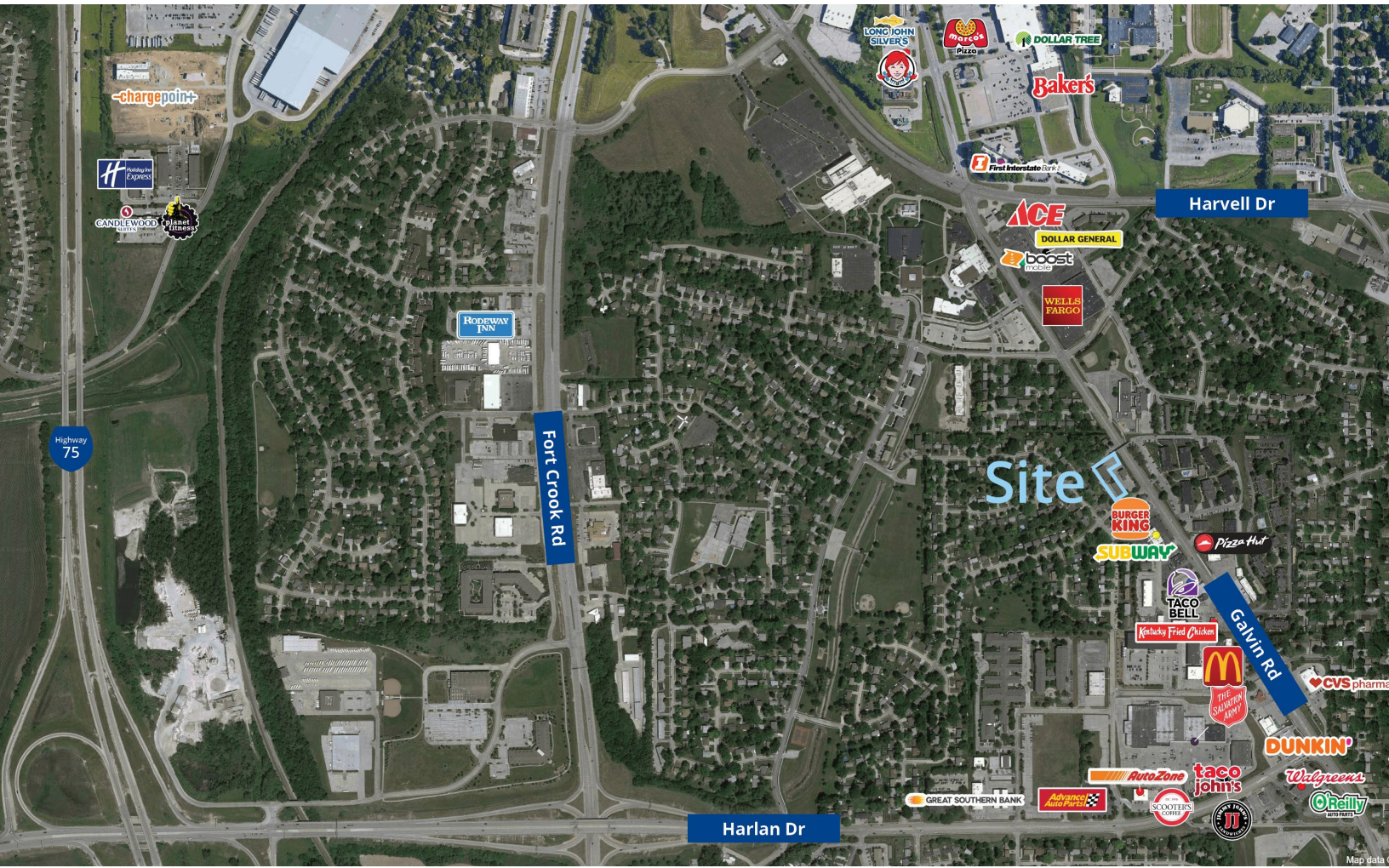
# Aerial

1315 Galvin Road South, Bellevue, NE 68005



# Aerial

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# For Lease

## Retail / Office Space

1315 Galvin Road South, Bellevue, NE 68005

Type of Listing:	Retail / Office for Lease	
Price:	\$12.50	
Operating Type:	Modified Gross (tenant pays OPPD only)	
Available:	Immediately	
Total SF Available:	638 SF	
Total Building SF:	12,434 SF	
Space Available:	Suite 1315	638 SF
Year Built:	1974	
Parking:	Ample	

### Construction

Heat & A/C:	Yes	
Ceiling Height:	9'	
Sprinkler:	No	
Restrooms:	Yes, One (1) per unit	

### Lease Specifics

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

### Location

Intersection:	Englewood Dr & Galvin Rd	
Submarket:	Sarpy East	

### Contact us:

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