



IS
SENIOR MARKET SALES

Office Opportunity

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Agent has equity

11516 Miracle Hills Drive
Suite 400
Omaha, NE 68154
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8420 West Dodge Road Omaha, NE 68114

65,428 total square feet available

This building is beautifully cased in glass windows, presenting a highly recognizable mirror aesthetic along Dodge Road, and floor-to-ceiling, 360 degree views for employees and visitors.

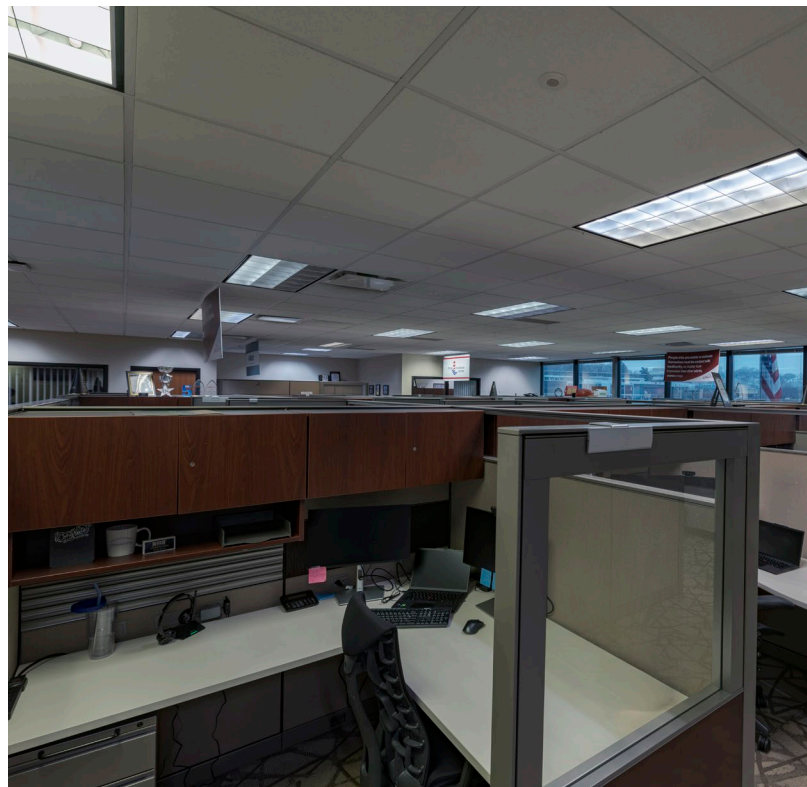
Each of the five floor plates (14,300 SF each) are constructed with an efficient mix of office and open floor plan, with space reconfiguration completed easily as needed. The first floor is also a great fit for retail use.

The building is also for sale.

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Images

8420 West Dodge Road, Omaha, NE 68114



Floor Plan

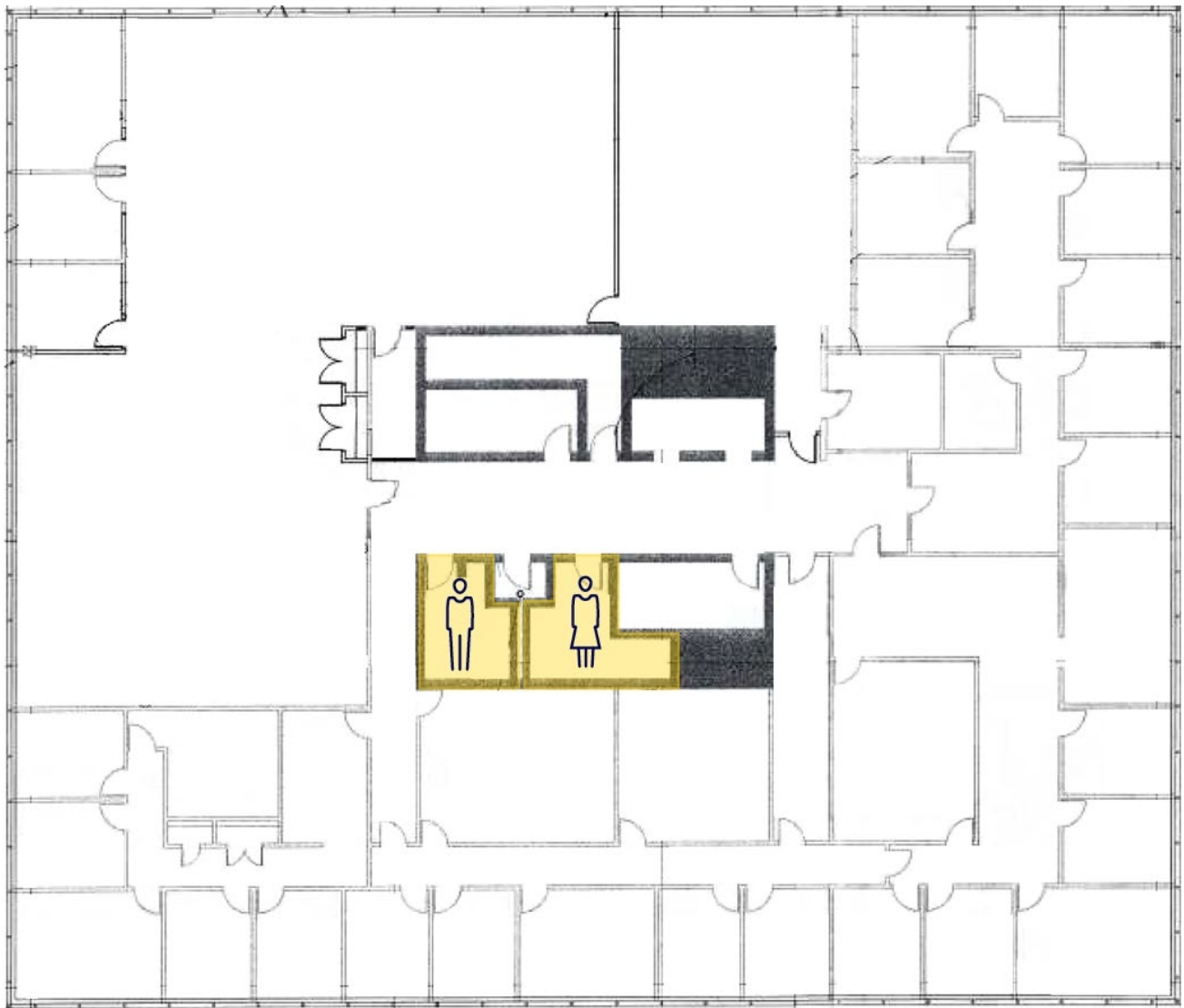
8420 West Dodge Road, Omaha, NE 68114
Second Floor - 3,388 SF - 8,228 SF



Floor Plan

8420 West Dodge Road, Omaha, NE 68114

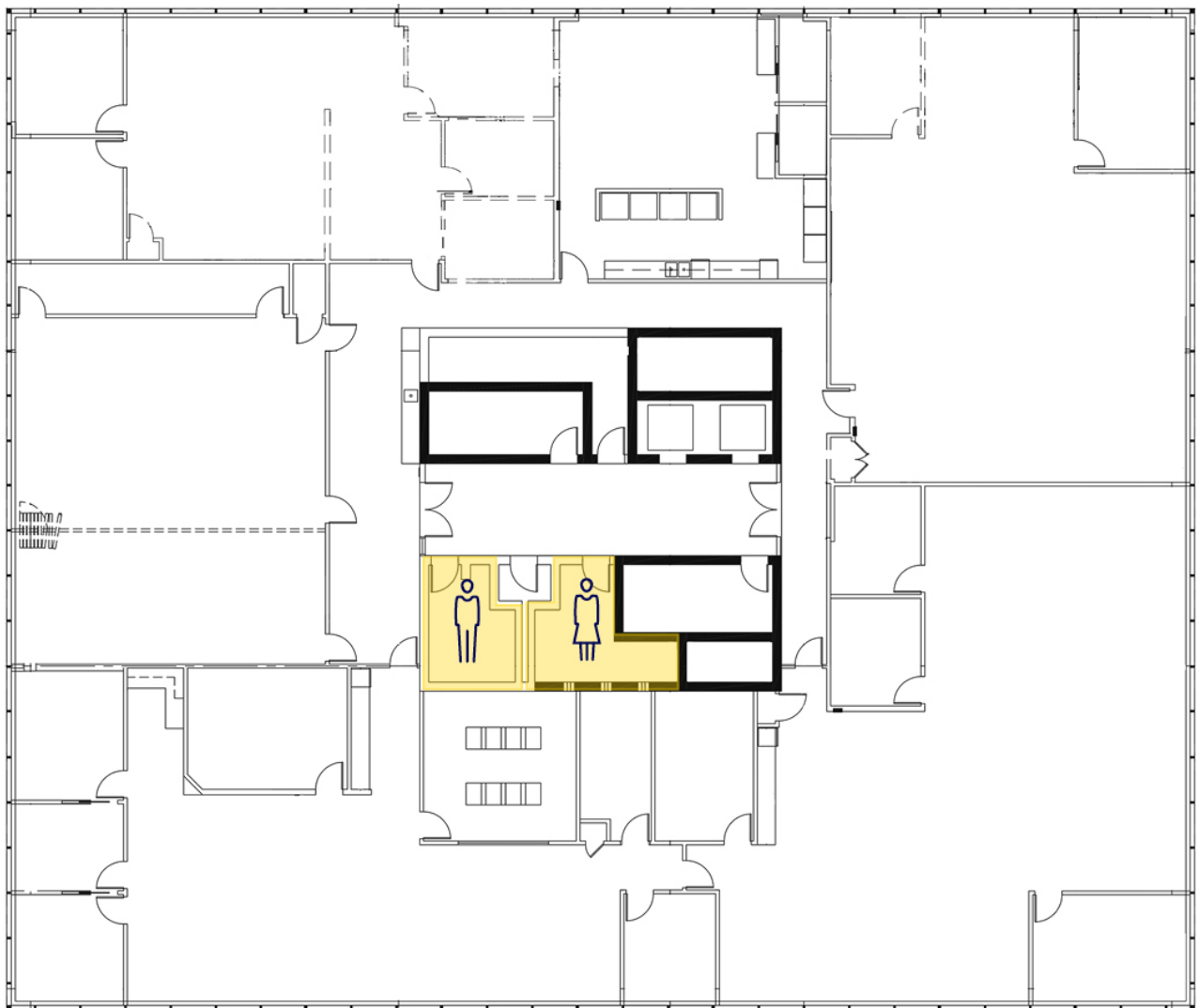
Third Floor - 14,300 SF



Floor Plan

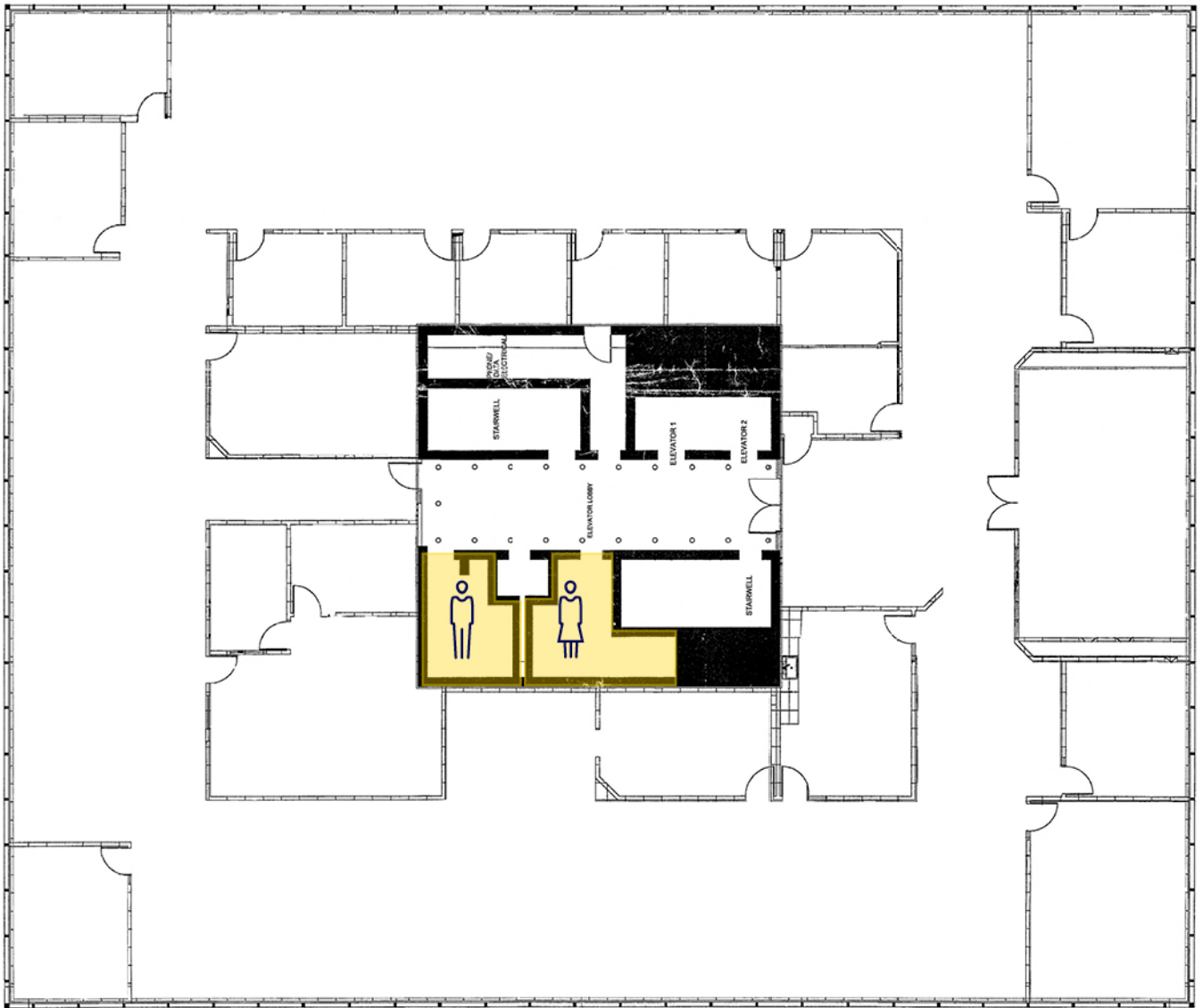
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Fourth Floor - 14,300 SF



Floor Plan

8420 West Dodge Road, Omaha, NE 68114
Fifth Floor - 14,300 SF



Aerial

8420 West Dodge Road, Omaha, NE 68114



Estimated Average Daily Traffic:

N:	8,000
S:	5,000
E:	43,000
W:	40,000
EADT:	48,000

For Lease

Office Space

8420 West Dodge Road, Omaha, NE 68114

Type of Listing:	Office For Lease	
Price:	\$23.00 - \$25.00/PSF	
Operating Type:	Full Service	
Available:	Immediately	
Total SF Available:	65,428 SF	
Total Building SF:	71,500 SF	
Available:	First Floor	14,300 SF
	Second Floor	3,388 - 8,228 SF
	Third Floor	14,300 SF
	Fourth Floor	14,300 SF
	Fifth Floor	14,300 SF
Year Built:	1975	
Number of Floors:	Five (5)	
Traffic Counts:	48,000 EADT	
Parking:	4.5:1,000 (including 68 covered spaces)	

Construction

Construction:	Reinforced concrete
Restrooms:	Common area
Elevators:	Two (2)

Lease Specifics

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

Location

Intersection:	N 84th & West Dodge Rd
Submarket:	Central Dodge

Contact us:

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