

PEPPERWOOD VILLAGE

595 NORTH 155TH PLAZA, OMAHA, NE 68154



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Building information

Type of Listing:	Retail for Sublease	Intersection:	156 th & West Dodge
Price:	\$17.00/SF	Submarket:	Northwest
Operating Type:	NNN		
Est. Expenses:	\$7.86/SF (2021)		
Available:	Immediately	Heat & A/C:	Package
Total SF Available:	1,600 SF	Ceiling Height:	10'
Total Building SF:	125,732 SF	Sprinkler:	No
Year Built:	2000	Restrooms:	Two (2) ADA
Center Type:	Retail Strip	Parking:	5.8:1,000
Traffic Counts:	249,070 VPD		

Suite #: SF Available:

595

1,600 SF

Length of Lease:	Sublease thru 12/2023
TI Allowance:	Negotiable
Rent Escalator:	Negotiable
Lease Form:	Landlord's

Overview

Turnkey medical office in a Baker's Supermarket anchored center.

This space has a waiting room, reception area, provider office, two exam rooms, a lab and two ADA restrooms. This is the perfect opportunity to capture existing medical build out for a quick start up! Ideal for a second location.

Sublease runs approximately 3 years.

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 withdrawals without notice.

Contact us

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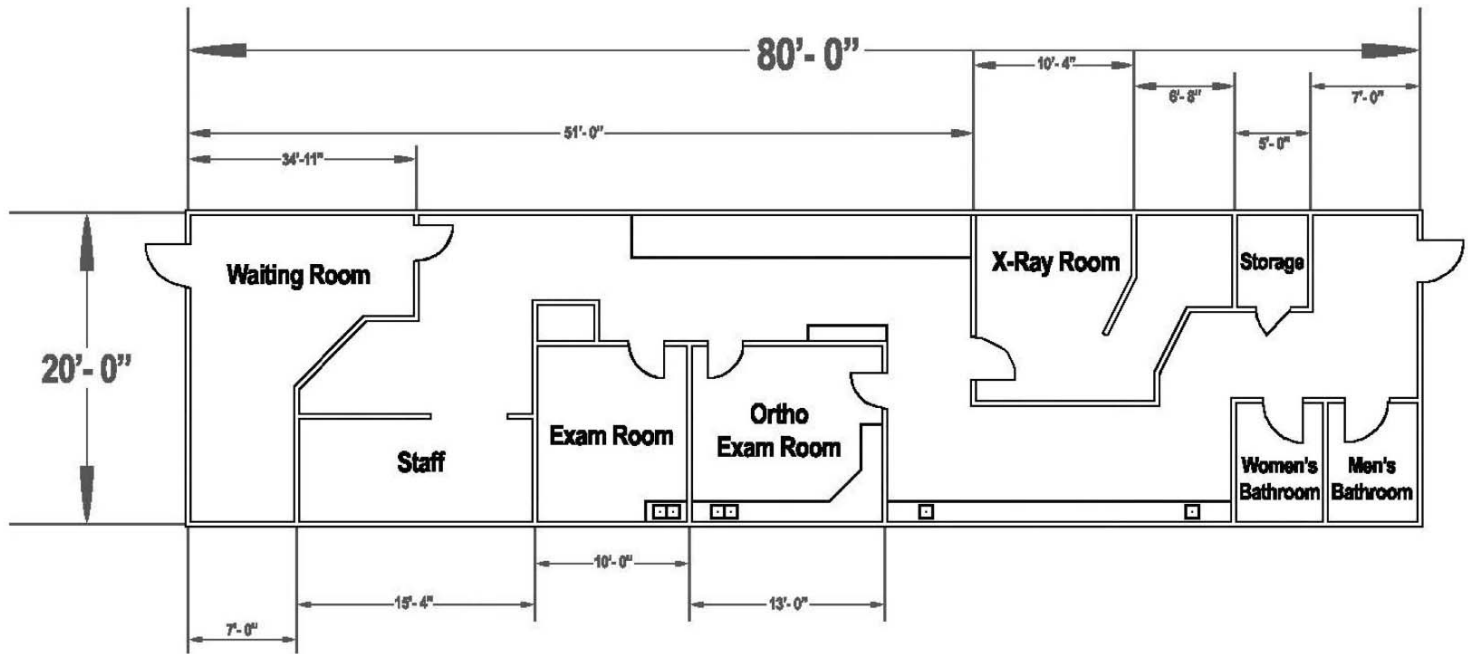
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Floor plan



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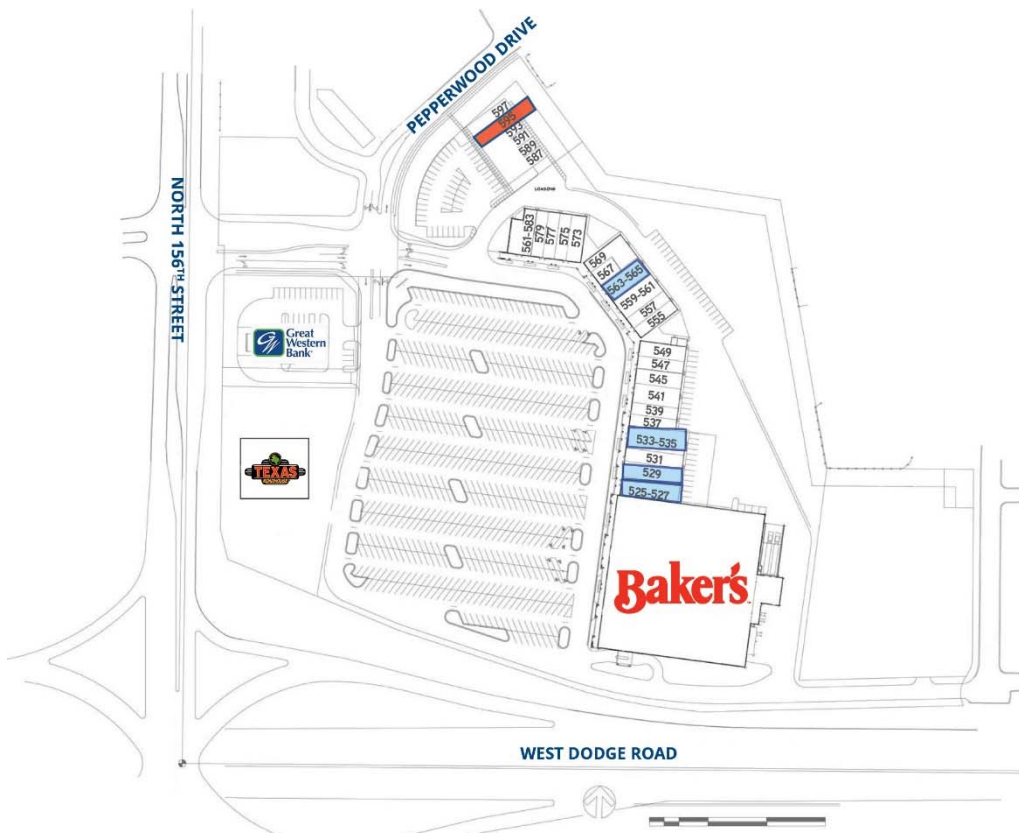
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Site plan



Pepperwood Village Tenants

Number	Tenant	SF
505	Baker's Supermarket	69,451
525-527	Available	4,131
529	Available	2,000
531	Concepts Salon	2,000
533-535	Available	4,000
537	Fashion Cleaners	1,600
539	Board & Brush	1,600
541	Financial Engines	2,400
545	Huntington Learning Center	2,400
547	Jade Nails & Spa	1,600
549	Kunz Chiropractic	2,072
555	Thai Esarn	1,680
557	Omni Dental	1,600
559-561	Le Peep Restaurant	3,200
563-565	Available	2,400
567	Le Petit Paris French Bakery	1,200
569	Le Voltaire Restaurant	2,880
573	Ovation Heartwood	2,080
575	Sport Clips	1,600
577	Pure Barre	1,600
579-583	Omaha Tap House	4,506
TOTAL		11,600
587	Karma Koffee	1,666
589	Jimmy John's	1,600
591	Edward Jones	1,600
593	Great Clips	1,600
595	Available: Sublease	1,600
597	Float	1,666
TOTAL		9,732

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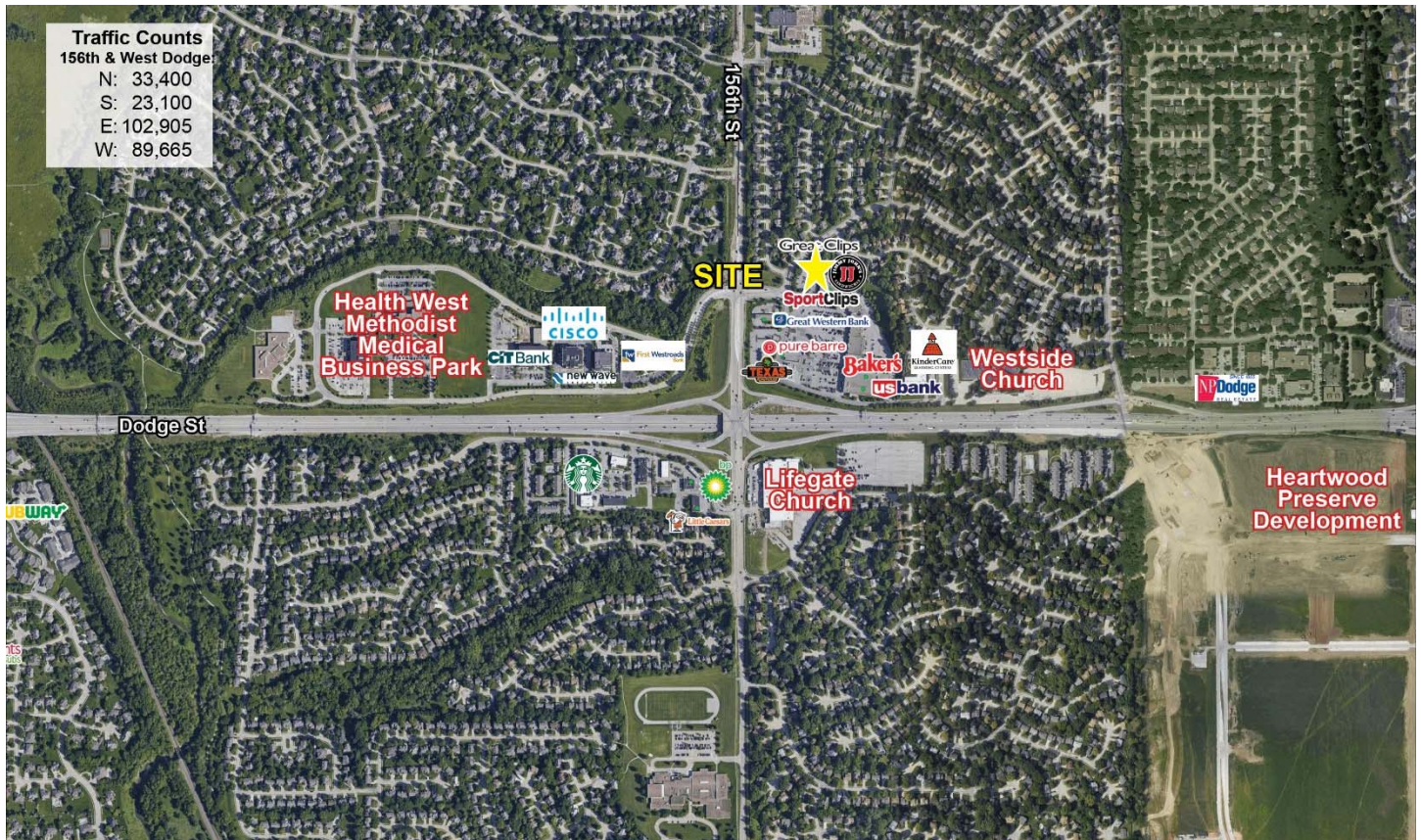
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Aerial



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