



Office/Medical Opportunity

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11516 Miracle Hills Drive
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Embassy Square 9202 West Dodge Road

7,040 total square feet available

Outstanding 92nd & West Dodge location with high visibility and high traffic. This quiet building with large windows is the perfect location for a medical or office user. Facade and monument signage is available with a long-term deal.

Suite 107 is a 5,554 SF former pediatric medical office, well-suited for a variety of medical uses.

Suite 305 is 1,486 SF and is medically built out with private exam rooms and a reception area.

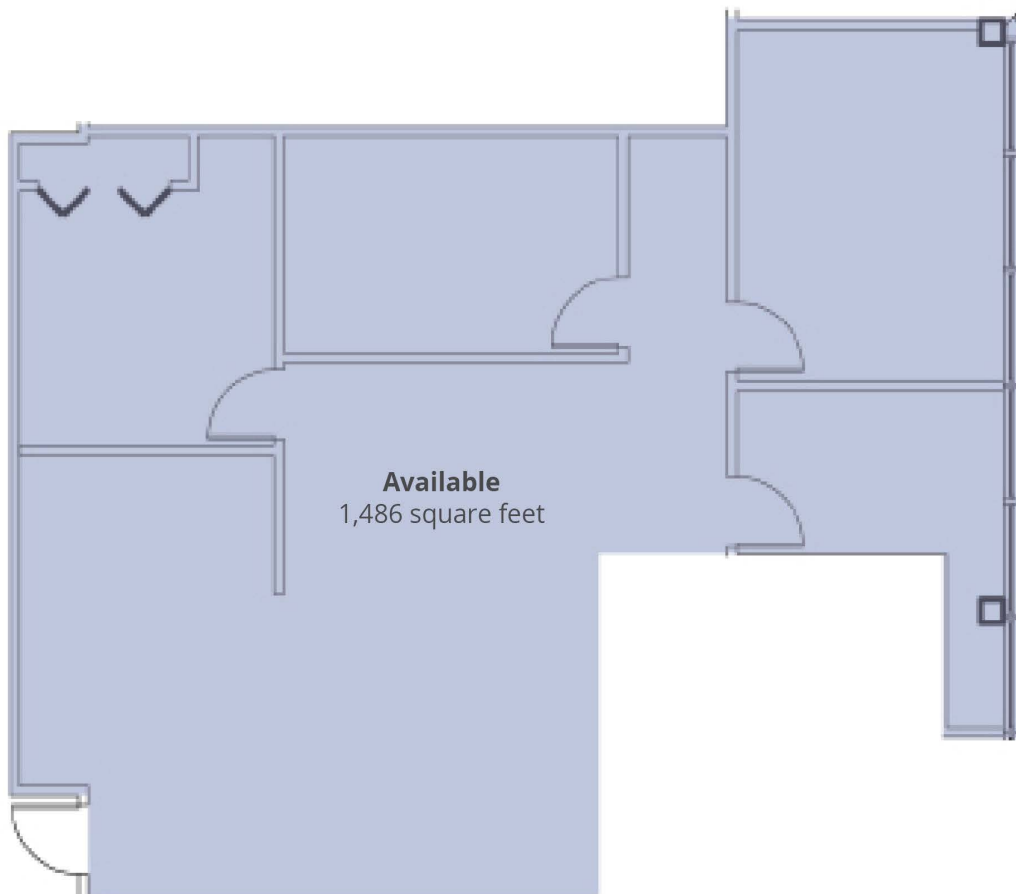
Floor Plan

Embassy Square | 9202 West Dodge Road, Omaha, NE 68114
Suite 107 - 5,554 SF



Floor Plan

Embassy Square | 9202 West Dodge Road, Omaha, NE 68114
Suite 305 - 1,486 SF



Images

Embassy Square | 9202 West Dodge Road, Omaha, NE 68114
Suite 107



Images

Embassy Square | 9202 West Dodge Road, Omaha, NE 68114
Suite 305



For Lease

Office / Medical Space

Embassy Square | 9202 West Dodge Road, Omaha, NE 68114

Type of Listing:	Office / Medical For Lease	
Price:	\$24.00/PSF	
Operating Type:	Full Service, BYO	
Available:	Immediately	
Total SF Available:	7,040 SF	
Min - Max SF:	1,486 - 5,554 SF	
Total Building SF:	31,308 SF	
Available:	Suite 107	5,554 SF
	Suite 305	1,486 SF
Year Built:	1980	
Number of Floors:	Three (3)	
Parking:	4:1,000	

Construction

HVAC:	VAV
Construction:	Brick
Roof:	Membrane
Sprinkler:	No
Restrooms:	Two (2) per floor
Elevators:	One (1)

Lease Specifics

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

Location

Intersection:	92nd & West Dodge Road
Submarket:	Central Dodge

Contact us:

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