



Colliers

OFFICE FOR SUBLEASE

1055 North 115th Street, Ste. 200
Omaha, Nebraska 68154

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Property Overview

FOR LEASE

\$22.75, PSF, Full Service

Highlights

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1,400 - 2,149 Square Feet
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Sublease available through July 31, 2030
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3.86:1,000 Parking Ratio
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Easy access to West Dodge Road and I-680

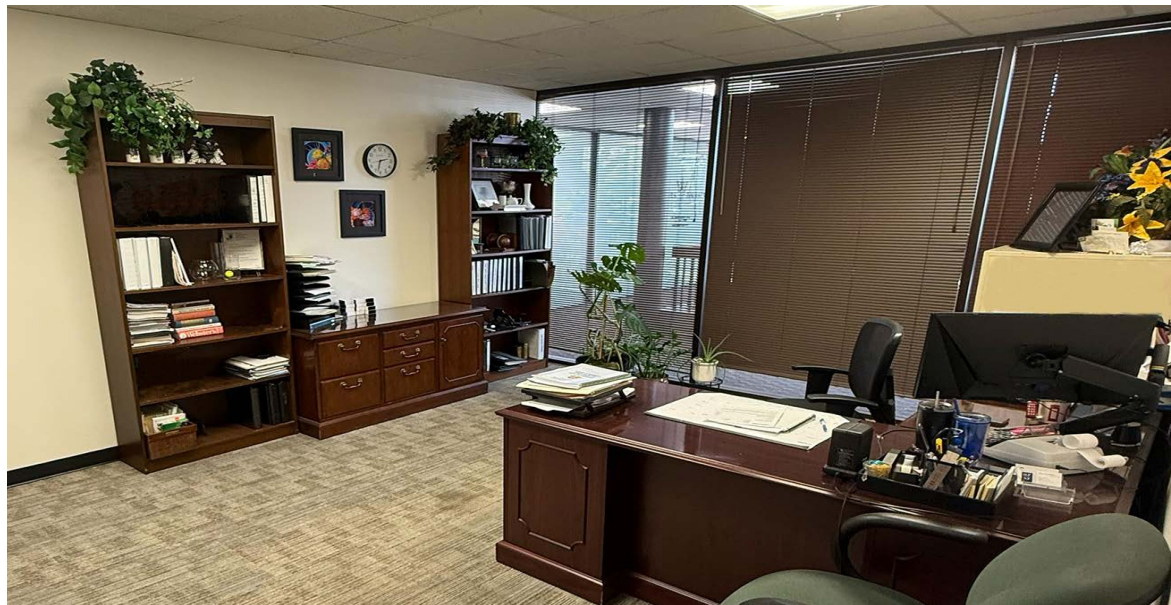
Positioned in the heart of Miracle Hills, this move-in-ready office sublease offers a professional and flexible workplace environment for a variety of business users seeking quality office space without a long-term commitment. Featuring existing improvements and a functional mix of workspaces to accommodate both collaborative and private work settings, the suite is available immediately with a sublease term through July 31, 2030. Potential to co-locate with the sub-lessor.

The property is conveniently surrounded by dining, retail, and service amenities, with excellent regional connectivity via West Dodge Road and I-680, providing an ideal combination of convenience, accessibility, and flexibility.

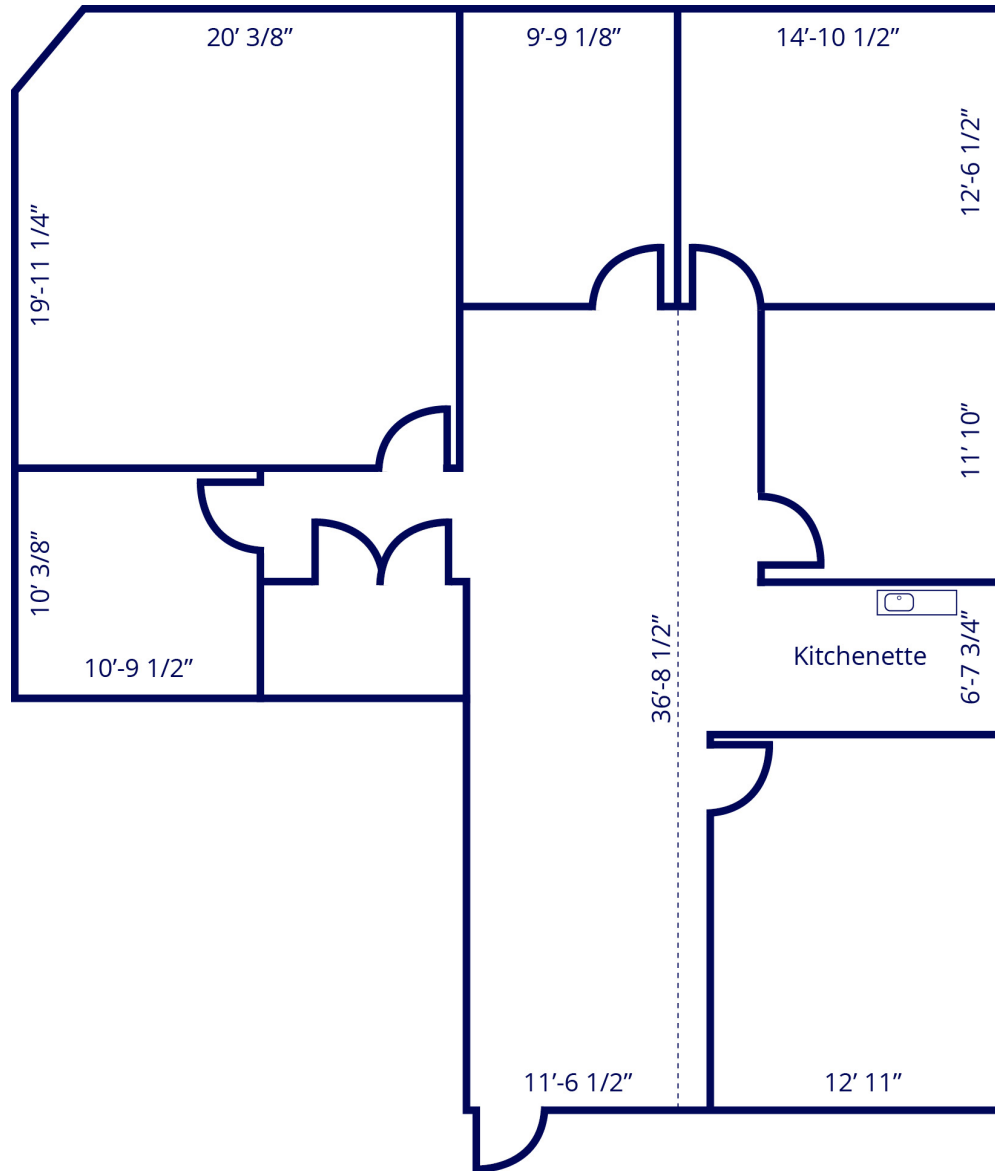
Details

Available Space	2,149 SF
Total Building Size	28,469 SF
Year Built	1985
Available	Immediately
Space Available	Suite 200 1,400 - 2,149 SF
# of Floors	Three
Construction	Masonry
HVAC	Yes
Restrooms	Yes, common area
Elevators	Yes
Parking	3.86:1,000
Intersection	N 115th & Miracle Hills Dr
Submarket	Miracle Hills

Images



Floor Plan



Aerial



Surrounding Area



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