# Office Opportunity

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# One Miracle Hills
# 11422 Miracle Hills Drive

## 6,276 total square feet available

Two nicely finished office spaces available in the highly desirable Miracle Hills area.

Landlord has made many recent updates at this premier location in Miracle Hills. Tenants will enjoy office suites with golf course views and substantial surface parking. Negotiable Tenant Improvement Allowance available.

This desirable and convenient location is close to shopping, restaurants, hotels, West Dodge Expressway and Interstate 680.

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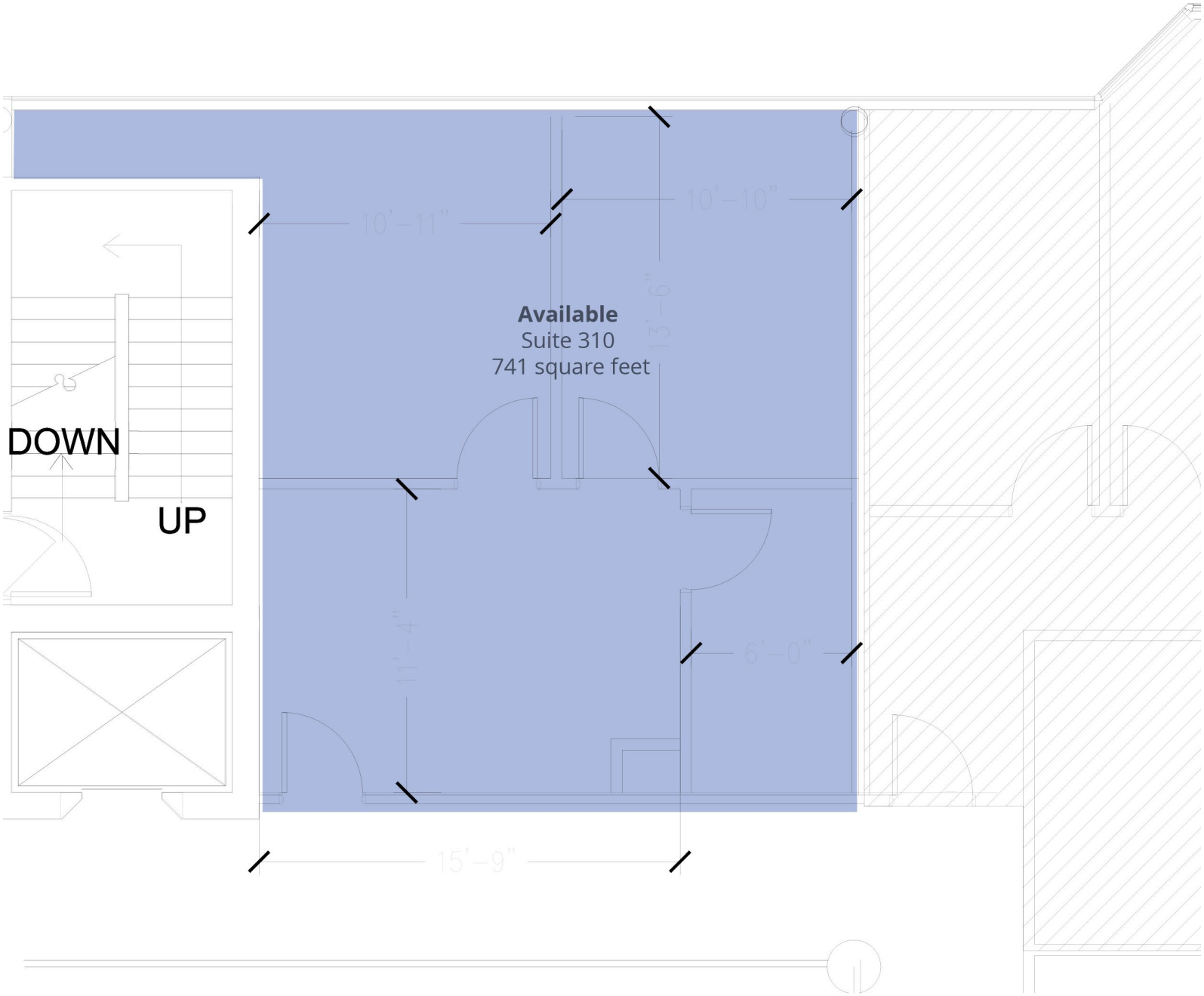
# Lobby

One Miracle Hills | 11422 Miracle Hills Drive, Omaha, NE 68154

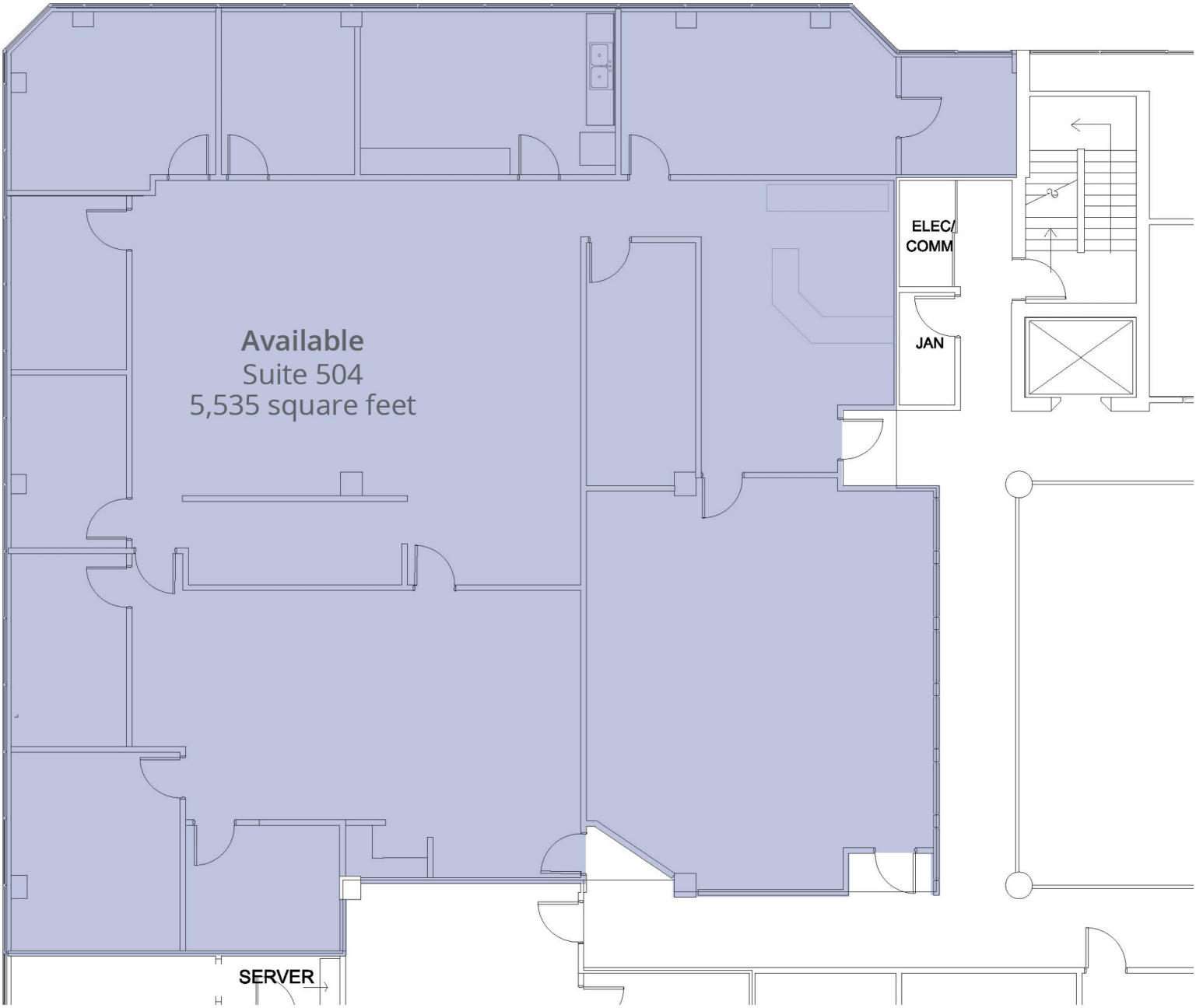
# Floor Plan

**One Miracle Hills | 11422 Miracle Hills Drive, Omaha, NE 68154**
Suite 310 - 741 SF



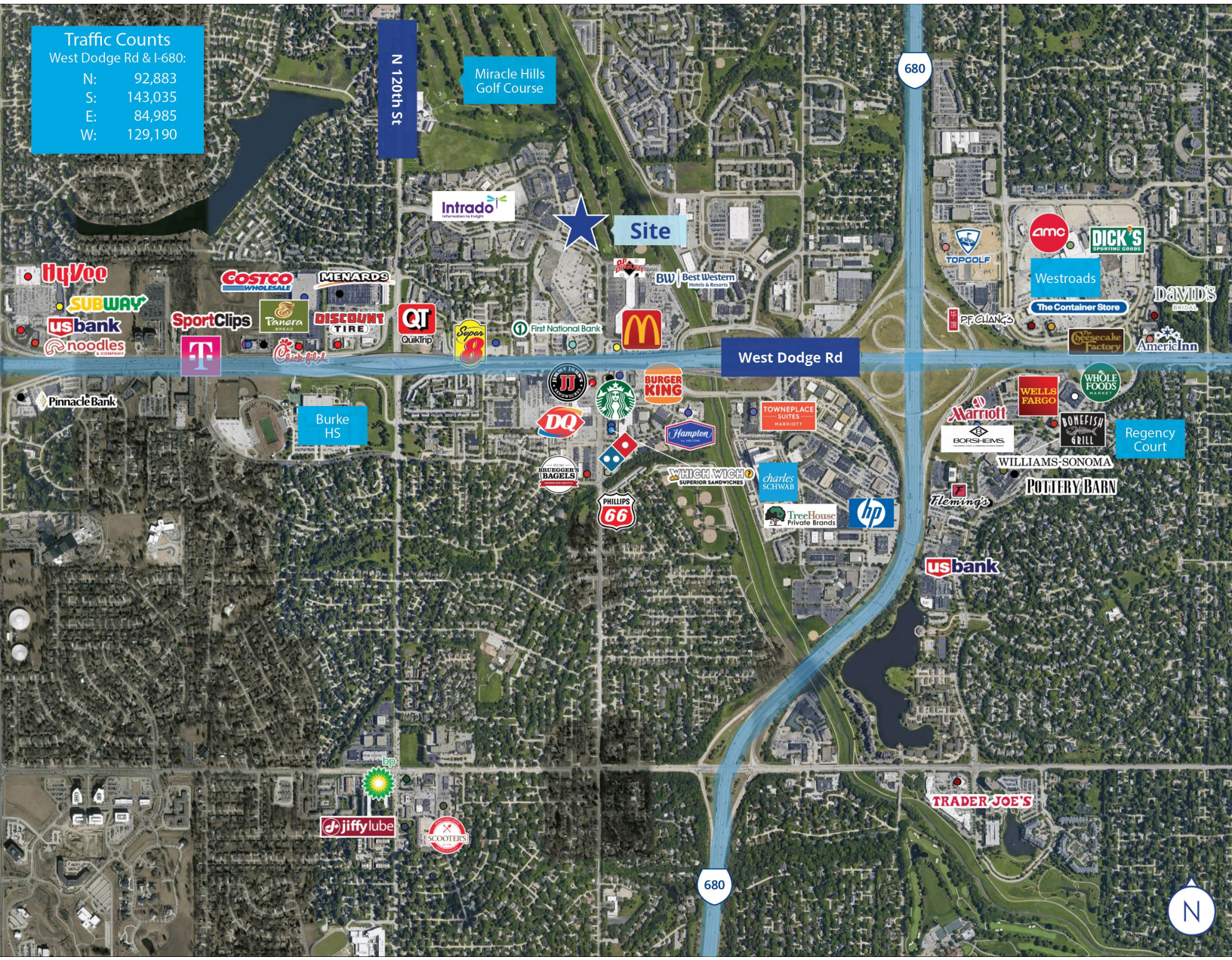
# Floor Plan

**One Miracle Hills | 11422 Miracle Hills Drive, Omaha, NE 68154**
Suite 504 - 5,535 SF



# Aerial

One Miracle Hills | 11422 Miracle Hills Drive, Omaha, NE 68154



# For Lease

## Office Space

**One Miracle Hills | 11422 Miracle Hills Drive, Omaha, NE 68154**

| | | |
|---|---|---|
| Type of Listing: | Office for Lease | |
| Price: | $24.50/RSF | |
| Operating Type: | Full Service | |
| Total SF Available: | 6,276 SF | |
| Total Building SF: | 84,420 SF | |
| Available: | Suite 310 | 741 SF |
| | Suite 504 | 5,535 SF |
| Year Built: | 1986 | |
| Number of Floors: | Five | |
| Parking: | 4.18:1,000 | |

### Construction

| | |
|---|---|
| Heat & A/C: | Yes |
| Construction: | Dryout/Granite |
| Sprinkler: | Yes |
| Restrooms: | Yes |
| Elevators: | Two |

### Lease Specifics

| | |
|---|---|
| Length of Lease: | 3 year minimum |
| TI Allowance: | Negotiable |
| Rent Escalator: | Negotiable |
| Lease Form: | Landlord's |

### Location

| | |
|---|---|
| Intersection | 114th & Miracle Hills Dr |
| Submarket: | Miracle Hills |

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**Contact us:**

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