



Office/Medical Opportunity

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11516 Miracle Hills Drive
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Embassy Square 9202 West Dodge Road

7,117 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 for a long-term deal.

Suite 107 is a 4,883 SF former pediatric medical office, well suited for a variety of medical uses.

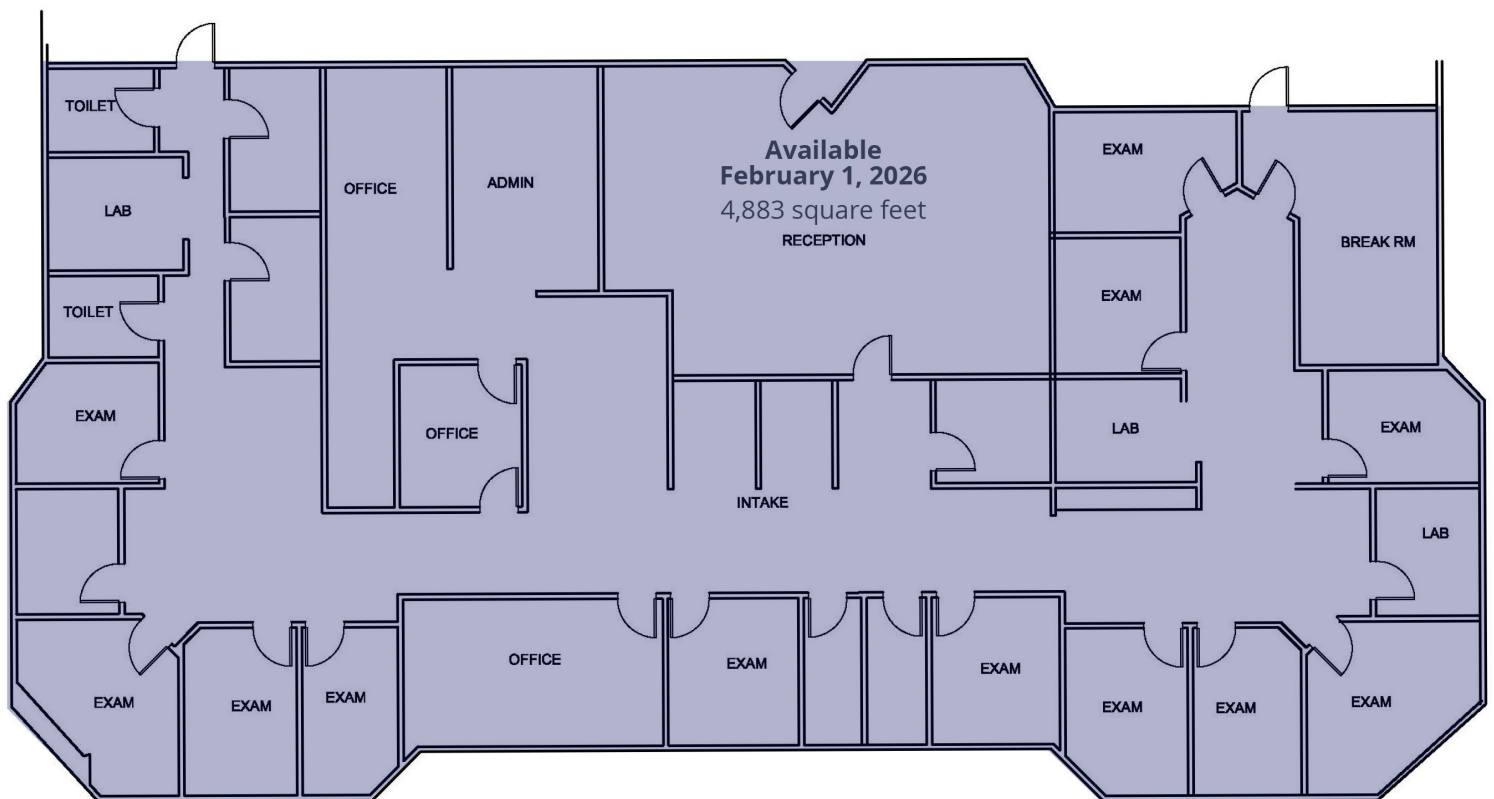
Suite 108 is a small suite with 742 SF and two private offices.

Suite 305 is 1,492 SF and is medically built out with private exam rooms and a reception area.

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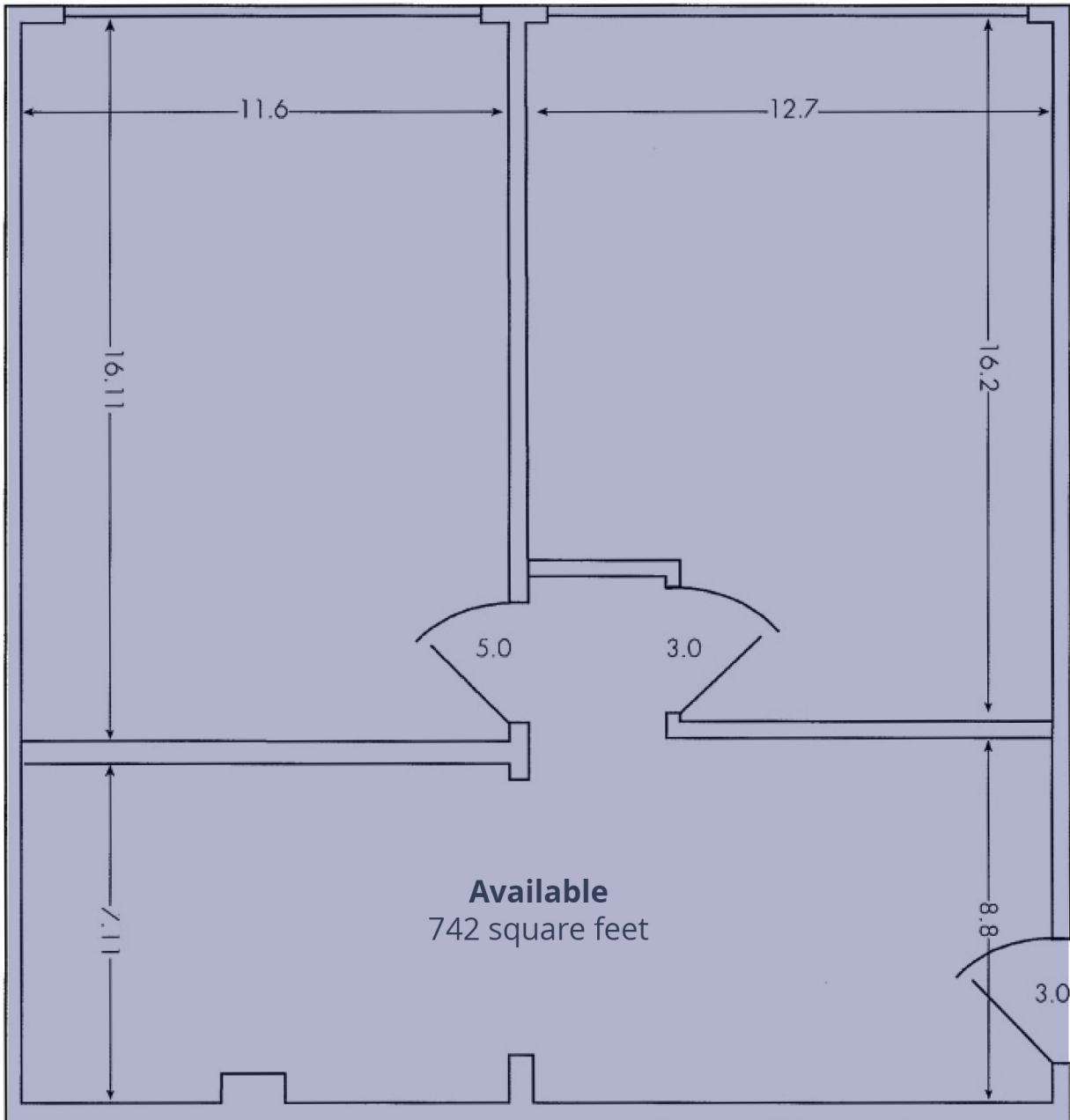
Floor Plan

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



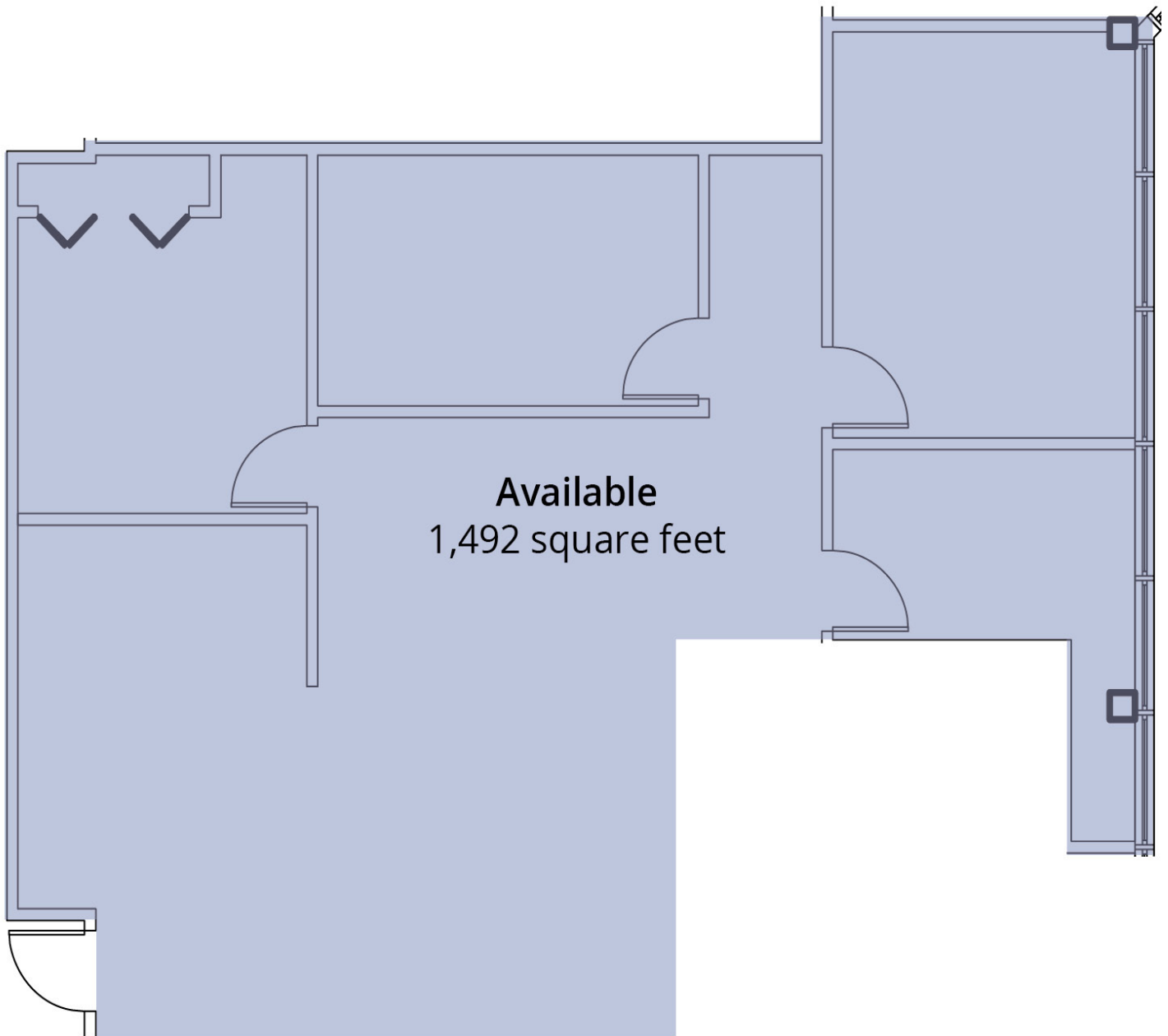
Floor Plan

Embassy Square | 9202 West Dodge Road, Omaha, NE 68114
Suite 108



Floor Plan

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



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:	742 - 4,883 SF	
Total Building SF:	31,308 SF	
Available:	Suite 107	4,883 SF
	Suite 108	742 SF
	Suite 305	1,492 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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