



1314 NORTH 205TH STREET | ELKHORN, NE
SUITES A1 & A2 | 275 SF

OFFICE SUITES FOR LEASE | ELKHORN



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PJ MORGAN
REAL ESTATE



PROPERTY DETAILS

RENT	\$1000/mo
SF AVAILABLE	275
BUILDING CLASS	B

DESCRIPTION

Join Farmers Insurance, Unity Chiropractic, Victress and Mathnasium! Conveniently located in Elkhorn just north of 204th and Dodge and very nicely finished. These office suites include use of a break area and wifi. Two connected offices with their own exterior entrance! Both are oversized with 8' doors and high ceilings. 12mo + lease preferred.

Information furnished is from sources deemed reliable, but is not guaranteed by PJ Morgan Real Estate, or its agents and is subject to change, corrections, errors, omissions, prior sales or withdrawal, without notice.



PARKING & TRANSPORTATION

PARKING RATIO	5:1,000
PARKING SPACES	60
TRAFFIC COUNT	25,160

PROPERTY & LOCATION HIGHLIGHTS

- Private entrance
- Great natural light
- Full service!

BUILDING INFORMATION

BUILDING SIZE	12,782 SF
MAX CONTIGUOUS	275 SF
NUMBER OF FLOORS	1
YEAR BUILT	2020

ADDITIONAL INFORMATION

ZONING	CC
NUMBER OF ACRES	1.36

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DEMOGRAPHICS

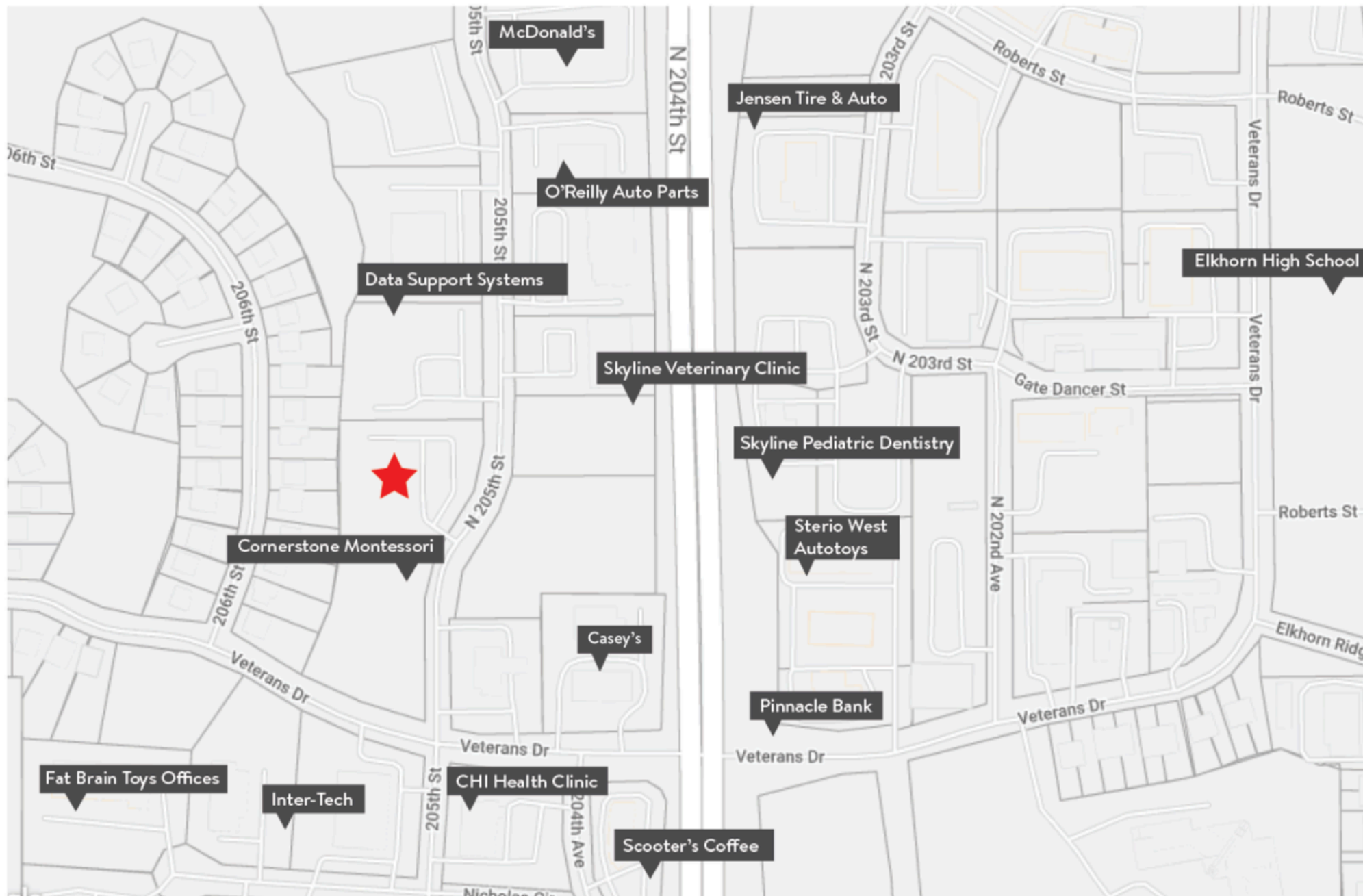
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,746	40,365	110,027
AVERAGE AGE	36	37	39

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,821	15,127	40,471
PEOPLE PER HH	2.5	2.7	2.7
AVERAGE HH INCOME	\$142,260	\$132,264	\$118,986
AVERAGE HH VALUE	\$310,148	\$389,531	\$324,828



PROPERTY DETAILS

Two Office Suite	\$1,000/MO	Min. Divisible	275
Lease Type	Full Service	Max. Contiguous	275



AREA BUSINESSES

PJ MORGAN REAL ESTATE

OFFICES FOR LEASE | 1314 N 205TH STREET | OMAHA, NE

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