



Colliers



Multiple Top Floor Suites Available

Office Opportunity

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11516 Miracle Hills Drive
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Broadmoor Hills I 9500 West Dodge Road

Up to 17,303 total square feet available

Outstanding opportunity in newer West Dodge Class A office property to lease up to 17,303 rentable square feet on top floor. Completely remodeled lobby and common areas including restrooms. Current tenant-finish has a mix of offices and open areas. Prominent monument signage on West Dodge Road and on Underwood. Great area amenities.

- Top floor suites available from 4,495 to 17,303 square feet
- Outstanding Dodge Street monument signage
- Floor to ceiling windows
- On-Site fitness and locker room facility
- Covered parking available

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Images

Broadmoor Hills I | 9500 West Dodge Road, Omaha, NE 68114

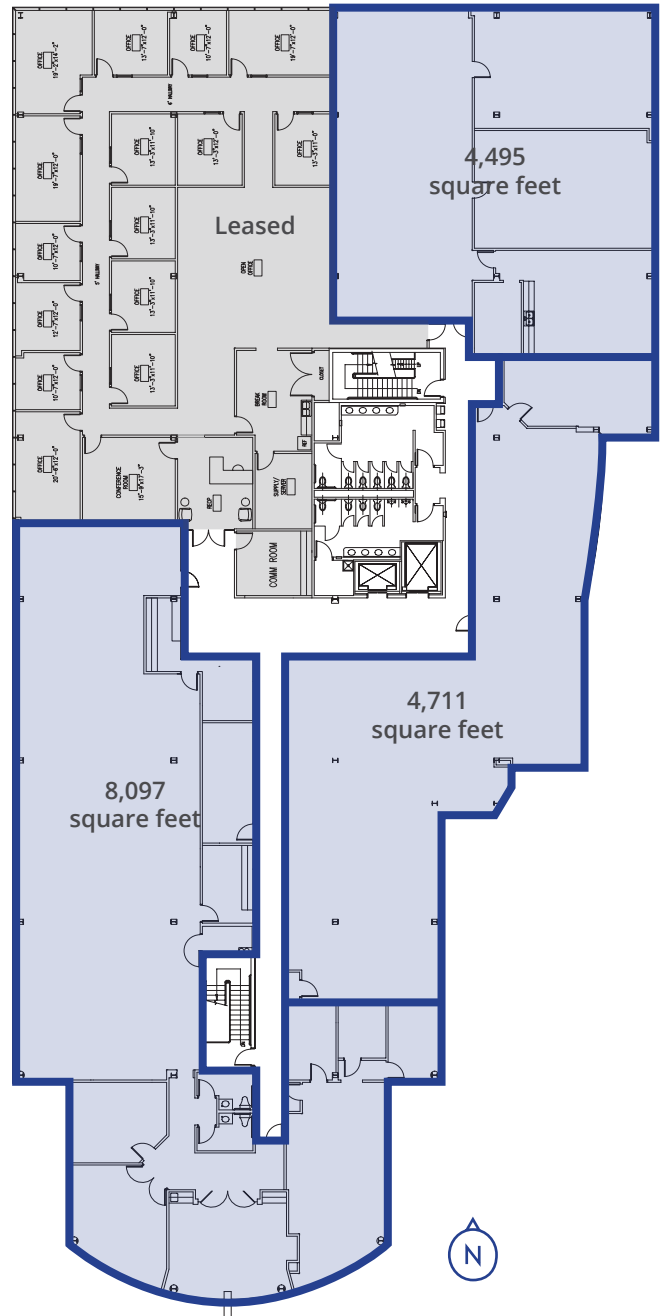
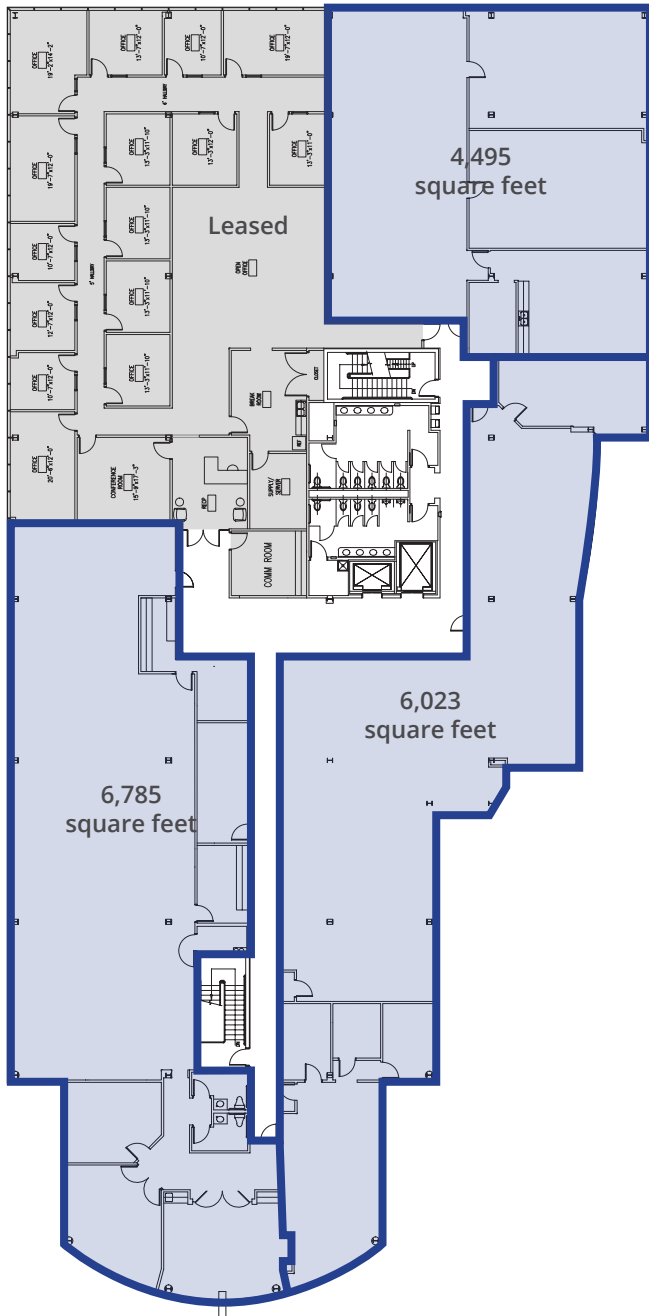


Broadmoor Hills I | 9500 West Dodge Road, Omaha, NE 68114
Third Floor - 17,303 SF

Conceptual Demised Space Options *(Continued)*

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Third Floor - 17,303 SF

* Example of how floor **can be demised** based on tenant needs, using current build-out.
Other configurations can be made available.



For Lease

Office Space

Broadmoor Hills I | 9500 West Dodge Road, Omaha, NE 68114

Type of Listing:	Office for Lease	
Price:	\$16.50/RSF	
Operating Type:	NNN	
Estimated Expenses:	\$9.50/SF (2026)	
Available:	Immediately	
Total SF Available:	17,303SF	
Total Building SF:	80,557 SF	
Available:	Suite 302/303	8,097 SF
	Suite 304	4,711 SF
	Suite 305	4,495 SF
Year Built:	2001	
Number of Floors:	Four (4)	
Parking:	5:1,000	

Construction

A/C:	Yes
Sprinkler:	Yes
Restrooms:	ADA
Elevators:	Yes, Two (2)

Lease Specifics

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

Location

Intersection:	95th & West Dodge Road
Submarket:	Central Dodge



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