Office Opportunity

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11516 Miracle Hills Drive
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One Miracle Hills
11422 Miracle Hills Drive

5,982 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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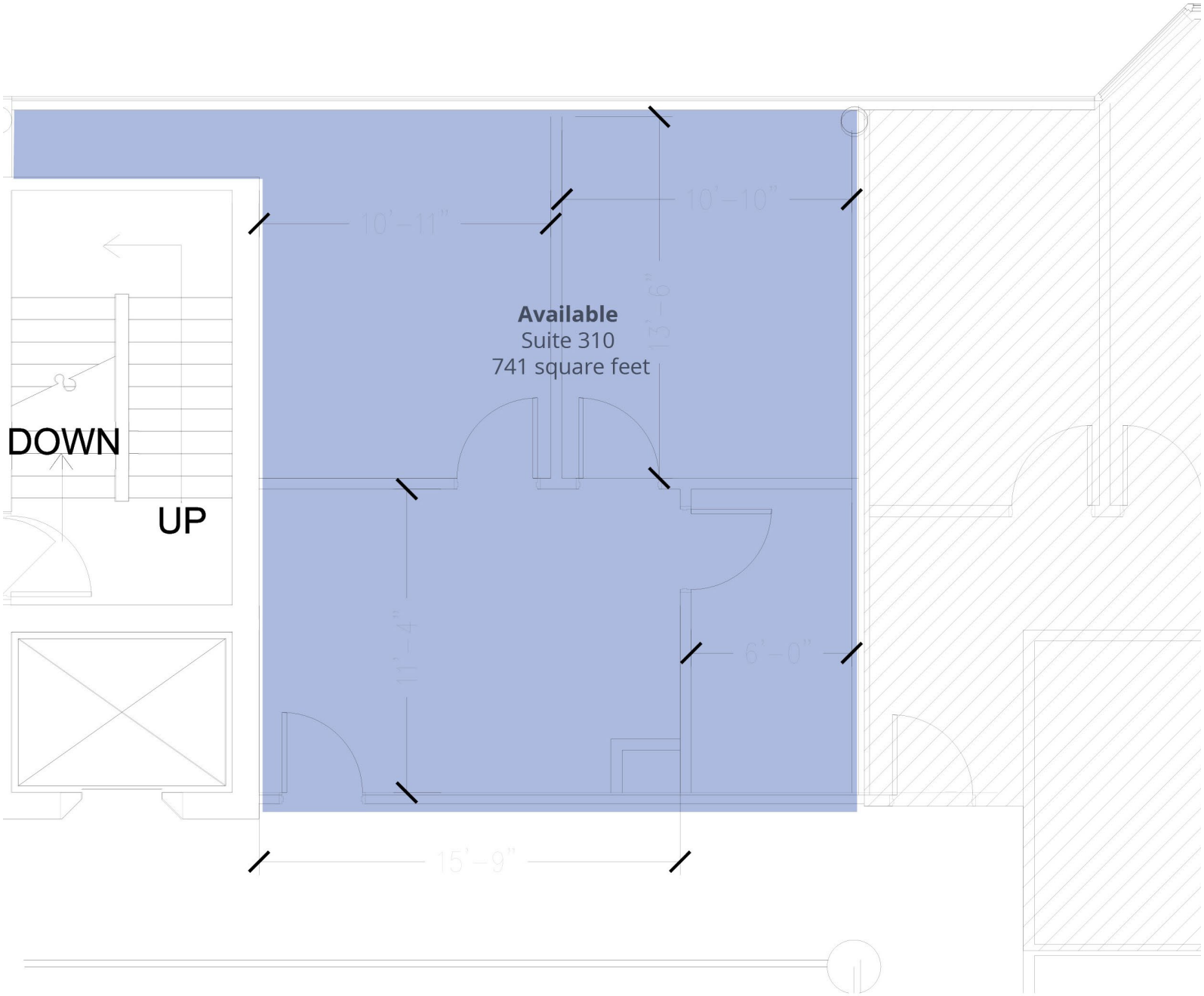
Lobby

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

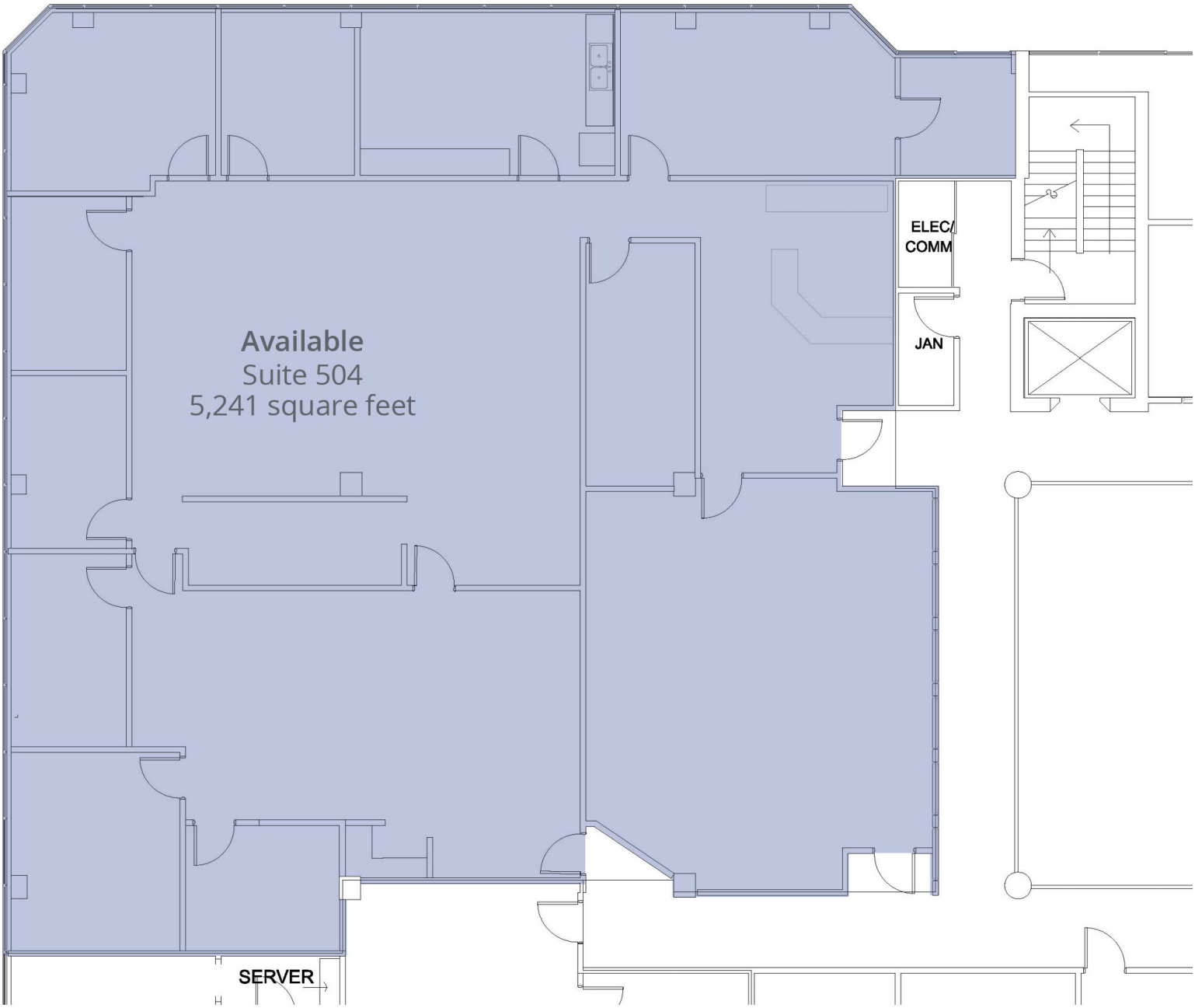
Floor Plan

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 - 5,241 SF



Aerial

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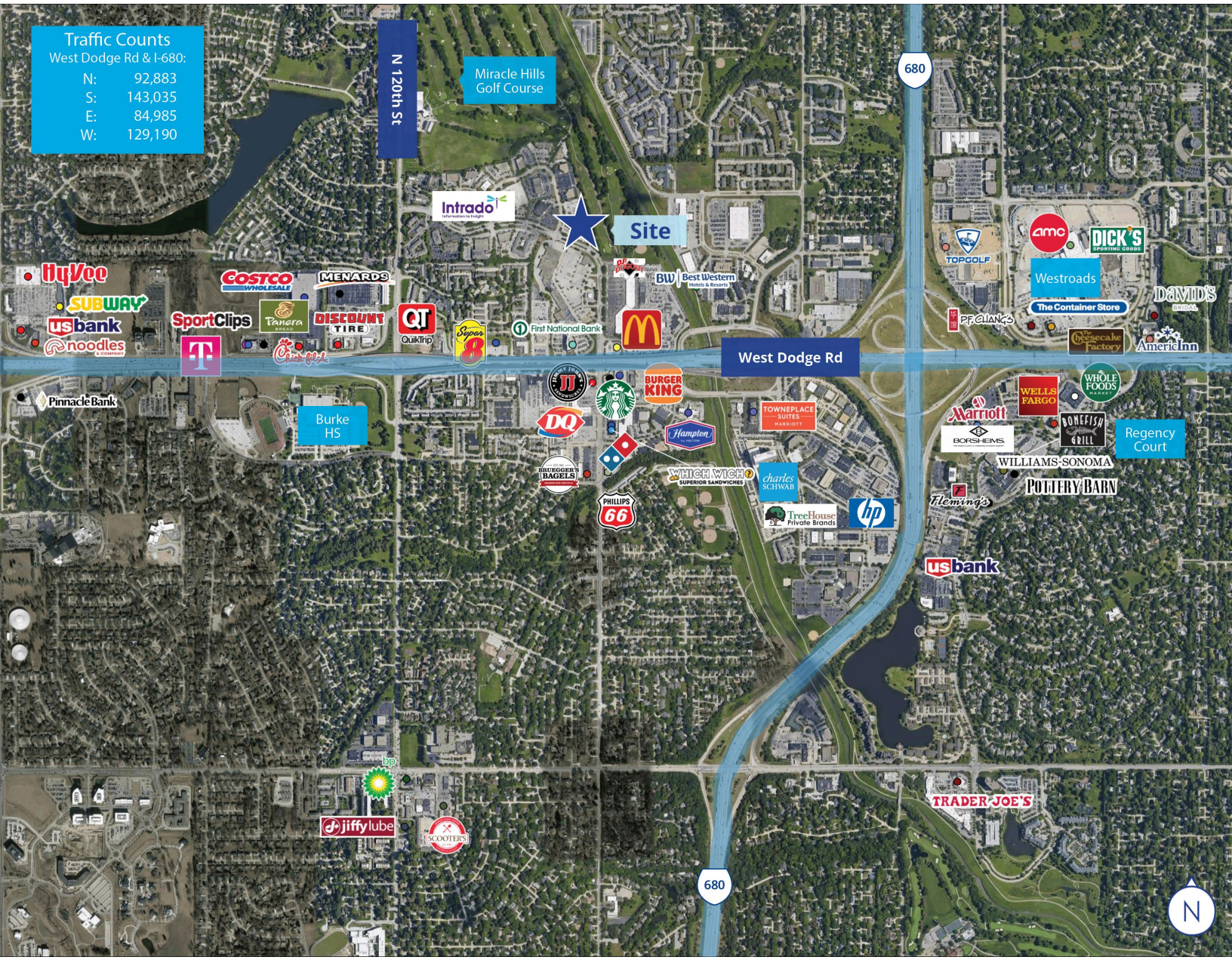

For Lease

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:	5,982 SF	
Total Building SF:	84,420 SF	
Available:	Suite 310	741 SF
	Suite 504	5,241 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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