

Office Opportunity

Jessica Esch

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Two Old Mill 10855 West Dodge Road

4,983 total square feet available

Turn-key build out for a professional services business. Nine of ten offices are lined with oversized windows and an open space in the center of the suite for cubicles.

Easily accessible building off of West Dodge Frontage road with substantial restaurant choices nearby.

11516 Miracle Hills Drive
Suite 400
Omaha, NE 68154
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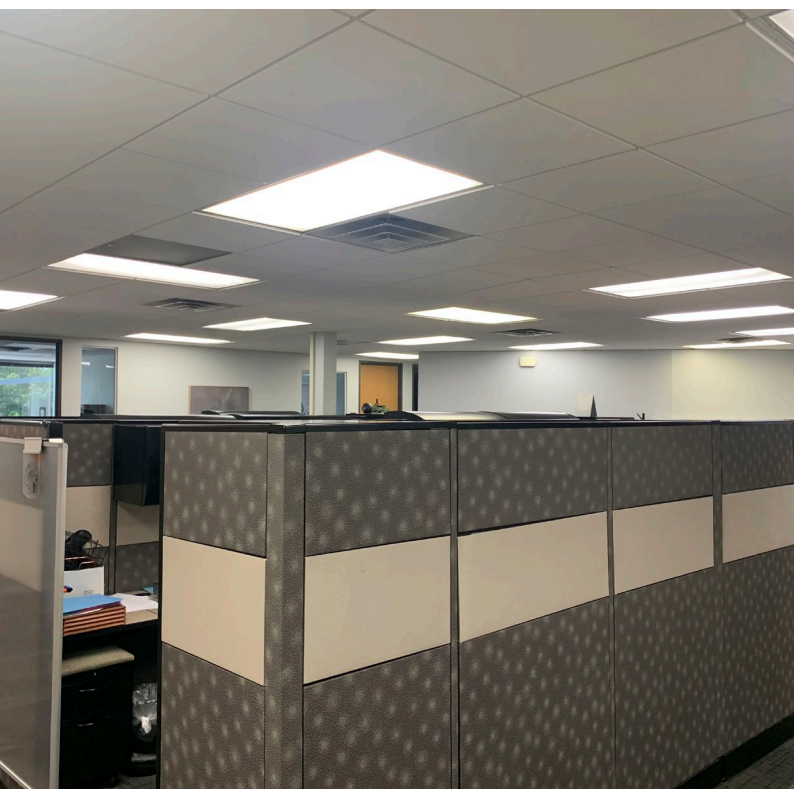
Images

Two Old Mill | 10855 West Dodge Road, Omaha, NE



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Floor Plan

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Aerial

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For Lease

Office Space

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Type of Listing:	Office For Lease	
Price:	\$22.00, PSF	
Operating Type:	Full Service with Base Year	
Available:	September 1, 2024	
Total SF Available:	4,983 SF	
Total Building SF:	41,158 SF	
Available:	Suite 240	4,983 SF
Year Built/Renovated:	1987 / 2020 (suite)	
Number of Floors:	Two	
Parking:	4.0:1,000	

Construction

HVAC:	Yes
Construction:	Steel
Ceiling Height:	9'
Sprinkler:	To code
Restrooms:	Common area
Elevators:	Yes

Lease Specifics

Length of Lease:	5 years
TI Allowance:	Negotiable
Rent Escalator:	Negotiable
Lease Form:	Landlord's

Location

Intersection:	W Dodge Frontage Road & 108th Ave
Submarket:	Old Mill

Contact us:

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