

Office/Medical Opportunity

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One Lakeside Hills
17021 Lakeside Hills Plaza

1,980 total square feet available

Fantastic opportunity to locate your office or medical practice in popular West Omaha. One Lakeside Hills is ideally situated near the corner of 168th & West Center Road, surrounded by amenities and services and close to Lakeside Hospital.

Currently available:

- Suite 201 is 1,980 SF of updated office space.

The Landlord is willing to negotiate a tenant improvement allowance to enhance the high-quality existing improvements.

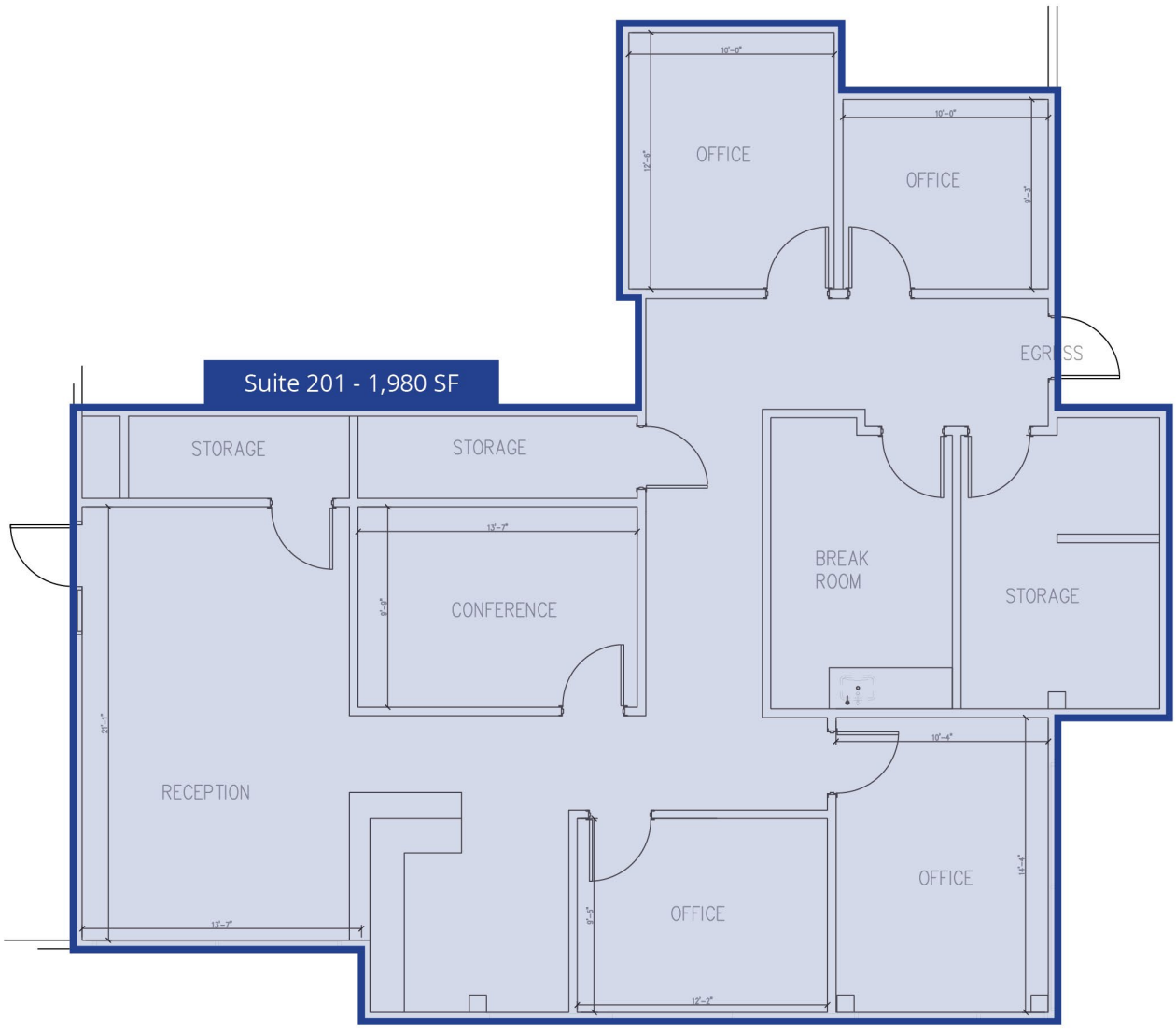
On-site parking stalls at no charge and approximately 4.1 stalls per 1,000.

11516 Miracle Hills Drive
Suite 400
Omaha, NE 68154
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Floor Plan

One Lakeside Hills - 17021 Lakeside Plaza
Suite 201 - 1,980 SF



Images

One Lakeside Hills - 17021 Lakeside Plaza
Suite 201 - 1,980 SF



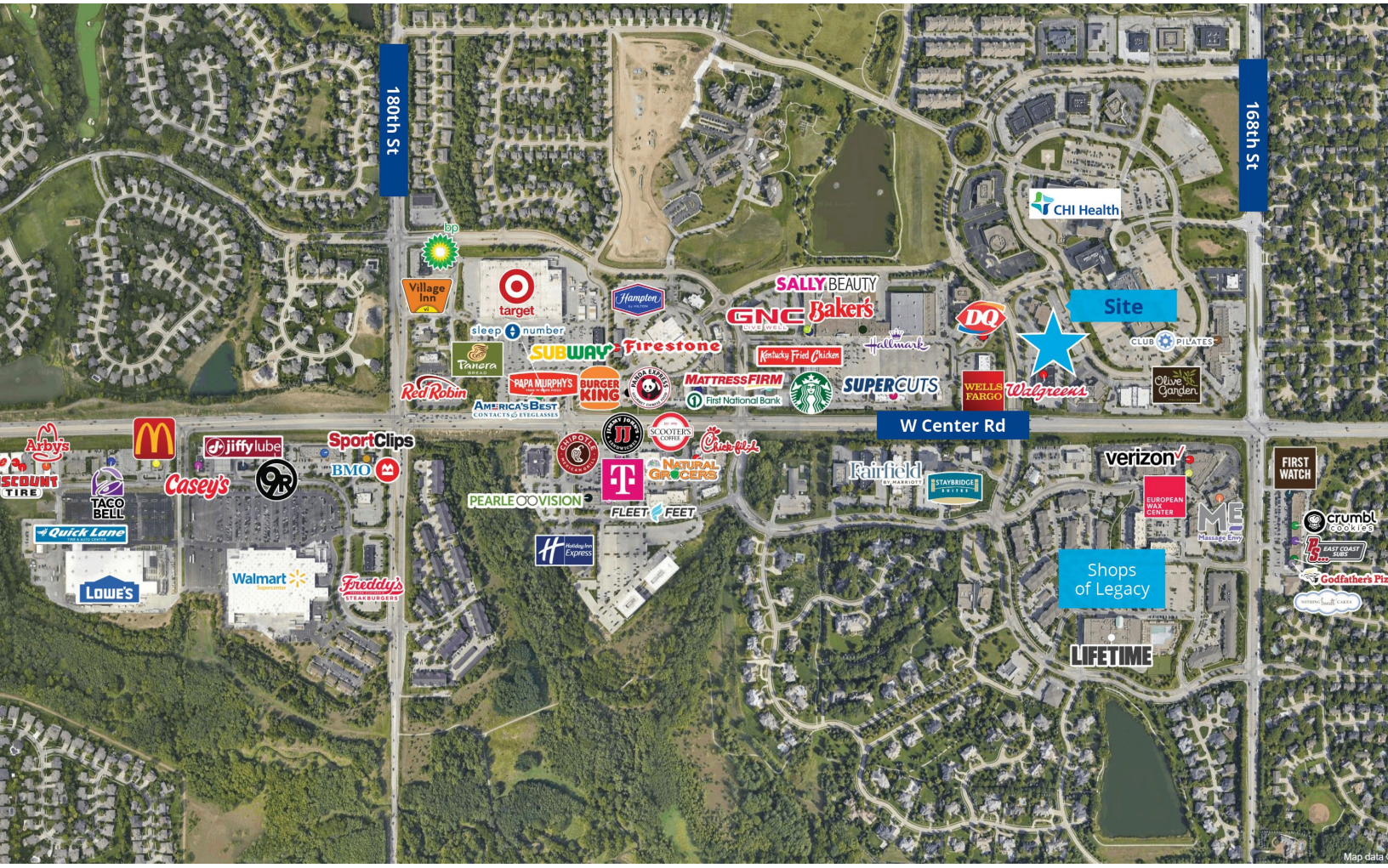






Aerial

One Lakeside Hills - 17021 Lakeside Plaza



For Lease

Office/Medical Space

One Lakeside Hills - 17021 Lakeside Plaza

Type of Listing:	Office/Medical for Lease	
Price:	$16.00/RSF	
Operating Type:	NNN	
Estimated Expenses:	$10.15/SF (2025)	
Available:	Immediately	
Total SF Available:	1,980 SF	
Total Building SF:	23,350 SF	
Available:	Suite 201	1,980 SF
Year Built:	2000	
Number of Floors:	2	
Parking:	4.1:1,000	

Construction

A/C:	Yes
Sprinkler:	Yes
Restrooms:	Common, one per floor
Elevators:	Yes, one

Lease Specifics

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

Location

Intersection:	168th & West Center Road
Submarket:	Southwest Omaha

Contact us:

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