

Office/Medical Opportunity

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One Lakeside Hills
17021 Lakeside Hills Plaza

6,634 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 101 is 3,128 SF and has a medical build-out but could easily be reconfigured
- Suite 201 is 1,980 SF of updated office space.
- Suite 204 is 1,526 SF of office space

Building signage is available providing an incredible marketing opportunity for your business.

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Improvements

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

Parking

- On-site stalls at no charge
- Approximately 4.1 stalls per 1,000 of SF leased

Ideal Location

Located just north of 168th & West Center Road, One Lakeside Hills is situated in a corridor filled with restaurants, shops and services.

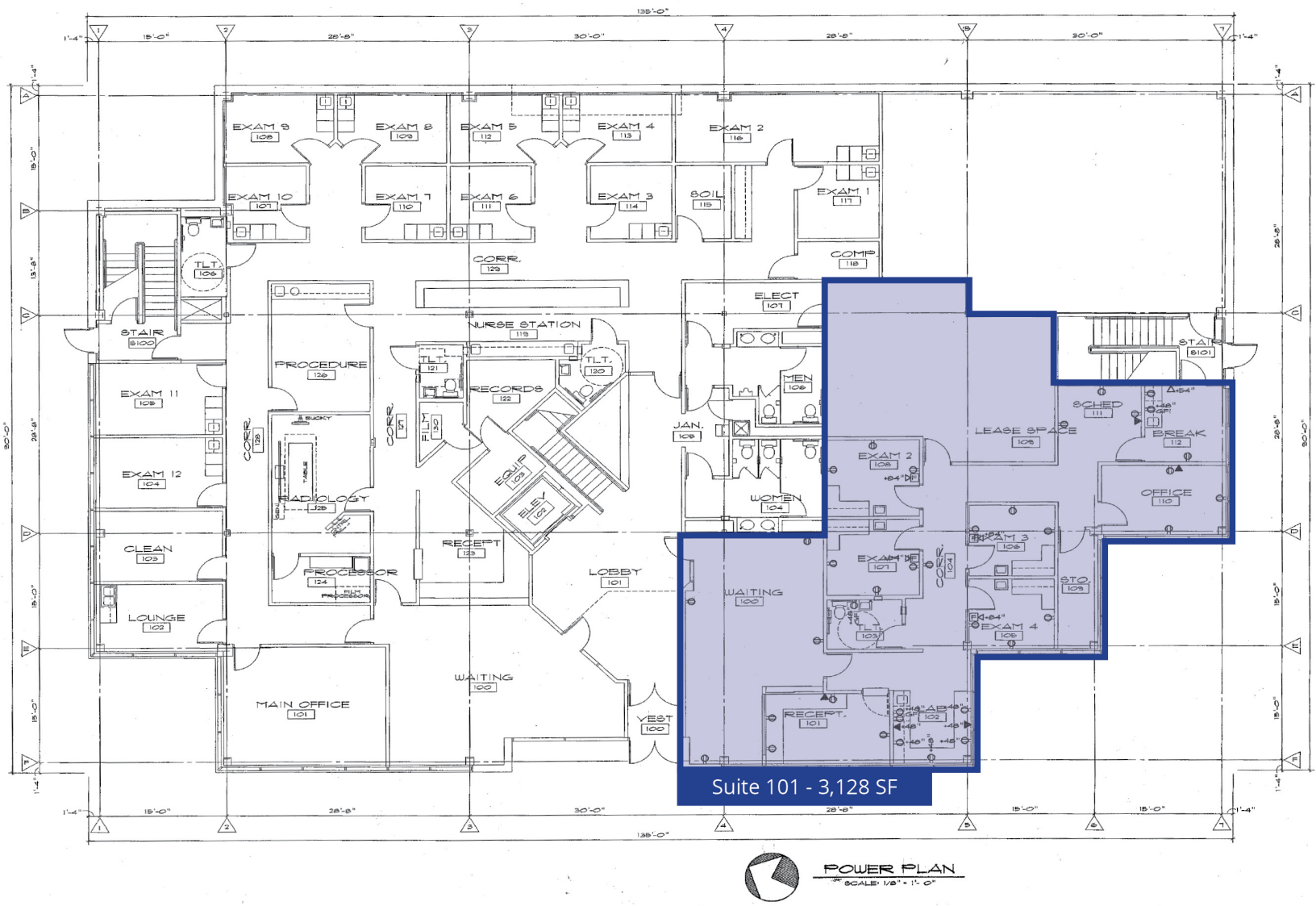






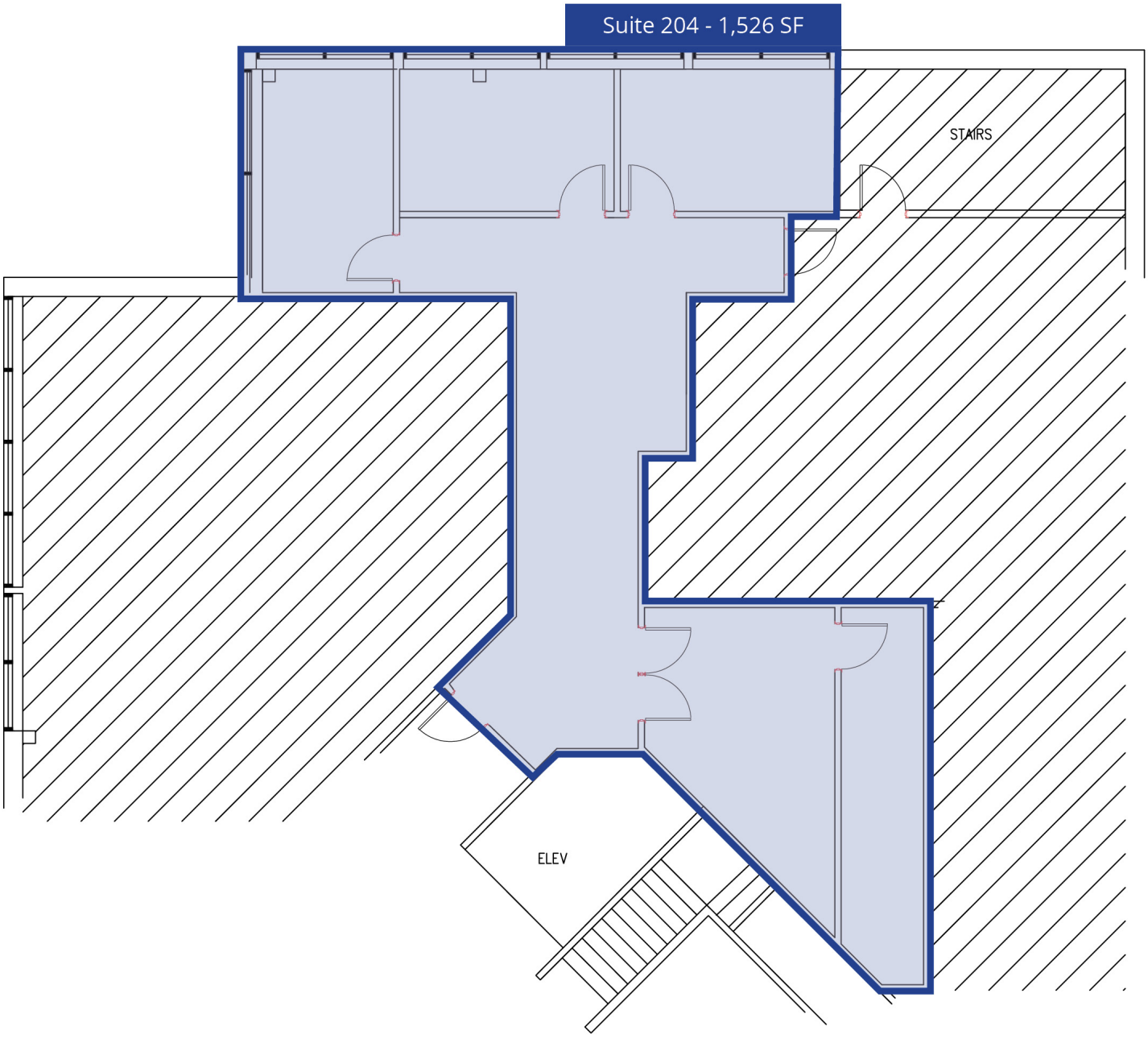
Floor Plan

One Lakeside Hills - 17021 Lakeside Plaza
Suite 101 - 3,128 SF



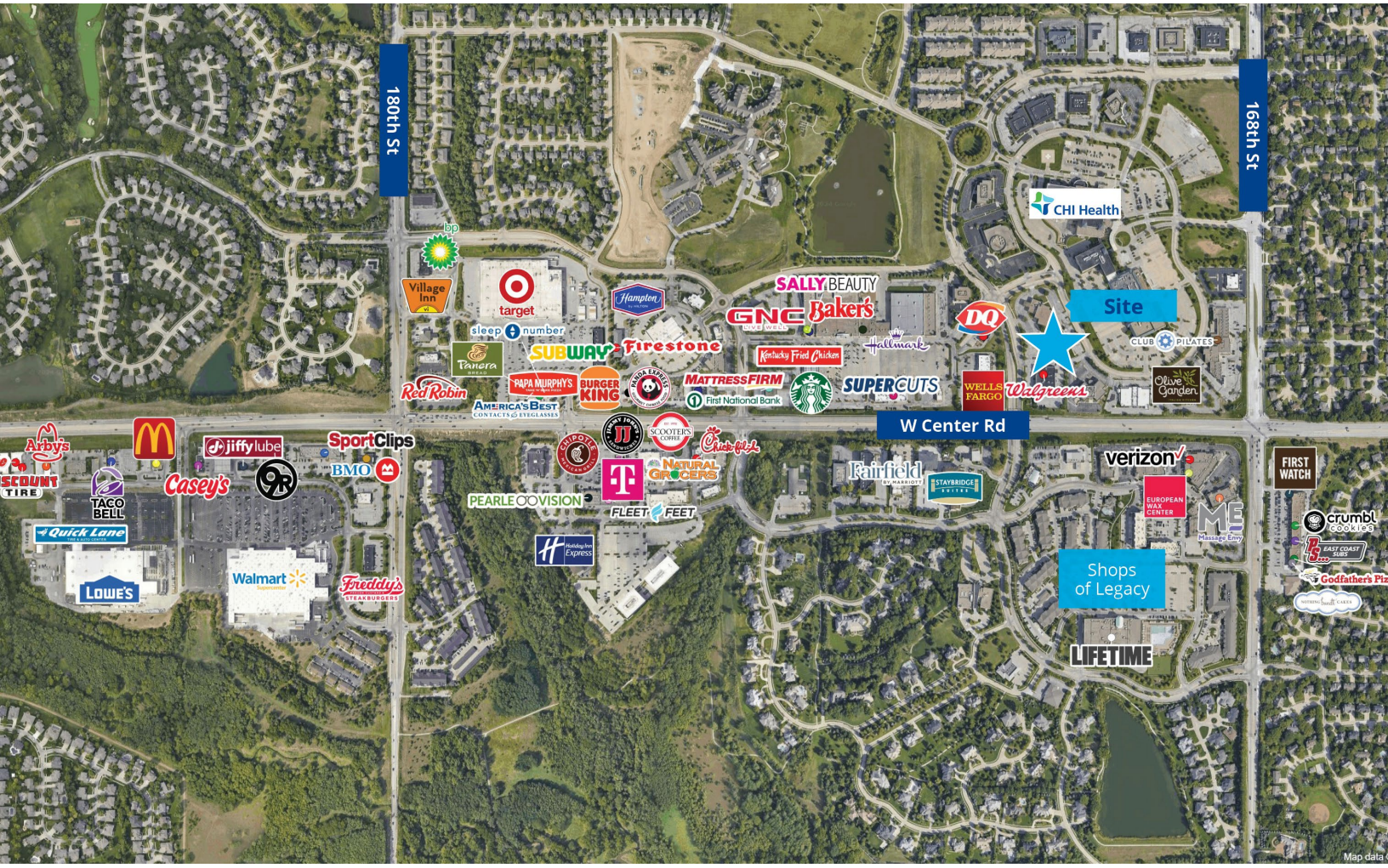
Floor Plan

One Lakeside Hills - 17021 Lakeside Plaza
Suite 204 - 1,526 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:	6,634 SF	
Total Building SF:	23,350 SF	
Minimum/Maximum:	1,526 - 3,128 SF	
Available:	Suite 101	3,128 SF
	Suite 201	1,980 SF
	Suite 204	1,526 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:	South Central

Contact us:

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