

Colliers

Lease Opportunity

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Kohl's Medical Building 5002 Dodge Street

1,450 total square feet available

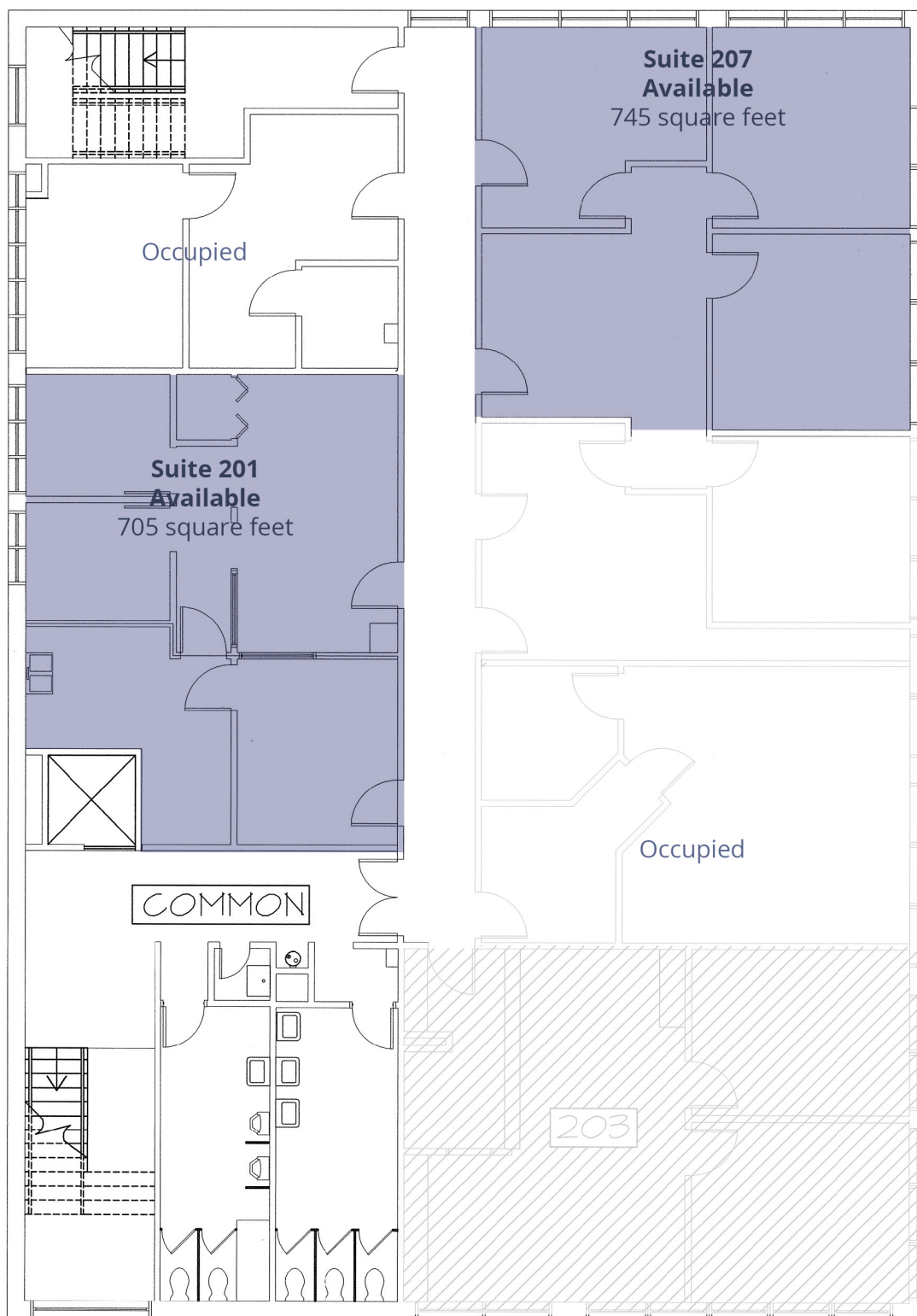
Office/medical space on Dodge Street in the Dundee neighborhood. Suite 201 includes kitchenette and water. OPPD and MUD are included in the NNN's.

Parking directly north, behind building.

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Floor Plan

Kohl's Medical Building | 5002 Dodge Street, Omaha, NE 68132
Second Floor



Images

Kohl's Medical Building | 5002 Dodge Street, Omaha, NE 68132
Suite 201 - 705 SF



Images

Kohl's Medical Building | 5002 Dodge Street, Omaha, NE 68132
Suite 207 - 745 SF



Aerial

Kohl's Medical Building | 5002 Dodge Street, Omaha,



For Lease

Office / Medical Space

Kohl's Medical Building | 5002 Dodge Street, Omaha, NE 68132

Type of Listing:	Office / Medical For Lease	
Price:	\$15.00/RSF	
Operating Type:	NNN	
Estimated Expenses:	\$11.00/SF, 2026 (utilities included)	
Available:	Immediately	
Total SF Available:	1,450 SF	
Total Building SF:	13,300 SF	
Available:	Suite 201	705 SF
	Suite 207	745 SF
Year Built:	1957	
Number of Floors:	Three (3)	
Parking:	4:1,000	

Construction

A/C:	Yes
Sprinkler:	Yes
Restrooms:	Common, Two (2) per floor
Elevators:	Yes, One (1)

Lease Specifics

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

Location

Intersection:	50th & Dodge
Submarket:	Midtown

Contact us:

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