

Office Opportunity

Chris Mensinger

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11516 Miracle Hills Drive
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Medlar Building 414 South 14th Street

4,258 total square feet available

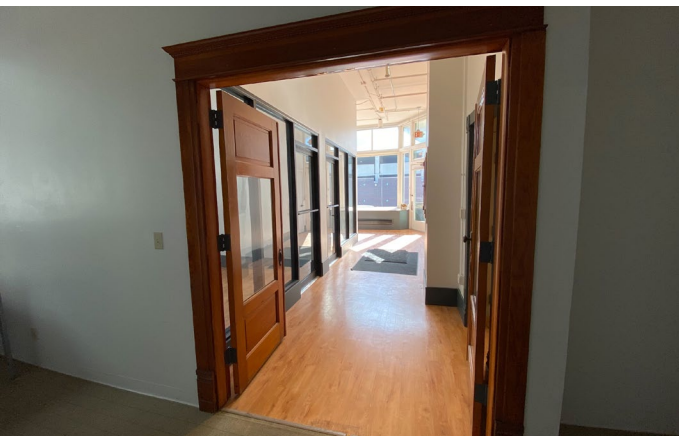
Terrific one-of-a-kind office space in a historic building near the Old Market. Blends of brick walls, glass details and modern finishes.

Perfect for a creative or tech team looking for cool space downtown with on-site ownership. Recently replaced HVAC system.

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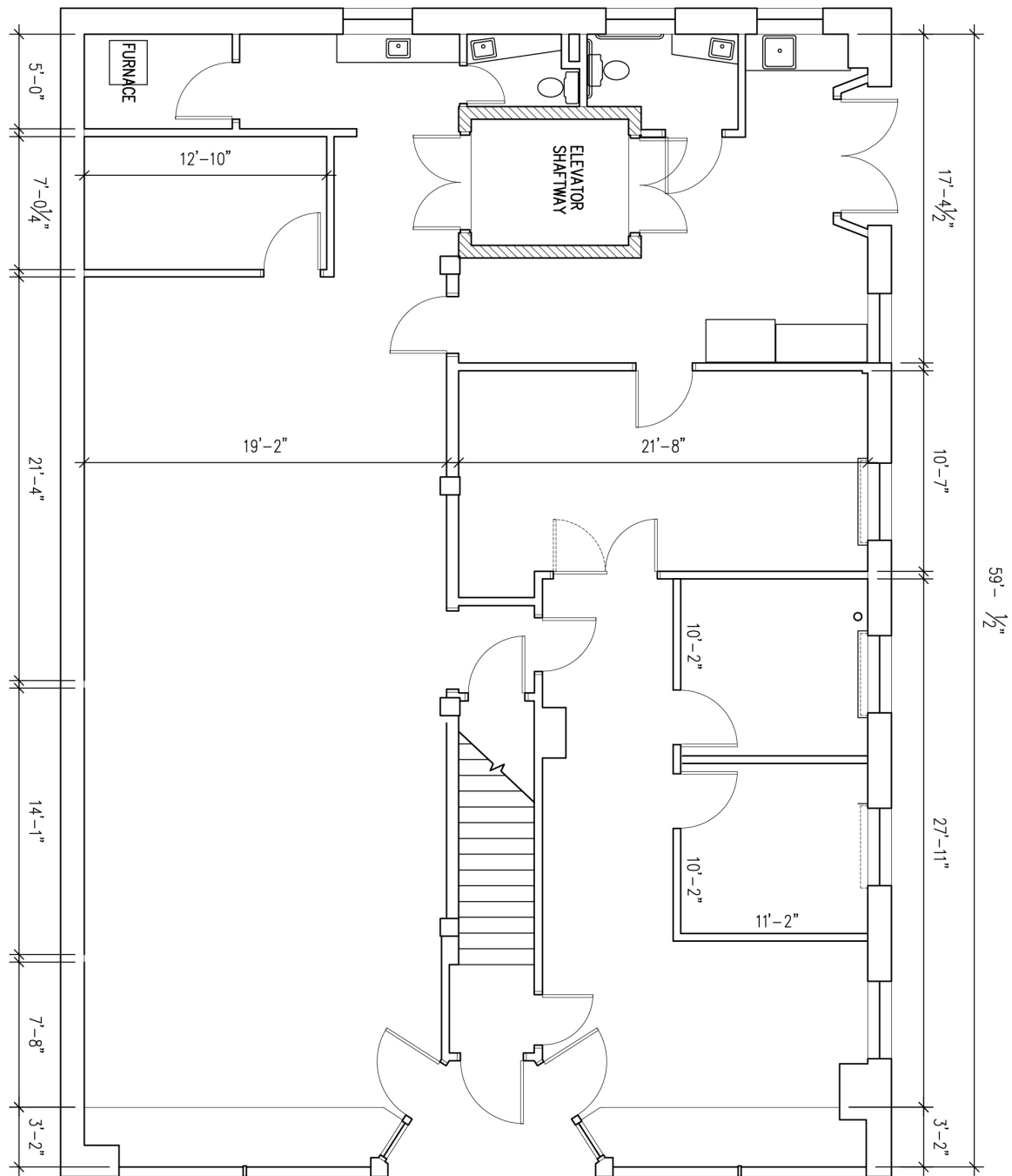
Images

Medlar Building | 414 South 14th Street, Omaha, NE 68102
1st Floor



Floor Plan

Medlar Building | 414 South 14th Street, Omaha, NE 68102
1st Floor



Floor Plan

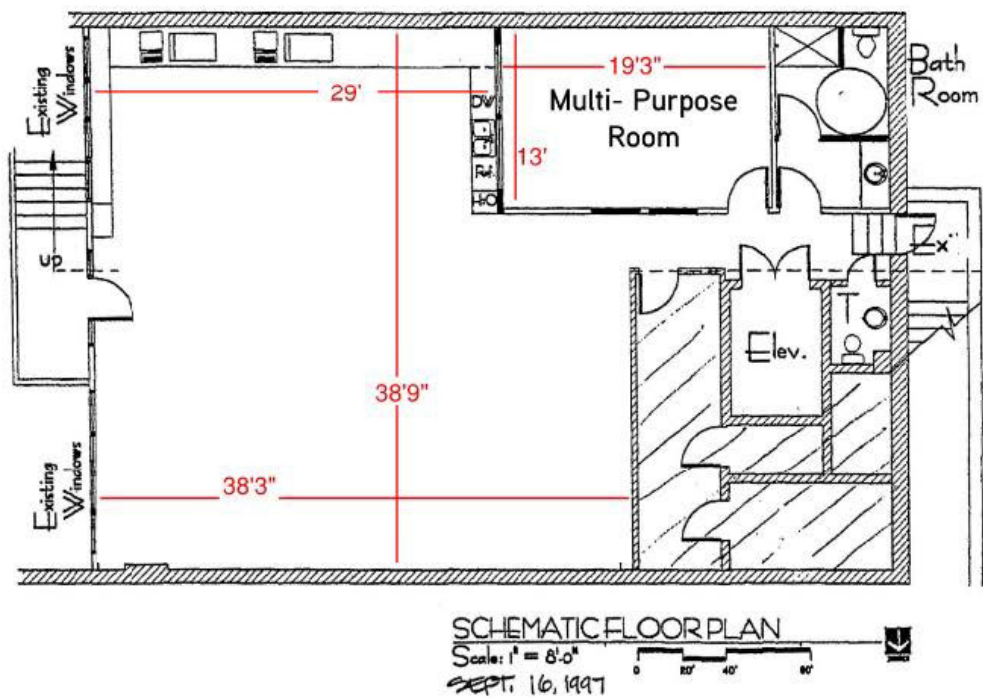
Medlar Building | 414 South 14th Street, Omaha, NE 68102
Lower Level



Aerial

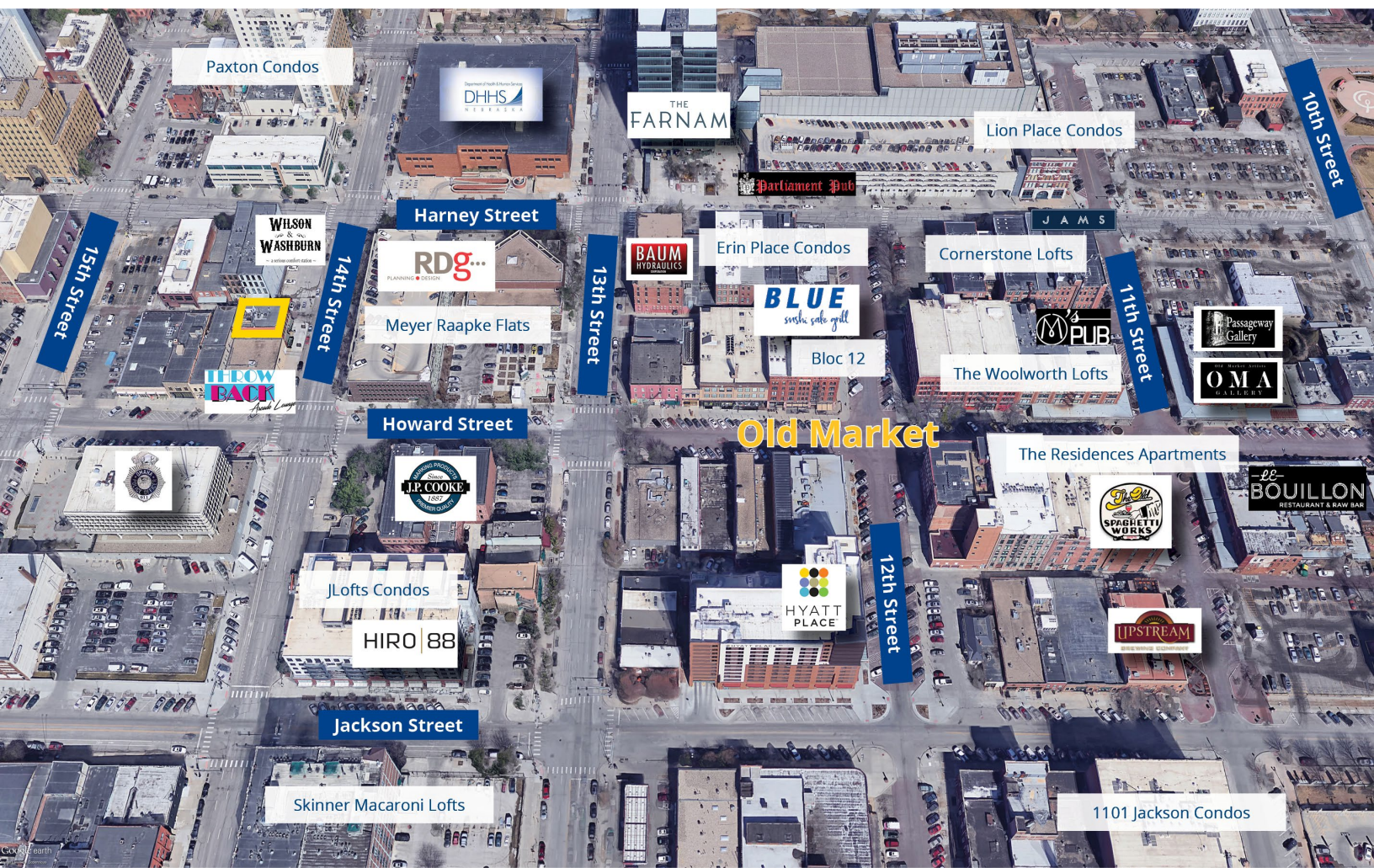
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Lower Level

ROOM DIMENSIONS // 08.14.23



Aerial

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For Lease

Office

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Type of Listing:	Office For Lease		
Price:	\$14.50 - \$18.75/RSF		
Operating Type:	Full Service		
Available:	Immediately		
Total SF Available:	4,258 SF		
Total Building SF:	8,146 SF		
Available:	Lower Level	2,166 SF	\$14.50/RSF
	1st Floor	2,092 SF	\$18.75/RSF
Year Built:	1903		
Parking:	Tenant responsibility		

Construction

Heat & A/C:	Central		
Construction:	Brick and glass		
Sprinkler:	Yes		
Restrooms:	Two (2)		
Elevators:	Yes		

Lease Specifics

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

Location

Intersection:	14th & Harney St		
Submarket:	Downtown		

Contact us:

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