



8610 West Dodge Road | Omaha, NE 68114

\$18.00 PSF Modified Gross

Property Features

- Last bay available
- Park at the front door
- High traffic counts along Dodge Street - 102,750 VPD
- Great for any small office user
- Available this summer
- Monument signage available

12915 West Dodge Road
Omaha, NE 68154
402 255 6060
nainpdodge.com

Gabrielle Estivo

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Building Details

Tenancy	Multiple
Number of Floors	1
Year Built	1969
Restrooms	2 ADA
HVAC	Gas forced heat
Office Buildout	See floor plan
ADA Access	Yes

Property Details

Lot Size	0.52 Acres
Traffic Count	102,750 VPD

Location Details

Market	Omaha/Council Blufs
Submarket	Central Dodge
County	Douglas
Cross Streets	86th & Dodge

Demographics

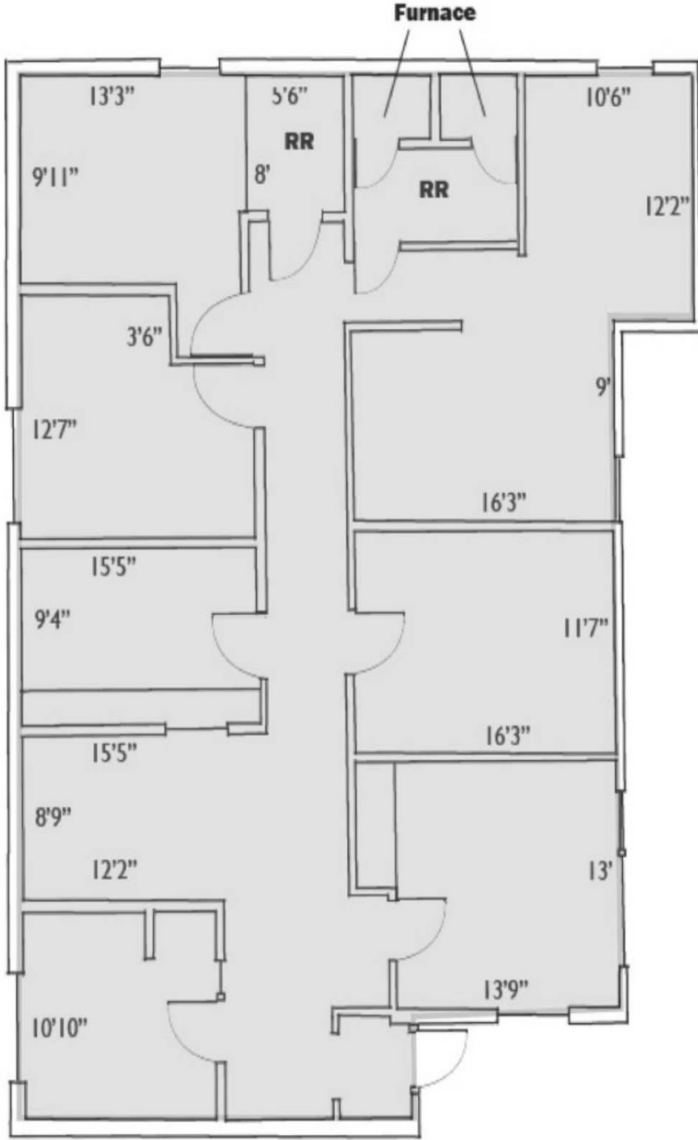
Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,974	39,545	114,980
Total Population	10,144	90,936	268,125
Average HH Income	\$65,752	\$70,171	\$65,573

Available Spaces

Space	Lease Rate	Lease Type	Size (SF)	Term	Date Available
Suite 3	\$18.00 SF/yr	Modified Gross	2,150 SF	3-10 Years	Available this summer

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