



Office/Medical Opportunity

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Embassy Square 9202 West Dodge Road

8,781 total square feet available

Outstanding 92nd & West Dodge location with high visibility and high traffic. This quiet building with large windows is the perfect location for a medical or office user. Facade and monument signage is available with a long-term deal.

Suite 107 is a 4,883 SF former pediatric medical office, well suited for a variety of medical uses.

Suite 108 is 742 SF and contains a waiting area and two large offices.

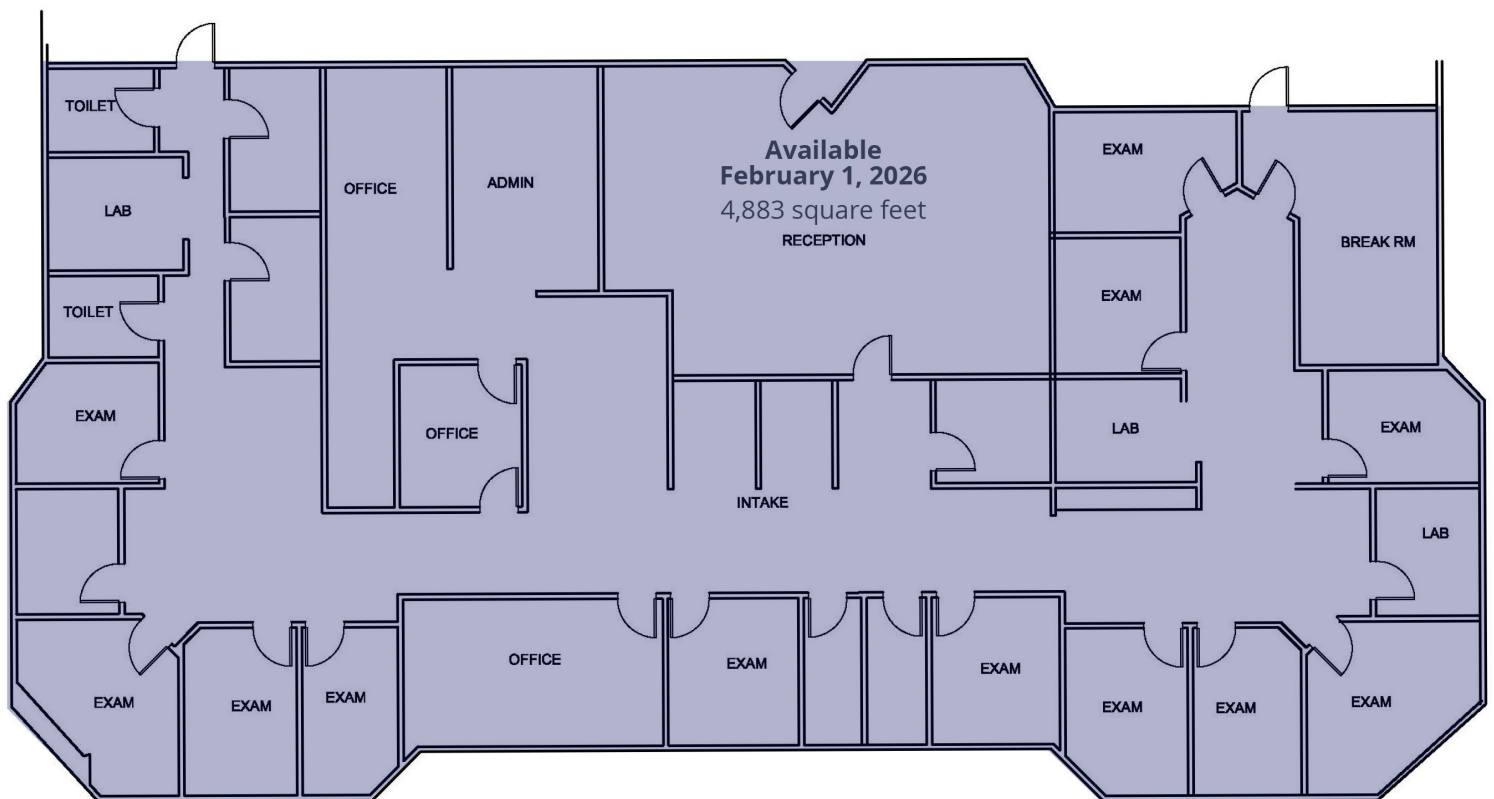
Suite 305 is 1,492 SF and is medically built out with private exam rooms and a reception area.

Suite 307 is a 1,664 SF former law office comprised of six offices and a multi-purpose space.

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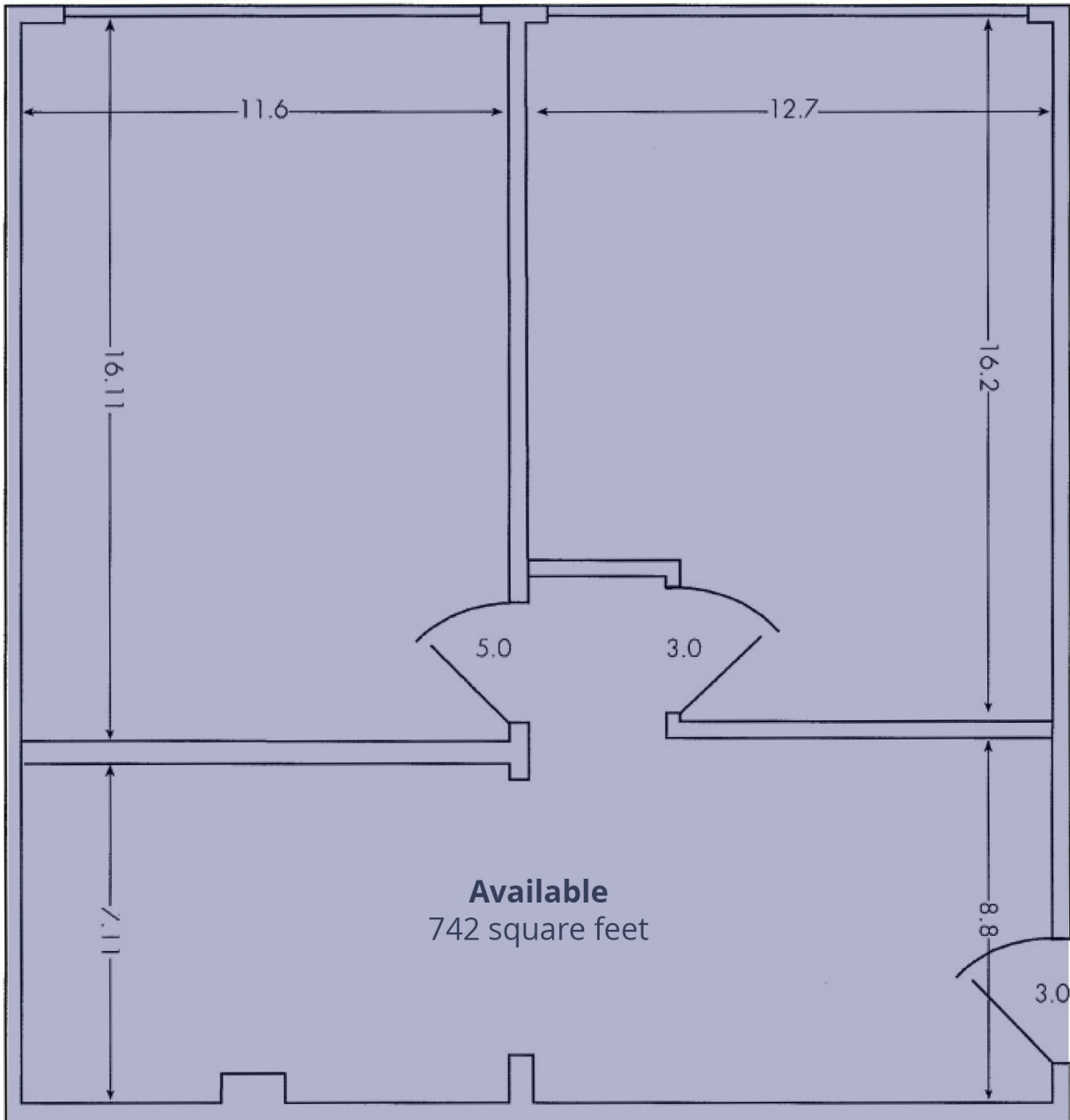
Floor Plan

Embassy Square | 9202 West Dodge Road, Omaha, NE 68114
Suite 107



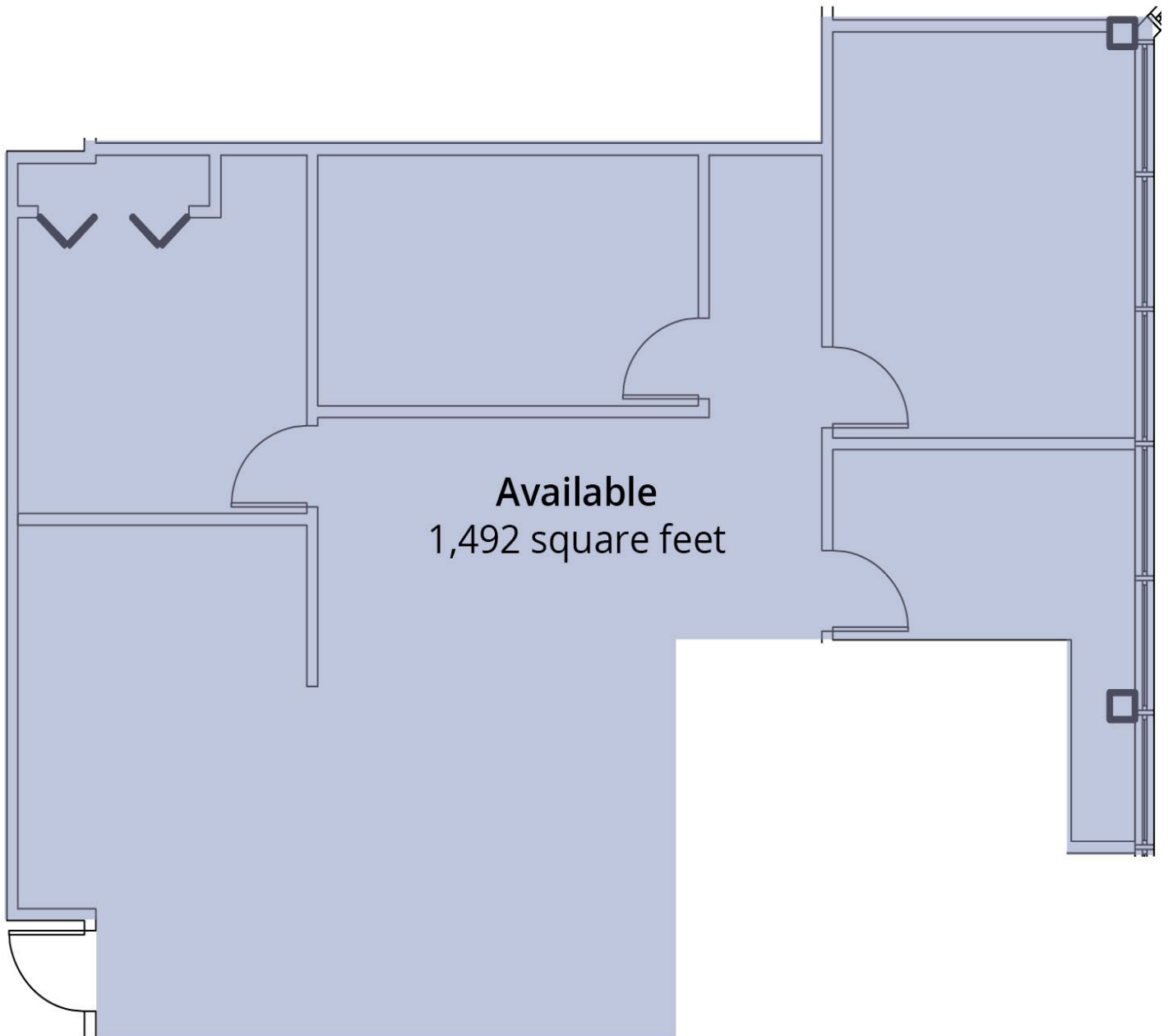
Floor Plan

Embassy Square | 9202 West Dodge Road, Omaha, NE 68114
Suite 108



Floor Plan

Embassy Square | 9202 West Dodge Road, Omaha, NE 68114
Suite 305



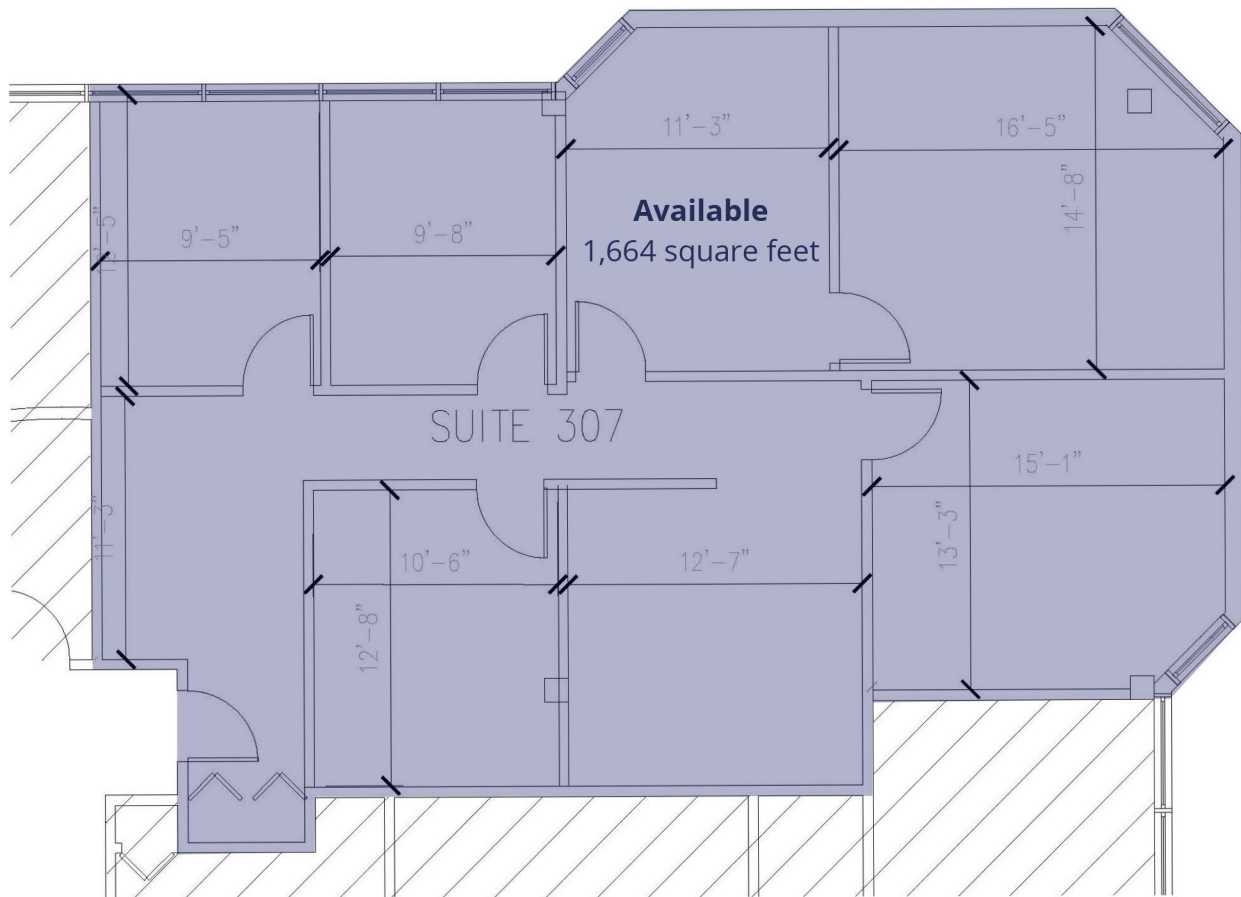
Images

Embassy Square | 9202 West Dodge Road, Omaha, NE 68114
Suite 305



Floor Plan

Embassy Square | 9202 West Dodge Road, Omaha, NE 68114
Suite 307



For Lease

Office / Medical Space

Embassy Square | 9202 West Dodge Road, Omaha, NE 68114

Type of Listing:	Office / Medical For Lease	
Price:	\$24.00/PSF	
Operating Type:	Full Service, BYO	
Available:	Immediately	
Total SF Available:	742 - 4,883 SF	
Total Building SF:	31,308 SF	
Available:	Suite 107	4,883 SF
	Suite 108	742 SF
	Suite 305	1,492 SF
	Suite 307	1,664 SF
Year Built:	1980	
Number of Floors:	Three (3)	
Parking:	4:1,000	

Construction

HVAC:	VAV
Construction:	Brick
Roof:	Membrane
Sprinkler:	No
Restrooms:	Two (2) per floor
Elevators:	One (1)

Lease Specifics

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

Location

Intersection:	92nd & West Dodge Road
Submarket:	Central Dodge

Contact us:

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