

# GALLERIA COLLECTION

14451-14543 W. Center Road / Omaha, NE

8,739 SF Retail Space / For Lease



**Holly Jones** / Director of Retail Services / [holly.jones@lundco.com](mailto:holly.jones@lundco.com) / +1 402 548 4038

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**WE ARE  
THE CENTER  
OF RETAIL**

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**LUND**  
COMPANY



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## PROPERTY OVERVIEW

This center has excellent visibility from the corner of 144th & W. Center Road and has over 64,000 cars pass by per day. Current tenants include House of Genji, State Farm Insurance, Panda House, The Observatory Bar and Grill, Vitality Health Center and Charter West Bank. New exterior building renovations and parking lot.

## PROPERTY HIGHLIGHTS

Lease Rate	\$12.00 - \$16.00 SF NNN
Total Available	8,739 SF
Maximum Contiguous	4,507 S
Building Size	53,194 SF
Year Built	1986
Total Site Area	5.8 AC
Zoning	CC
Clearance Height	9'
Traffic Counts	64,648 EADT
Operating Expenses	\$2.65 CAM \$0.25 Insurance \$1.50 Taxes <b>\$4.40 TOTAL</b>



Suite	Square Feet (min - max)	Price/SF NNN	Date Available
14517 (21)	4,507 - 4,507	\$12.00 - \$14.00	Immediately
14529 (24)	2,471 - 2,471	\$12.00 - \$14.00	Immediately
14539 (27-29)	1,761 - 1,761	\$12.00 - \$14.00	January 2021

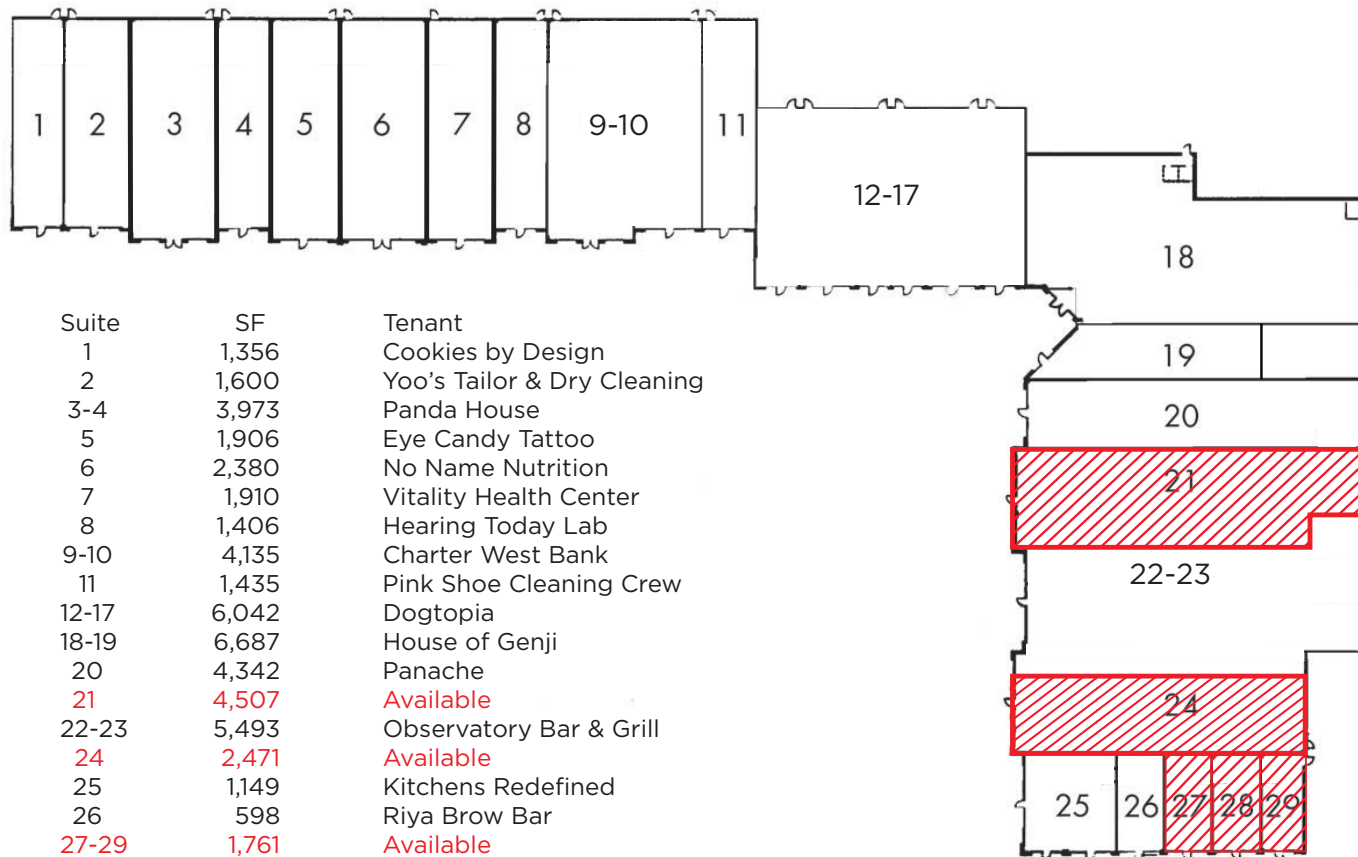
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## SITE PLAN





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