



**1,950 SF Office Space**  
**Lease Rate: \$1,300 MG**

Grow your business, but don't break the bank. This conveniently located medical/general office space is available today! Great exposure to 54,000 drivers daily at 90<sup>th</sup> and Maple Street. Plumbing rough-ins in every office. Great parking. Food, fuel and auto centers all within walking distance. Call brokers for more information.

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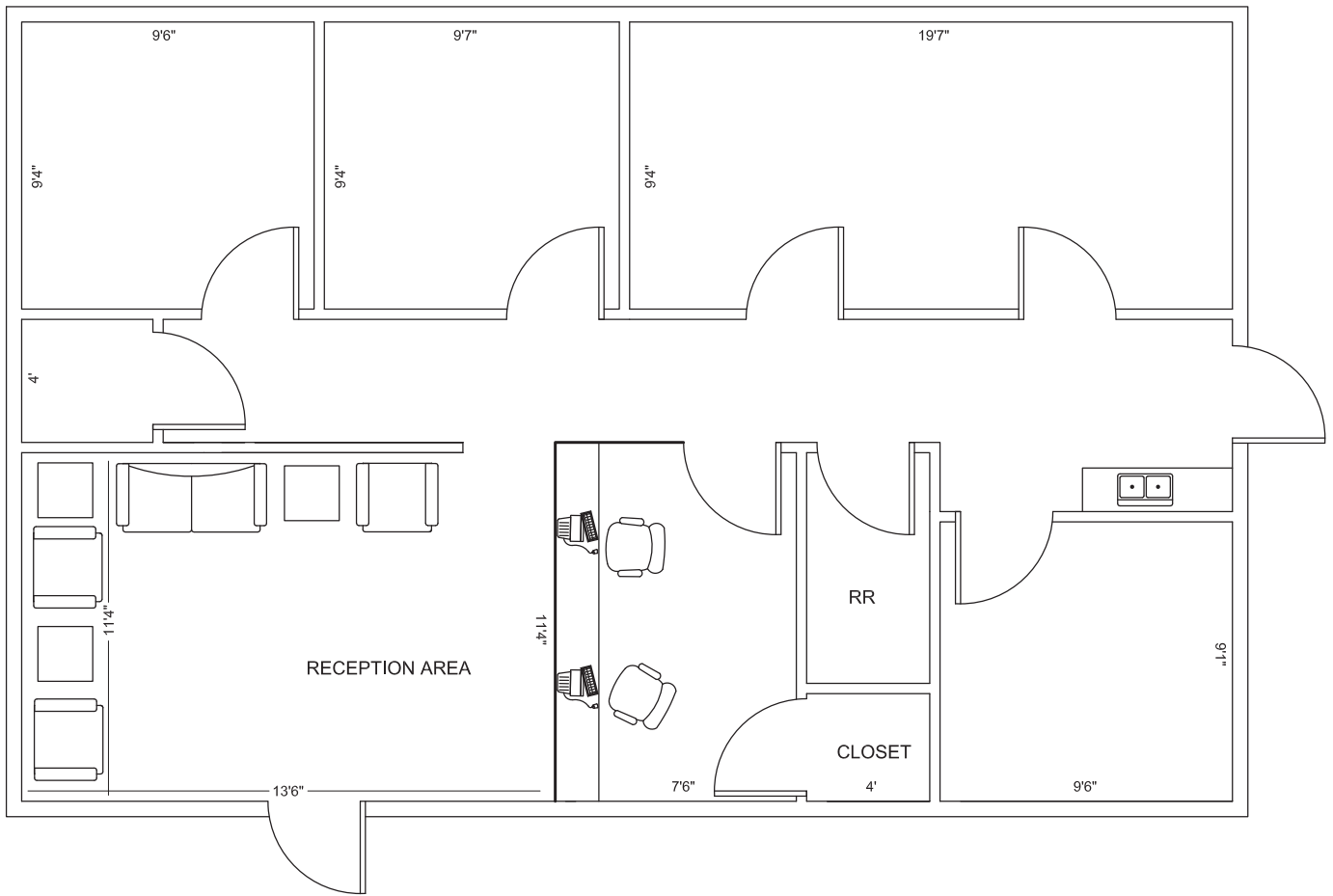
**Availability**

Lease Rate	\$1,300 MG
Price PSF	\$11.20 Upper Level \$4.80 Lower Level
Total Available	1,950 SF
Building Size	4,884 SF
No. of Floors	2

**Property Highlights**

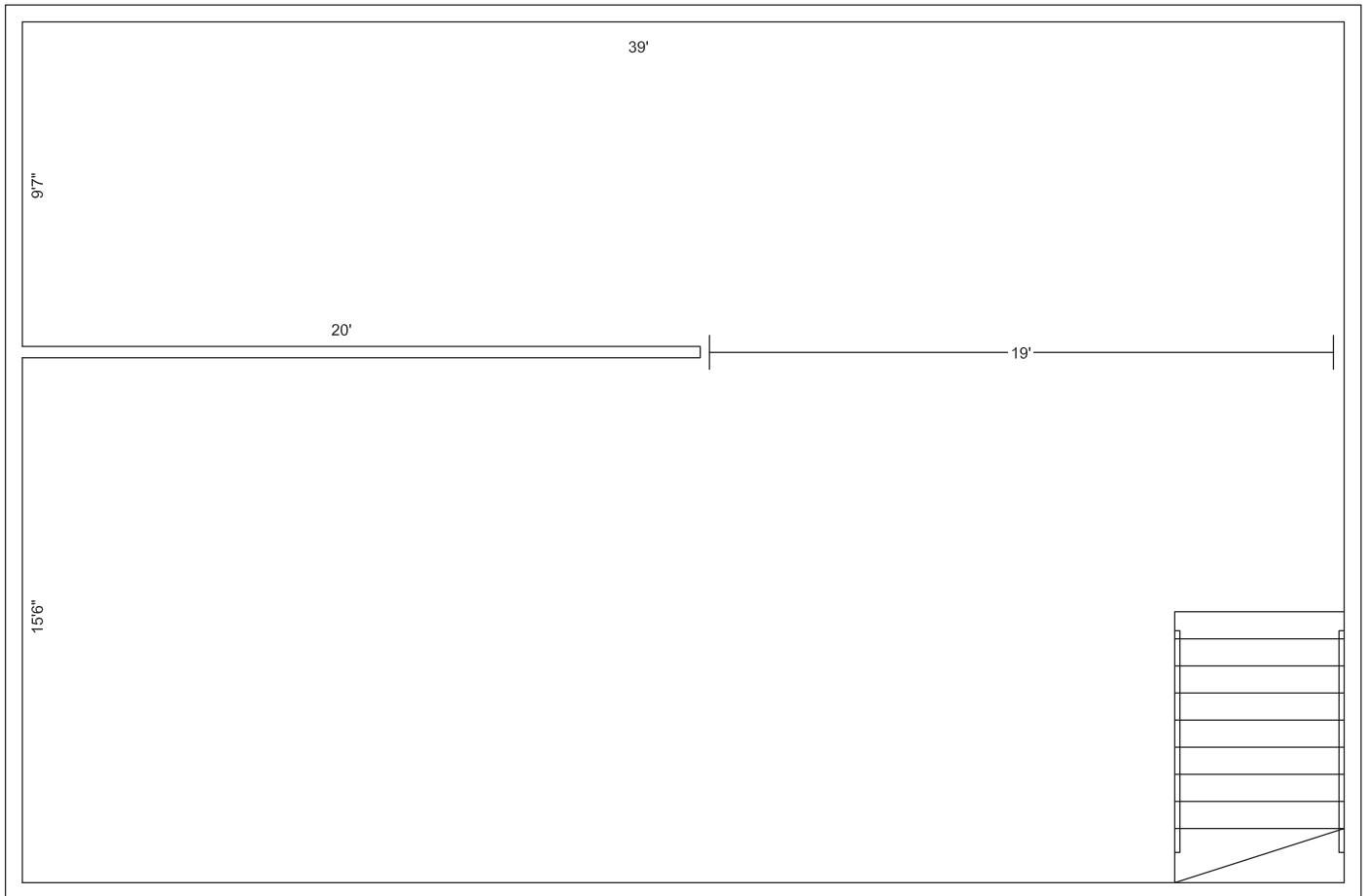
Total Site Area	.68 AC
Zoning	R7
Parking	5.5:1000 SF
Traffic Counts	54,000 EADT
Operating Expenses	\$120 CAM

First Level Floor Plan



\*\* Floor plan measurements are approximate and are for illustration purposes only.

**Lower Level Floor Plan**

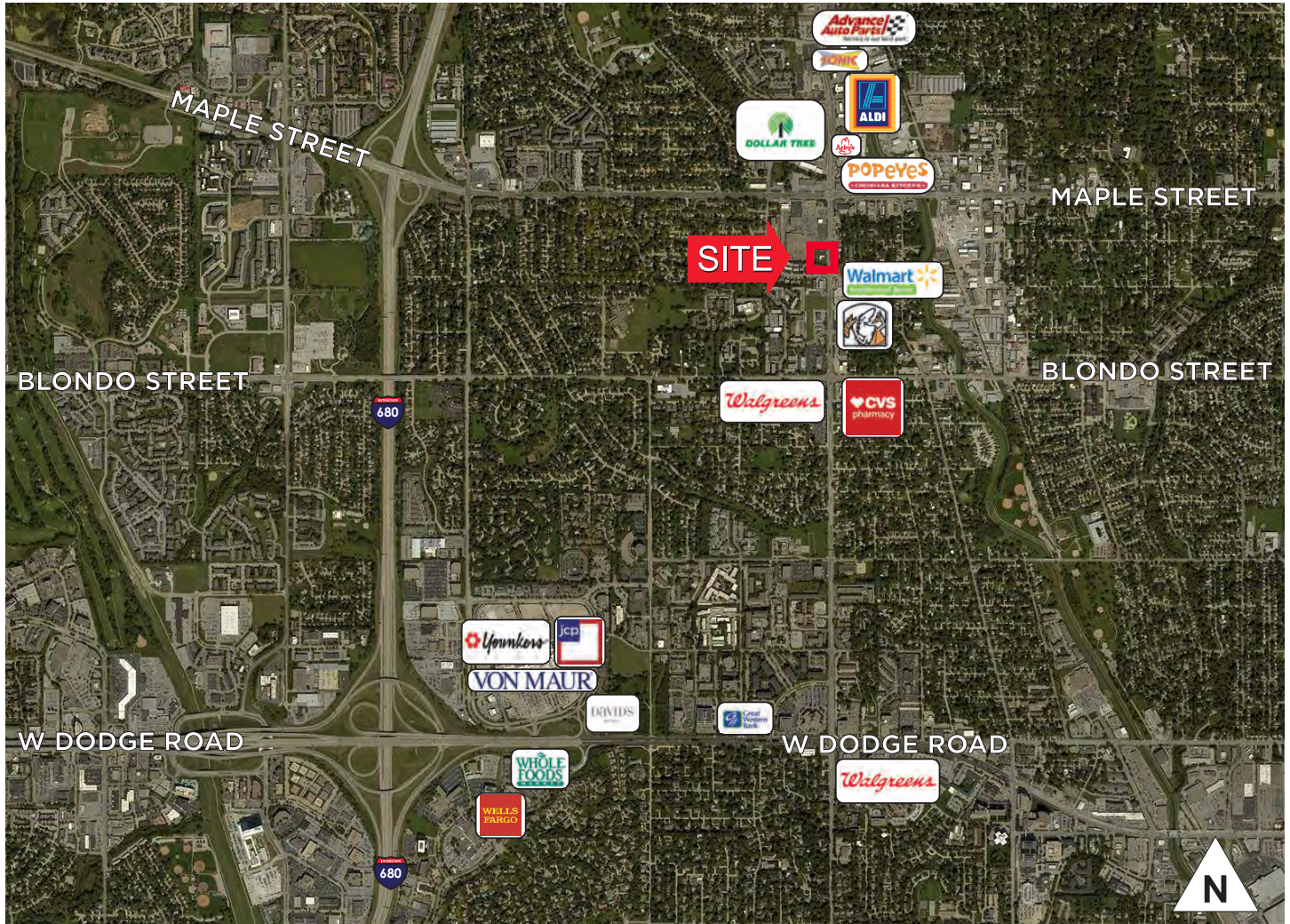


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FOR LEASE

# Mapleview Clinic Building

9006 Ohio Street / Omaha, NE



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