

FOR SALE/FOR LEASE

OFFICE BUILDING

4885

SOUTH 118TH STREET

Omaha, NE 68137



OFFICE BUILDING FOR SALE

SALE PRICE \$2,471,000 (\$143.53 PSF)

BUILDING SIZE 17,217 SF

LOT SIZE 1.92 AC



OFFICE SPACE FOR LEASE

AVAILABLE SPACE 3,963 - 17,217 RSF*

- Suite 100 5,431 RSF

- Suite 250 3,963 RSF

LEASE RATE \$18.50 PSF, Full Service



PROPERTY FEATURES

- + Professional office building in south west Omaha
- + Excellent owner/user opportunity
- + 81 parking spaces (4.5:1)
- + Located just southeast of 120th & L Streets, with convenient access to Interstate 80
- + *Seller is open to Lease Back on long term basis; totalling 7,823 RSF of building

www.cbre.us/omaha

CBRE | **MEGA**
Part of the CBRE affiliate network

FOR SALE/FOR LEASE | MILLARD OFFICE BUILDING

4885
SOUTH 118TH STREET
Omaha, NE 68137



MONUMENT SIGNAGE

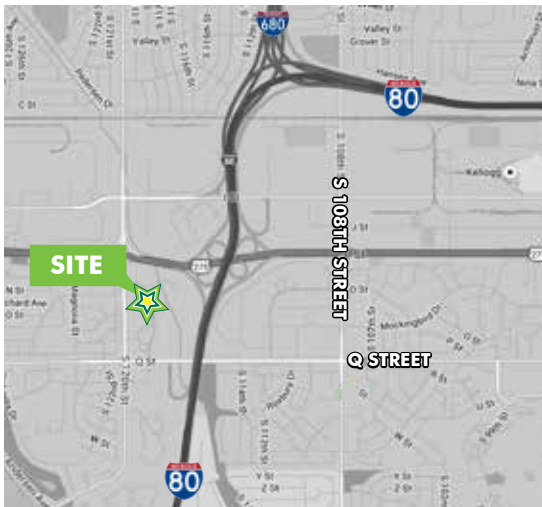


BUILDING INFO

Lot Size	83,635.20 SF
Building Size	17,217 SF
Number of Floors	Two
Year Built	2002
Construction	Brick
Zoning	Community Commercial (CC)
Sprinklered	No
HVAC	Gas Forced
Basement	No



SITE MAP/AERIAL



CONTACT US

DALE SCOTT, SIOR

Executive Vice President
+1 402 697 5846
dscott@cbre-mega.com

TRACY EARNEST

Vice President
+1 402 697 5841
tearrest@cbre-mega.com

CBRE | MEGA

11213 Davenport St, Ste 300
Omaha, NE 68154
+1 402 334 8877

www.cbre.us/omaha

CBRE | MEGA
Part of the CBRE affiliate network

FOR SALE/FOR LEASE | MILLARD OFFICE BUILDING

4885
SOUTH 118TH STREET
Omaha, NE 68137



CONTACT US

DALE SCOTT, SIOR

Executive Vice President
+1 402 697 5846
dscott@cbre-mega.com

TRACY EARNEST

Vice President
+1 402 697 5841
tearrest@cbre-mega.com

CBRE|MEGA

11213 Davenport St, Ste 300
Omaha, NE 68154
+1 402 334 8877

rev091818a © 2018 CBRE|MEGA, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE|MEGA, Inc. does not doubt its accuracy, CBRE|MEGA, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

www.cbre.us/omaha

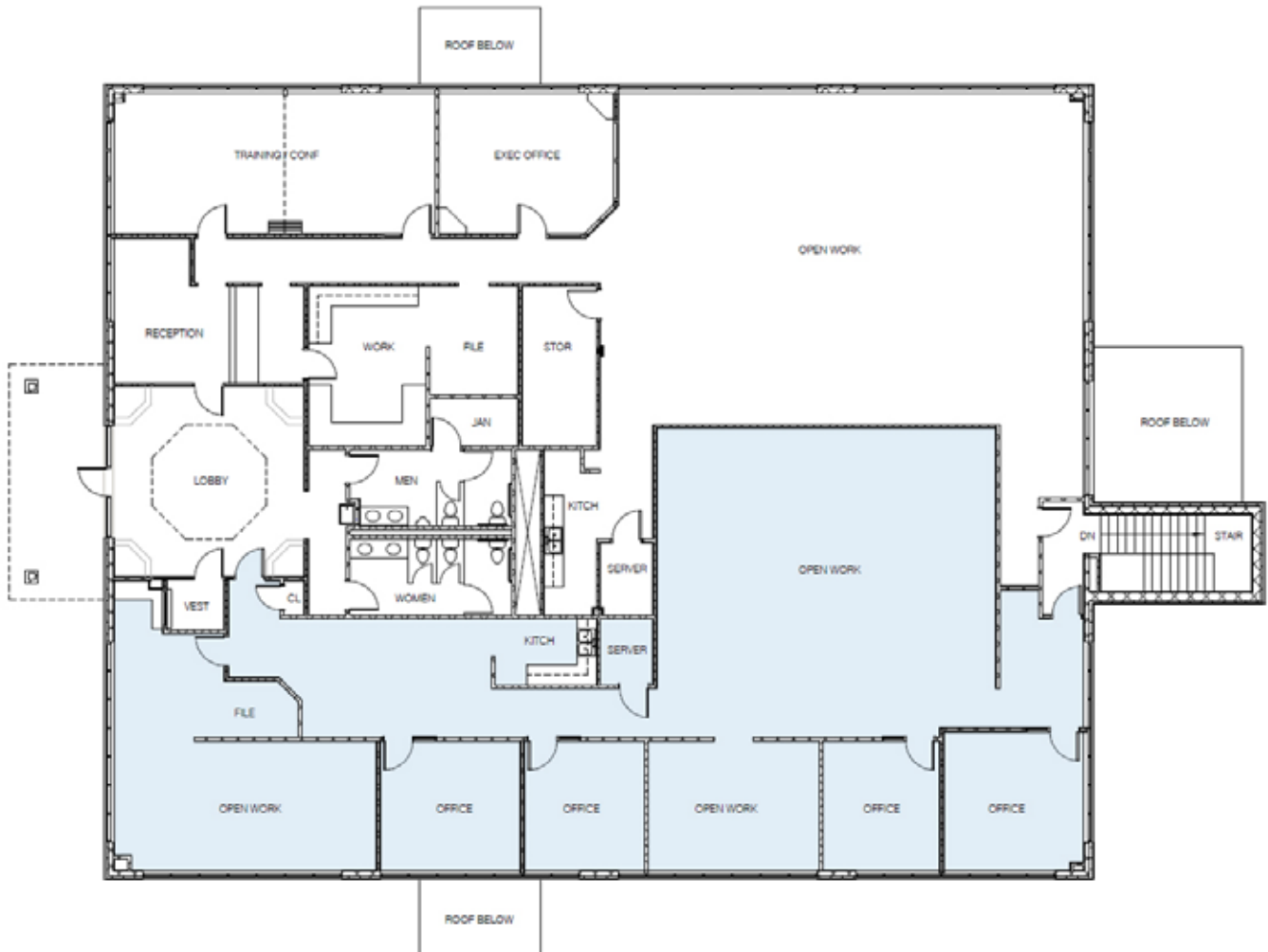
CBRE|MEGA
Part of the CBRE affiliate network

FOR SALE/FOR LEASE | MILLARD OFFICE BUILDING

4885
SOUTH 118TH STREET
Omaha, NE 68137



FLOOR PLAN UPPER LEVEL



CONTACT US

DALE SCOTT, SIOR

Executive Vice President
+1 402 697 5846
dscott@cbre-mega.com

TRACY EARNEST

Vice President
+1 402 697 5841
tearrest@cbre-mega.com

CBRE | MEGA

11213 Davenport St, Ste 300
Omaha, NE 68154
+1 402 334 8877

www.cbre.us/omaha

CBRE | MEGA
Part of the CBRE affiliate network

FOR SALE/FOR LEASE | MILLARD OFFICE BUILDING

4885
SOUTH 118TH STREET
Omaha, NE 68137



FLOOR PLAN LOWER LEVEL



CONTACT US

DALE SCOTT, SIOR

Executive Vice President
+1 402 697 5846
dscott@cbre-mega.com

TRACY EARNEST

Vice President
+1 402 697 5841
tearrest@cbre-mega.com

CBRE | MEGA

11213 Davenport St, Ste 300
Omaha, NE 68154
+1 402 334 8877

www.cbre.us/omaha

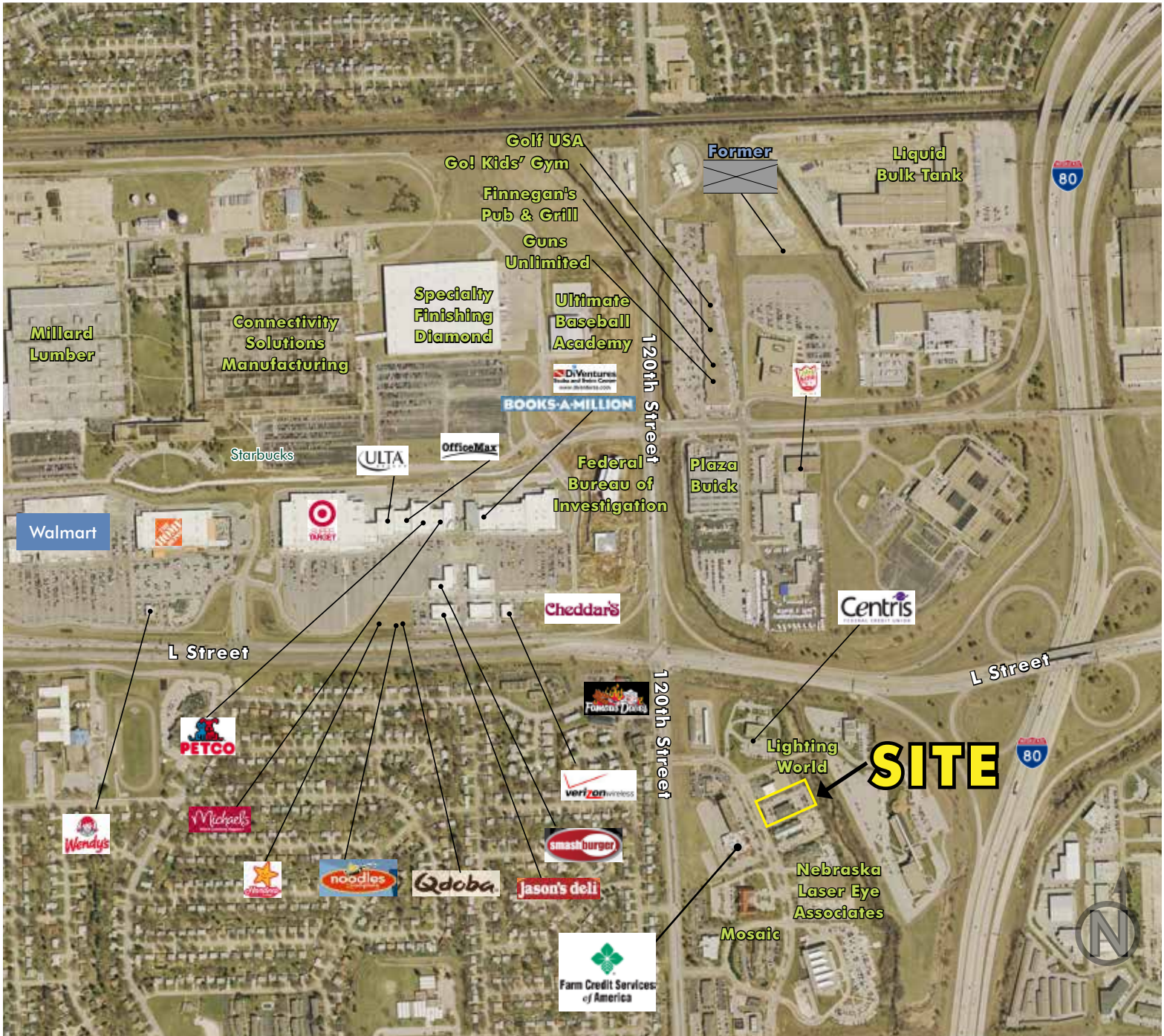
CBRE | MEGA
Part of the CBRE affiliate network

FOR SALE/FOR LEASE | MILLARD OFFICE BUILDING

4885
SOUTH 118TH STREET
Omaha, NE 68137



LOCATION AERIAL



www.cbre.us/omaha

CBRE | MEGA
Part of the CBRE affiliate network