

WEST CENTER POINTE

2,058 - 13,458 SF | \$19.50 SF/YR FULL SERVICE
14748 WEST CENTER ROAD, OMAHA, NE 68144



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14748 WEST CENTER ROAD

EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$19.50 SF/YR FULL SERVICE
Est. Op. Exp.	SF/YR
Available SF:	2,058 - 13,458 SF
Building Size:	35,582 SF
Property Type:	Office Building
Year Built:	1989
Zoning:	CC

PROPERTY OVERVIEW

Great West Omaha location with all amenities in the immediate area.

PROPERTY HIGHLIGHTS

- Great West Omaha location with all amenities in the immediate area
- Very visible to West Center Street
- Building & Monument signage opportunities
- Flexible suite sizes
- Abundance of windows allowing for natural light throughout the building

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WEST CENTER POINTE

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BUILDING INFORMATION

Building Size	35,582 SF
Min Divisible	2,058 SF
Max Contiguous	13,458 SF
Ceiling Height	9 ft
Number Of Floors	3
Average Floor Size	13,458 SF
Year Built	1989
Year Last Renovated	2007
Load Factor	11.43
Construction Status	Existing
Restrooms	ADA

PARKING & TRANSPORTATION

Parking Description	-
Parking Ratio	4.0
Parking Type	Surface
Traffic Count	50,800 - 144th & West Center Road

SITE INFORMATION

County	Douglas
Zoning	CC
Number Of Buildings	1

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Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,378	87,604	225,165
Average Age	39.8	37.8	36.3
HOUSEHOLDS			
Total Households	2,875	33,132	86,107
People Per HH	2.6	2.6	2.6
Average HH Income	\$95,077	\$93,491	\$93,767
Average HH Value	\$195,493	\$184,725	\$209,487

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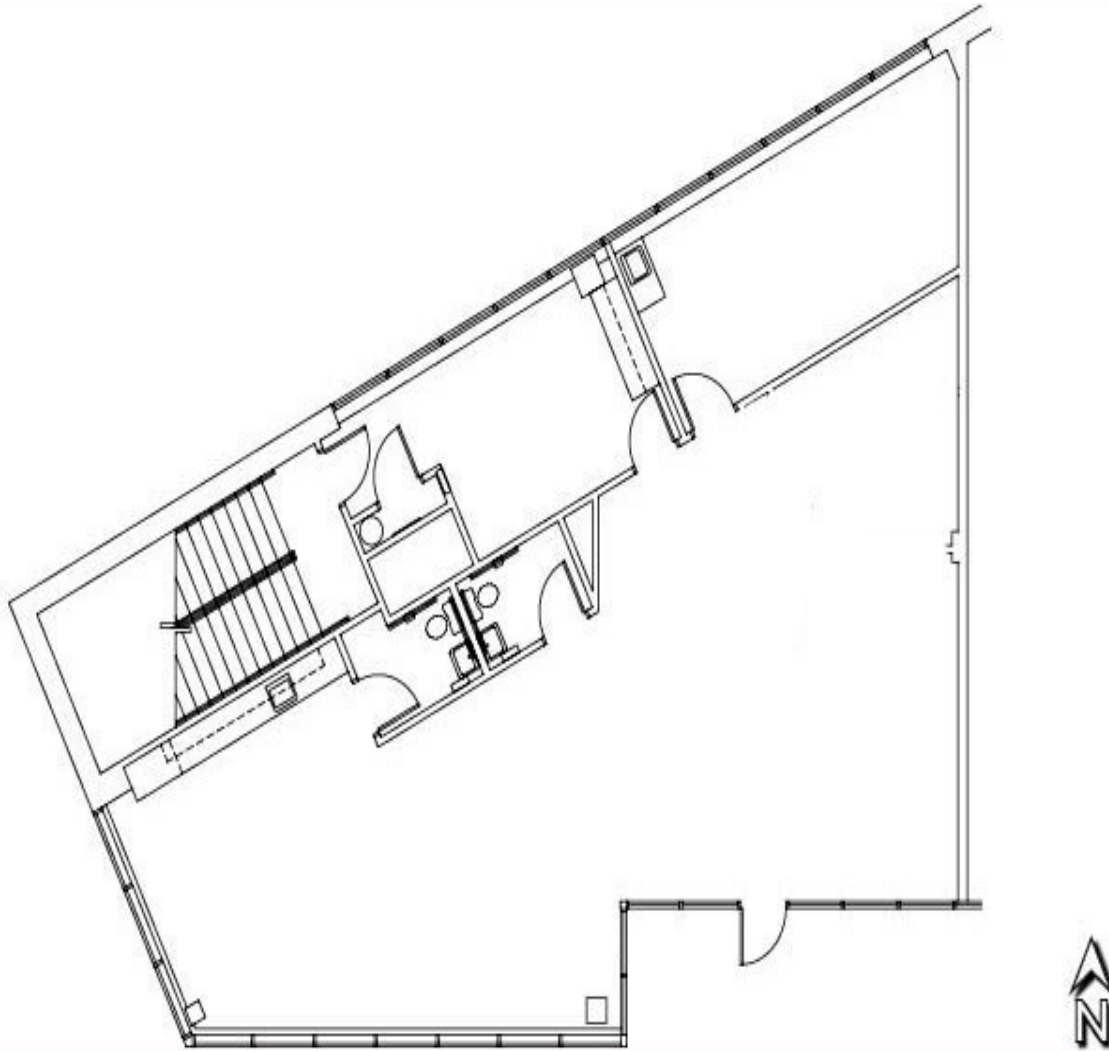
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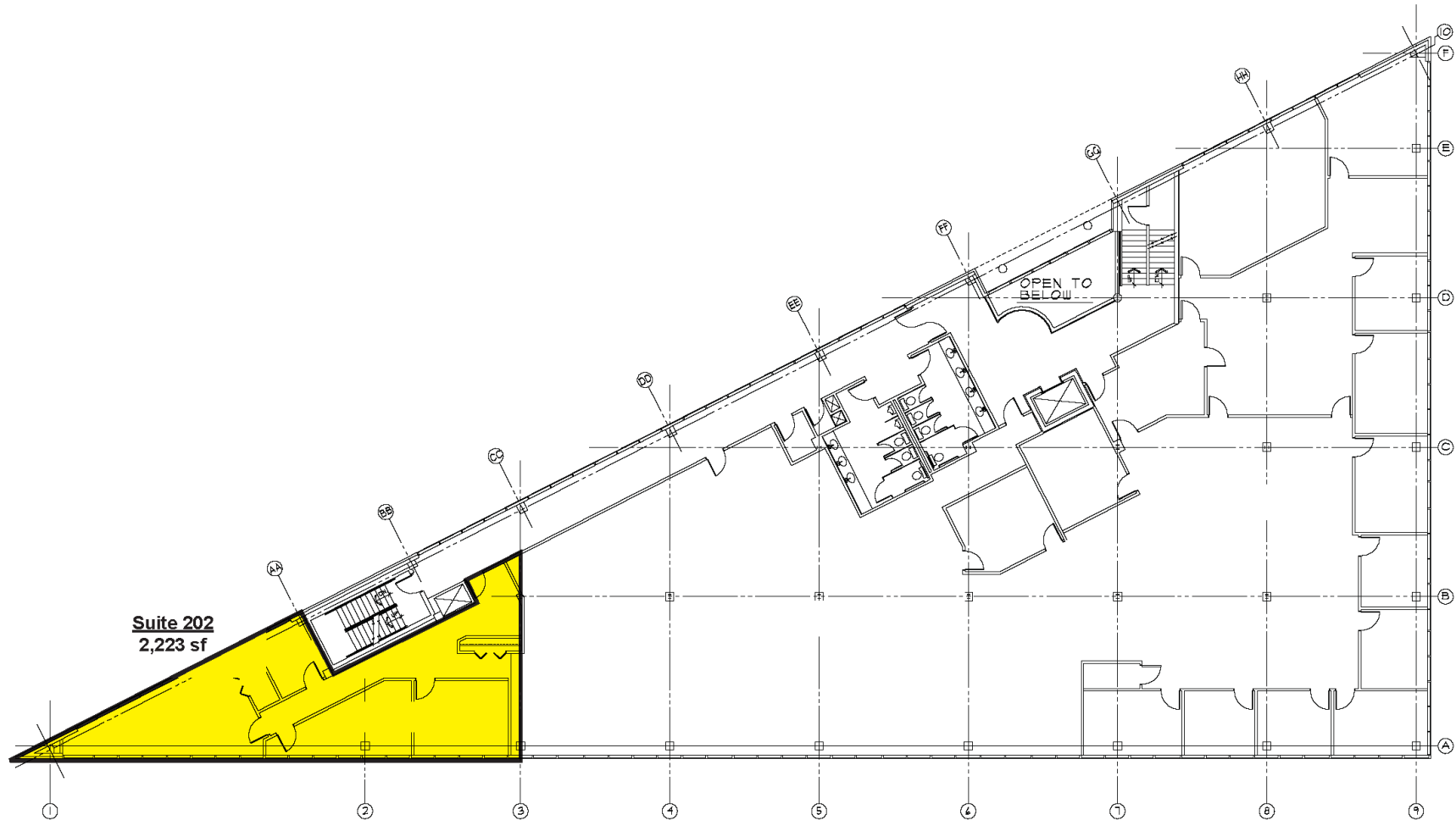
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AVAILABLE SPACES

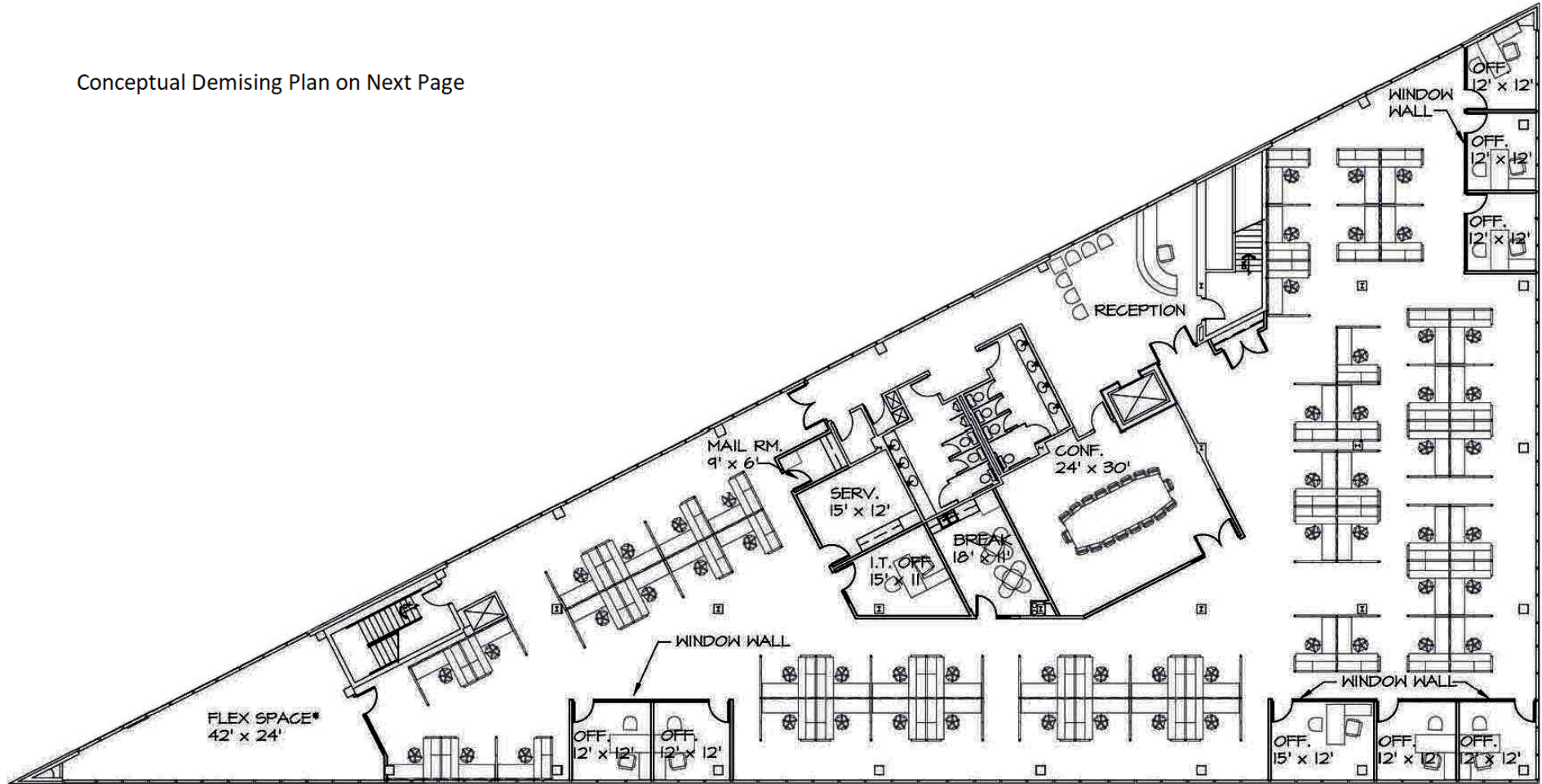
SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
101	2,058 SF	\$19.50 SF/yr (Full Service)	\$3,344.25



AVAILABLE SPACES

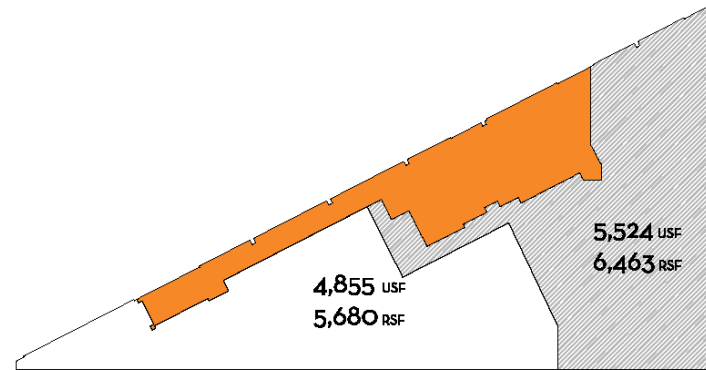
SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
202	2,223 SF	\$19.50 SF/yr (Full Service)	\$3,612.38

Conceptual Demising Plan on Next Page

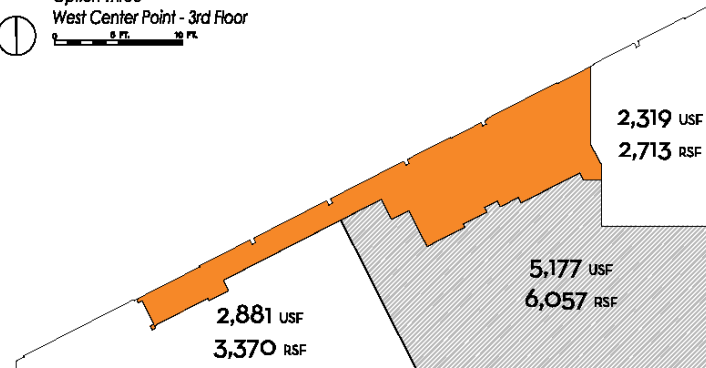
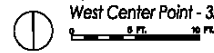


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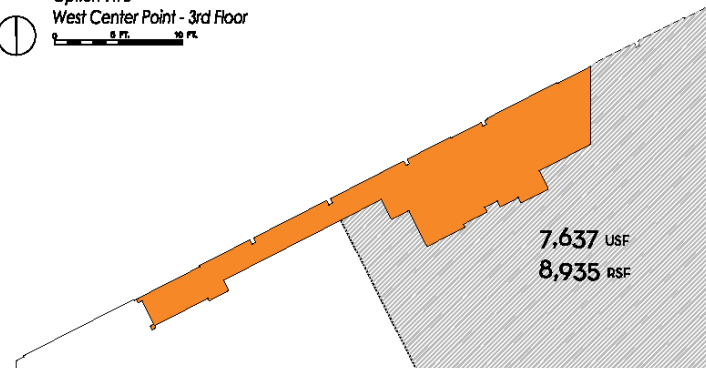
SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
300	13,458 SF	\$19.50 SF/yr (Full Service)	\$21,869.25



Option Three
West Center Point - 3rd Floor



Option Two
West Center Point - 3rd Floor



Option One
West Center Point - 3rd Floor



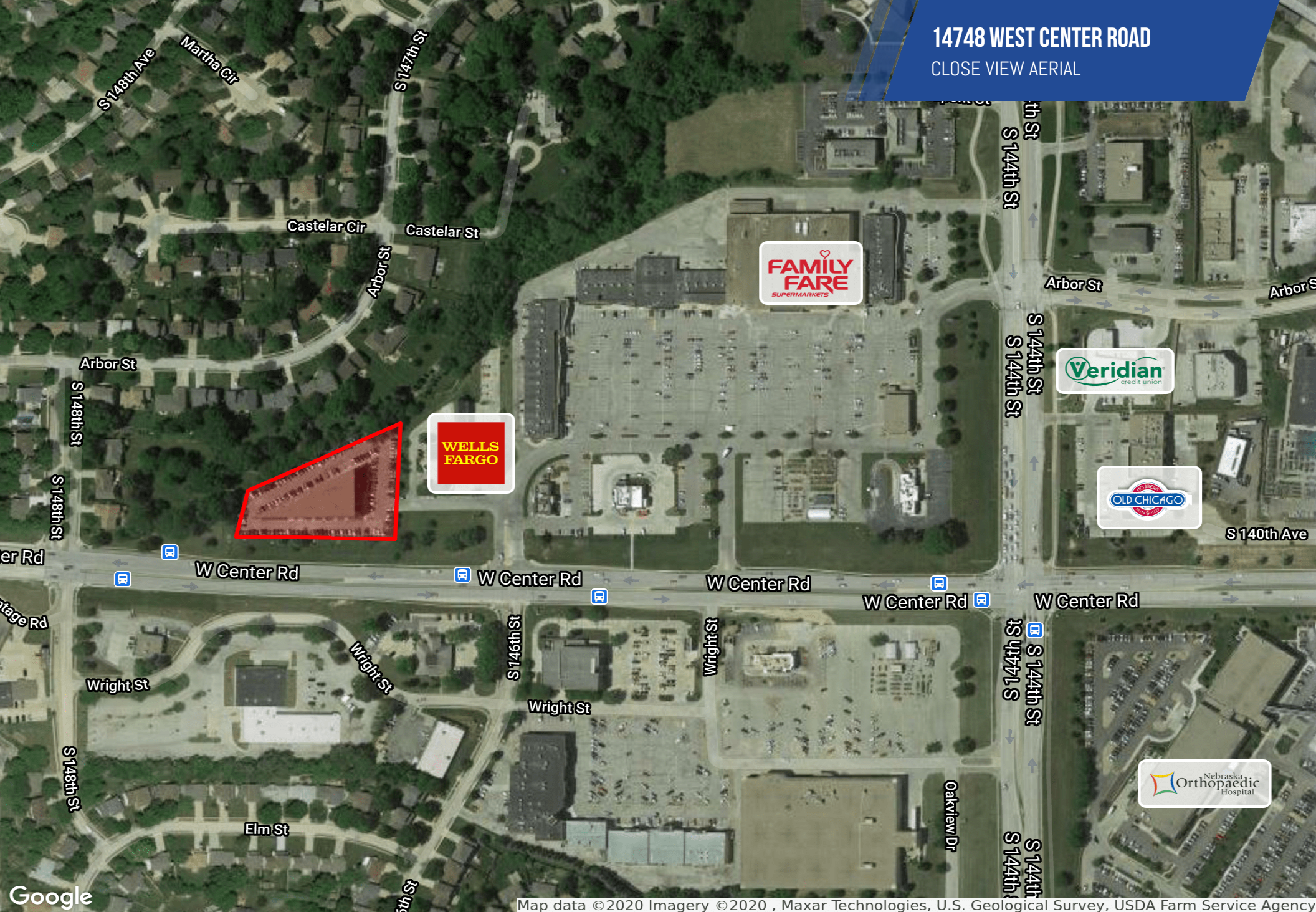


Proposed Sign Appearance
Scale: 3/16" = 1'

Existing Conditions
Scale: NTS

1478 WEST CENTER ROAD

CLOSE VIEW AERIAL



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RETAILER MAP

SITE

HARVEY OAKS



Google

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