

# CENTER STREET MEDICAL

5,275 SF | \$26.00 SF/YR (NNN)

11902 W CENTER ROAD, OMAHA, NE 68124



**INVESTORS**  
**REALTY INC.**

[WWW.INVESTORSOMAHA.COM](http://WWW.INVESTORSOMAHA.COM)



**BRIAN KUEHL**

402.778.7537

[bkuehl@investorsomaha.com](mailto:bkuehl@investorsomaha.com)





## OFFERING SUMMARY

LEASE RATE:	\$26.00 SF/YR NNN
Est. Op. Exp.	SF/YR
Available SF:	5,275 SF
Building Size:	22,700 SF
Property Type:	Medical Offices
Year Built:	2023
Zoning:	CC
Parking:	Surface and underground

## PROPERTY OVERVIEW

New Class A medical office building under construction  
Ready early 2024

### PROPERTY HIGHLIGHTS

- Brand new Class A medical office building at 120th & W Center Road
- 89 surface parking stalls, heated garage parking and garage storage units
- Modern and stylish design
- Excellent location with easy access to many services
- Central location in Omaha with I-80 and I-680 within minutes
- Negotiable TI Allowance
- Monument signage visible to W Center Road

## DEMOGRAPHICS

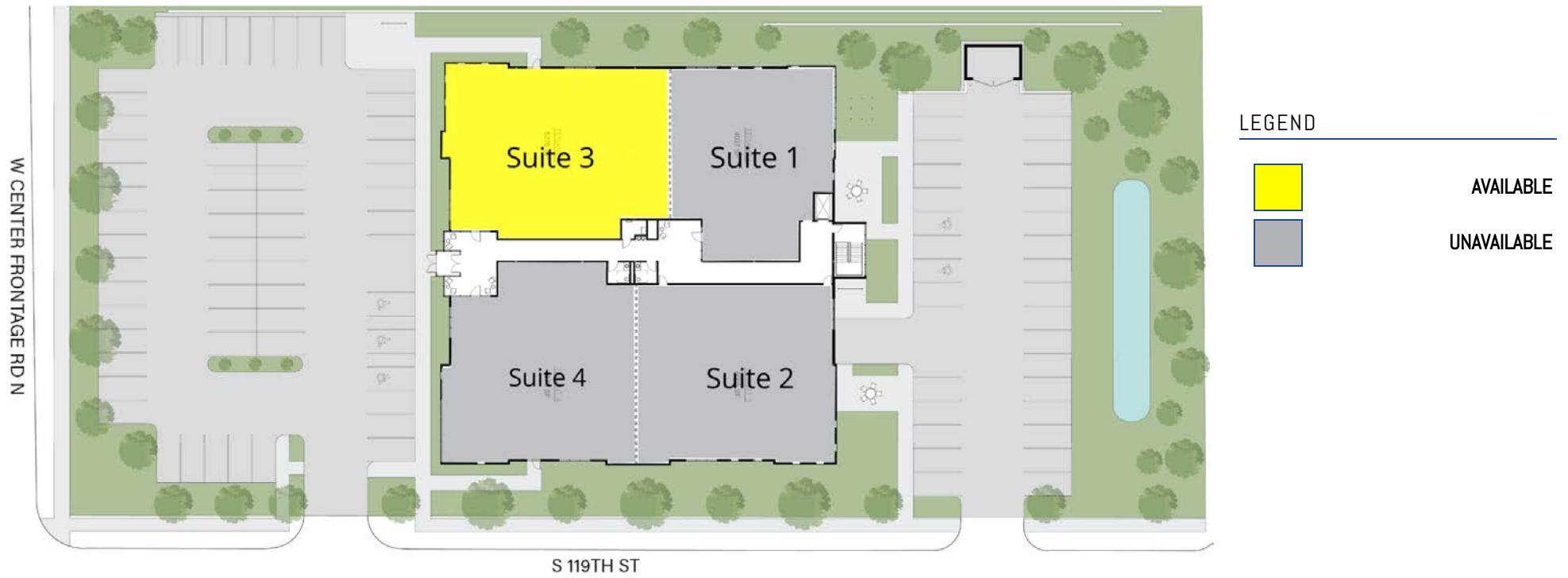
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,063	76,189	236,219
Average Age	41.6	39.3	36.8
HOUSEHOLDS			
Total Households	4,576	32,907	98,937
People Per HH	2.4	2.3	2.4
Average HH Income	\$79,023	\$84,498	\$79,584
Average HH Value	\$209,374	\$187,715	\$186,494

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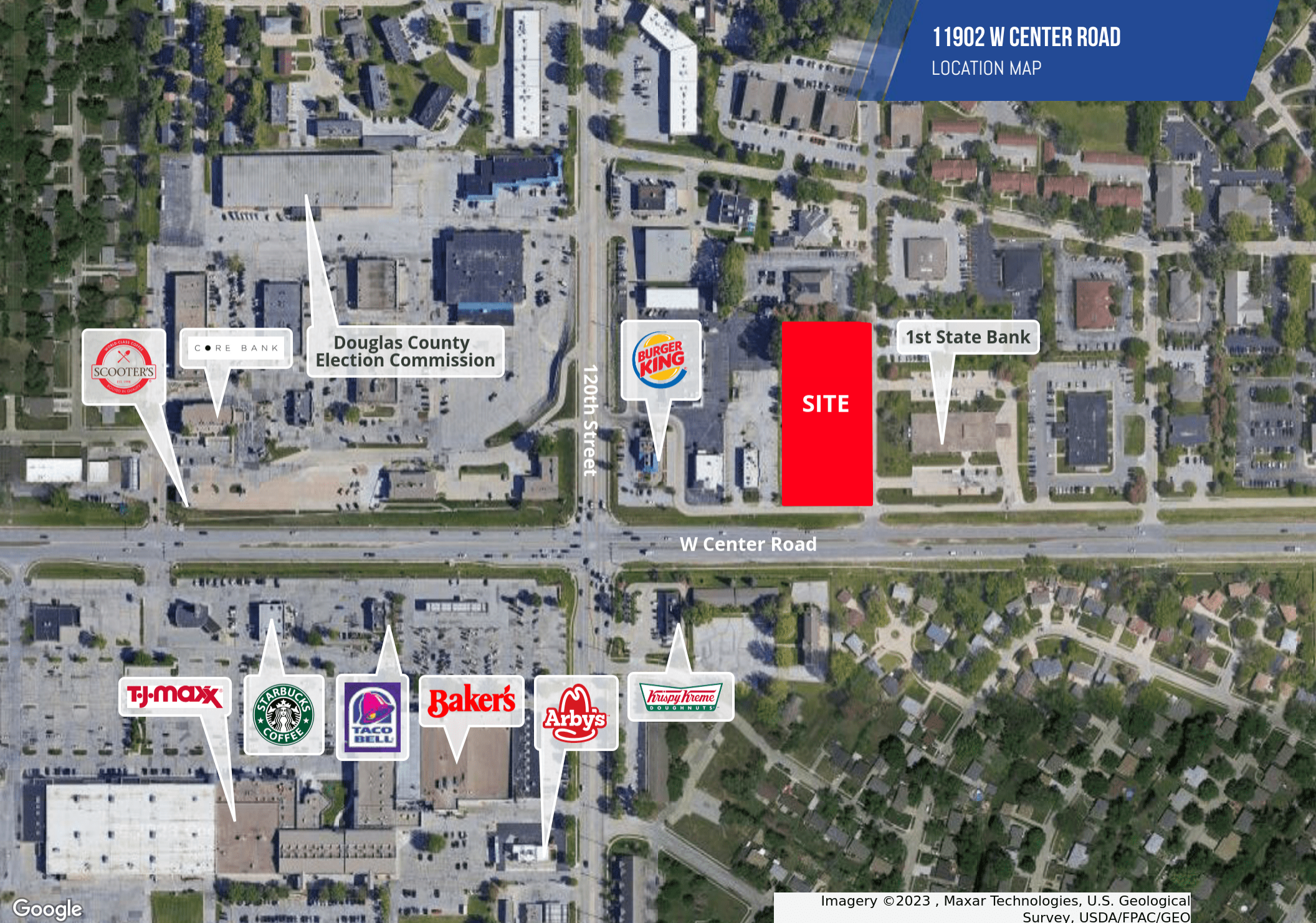




SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
Suite 3	5,275 SF	\$26.00 SF/yr (NNN)	\$11,429.00



11902 W CENTER ROAD  
LOCATION MAP



Imagery ©2023 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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11902 W CENTER ROAD  
ELEVATIONS



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11902 W CENTER ROAD  
ADDITIONAL PHOTOS



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