

Office | For Sublease

CBRE

Lakeside Hills

Office Plaza

2425 S 171st Street
Omaha, NE 68130
www.cbre.com/nebraska

\$20.50 PSF Full Service - Price Reduced





Property Information

Available Space **5,000 - 48,000 SF**
Lease Rate **\$20.50 PSF**
 Full Service

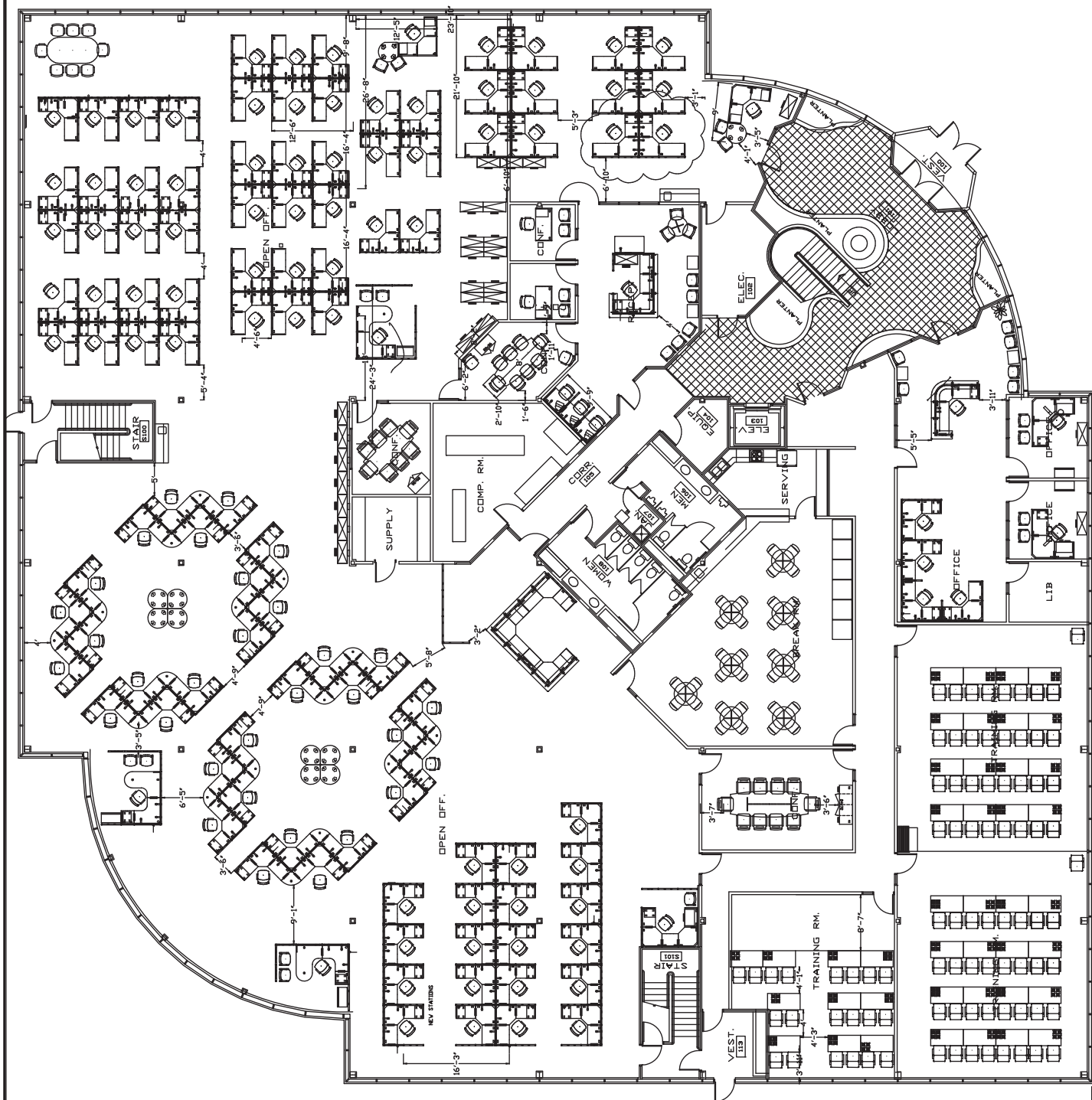
Features

- + Furniture Included
- + Premier Lakeside Hills office building
- + Building signage available
- + No medical restriction
- + 4.45:1,000 SF parking ratio
- + Across the street from CHI Lakeside Hospital
- + Close to restaurants, hotels, shopping, fitness, and other amenities
- + Well maintained building and grounds

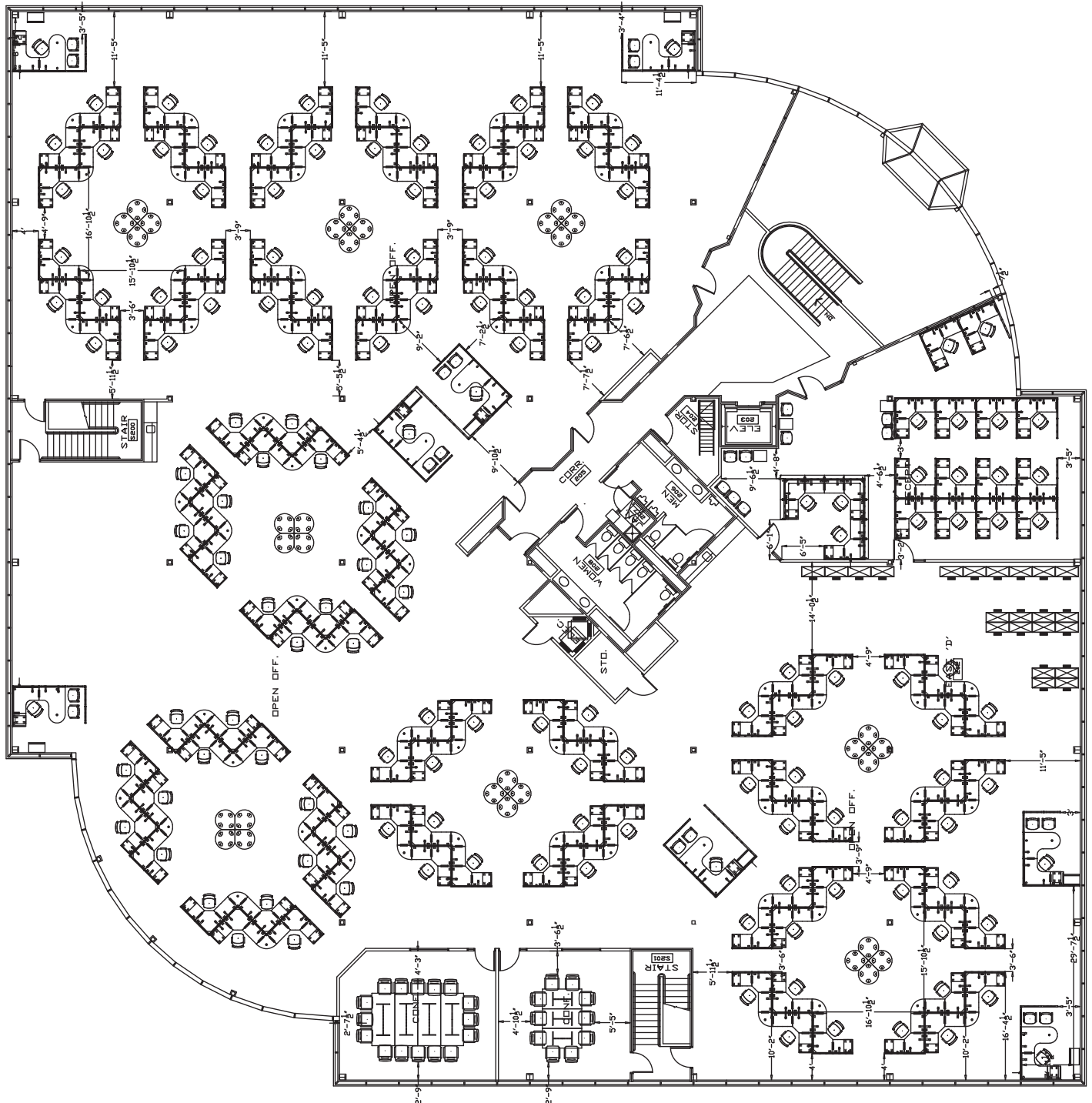


Floor Plan

First Floor



Second Floor





Demographics	1 Mile	3 Miles	5 Miles
Population	9,616	86,571	221,425
Daytime Population	11,764	87,418	216,105
2022-2027 Annual Population Growth Rate	0.36%	0.23%	0.53%
Households	3,971	31,374	82,487
Average Household Income	\$141,313	\$146,465	\$133,094





Please Contact

Scott Schneiderman
Senior Vice President
+1 402 290 2125
scott.schneiderman@cbre.com

Building Information

Building Size	50,000 SF	No. of Floors	Two
Lot Size	3.49 AC / 152,024 SF	Parking	4.45 Stalls per 1,000 SF
Year Built	2002	Traffic Counts	45,028 VPD (171st/Oak Drive & West Center)

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