

WEST DODGE HILLS OFFICE BLDG II

FOR LEASE



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CBRE

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Class A Office

CBRE

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WEST DODGE HILLS
OFFICE BLDG II

PROPERTY INFORMATION

LEASE RATE: \$22.50 PSF, NNN

SPACE AVAILABLE:
- SUITE 305 5,825 SF

BUILDING SIZE: 115,000 SF

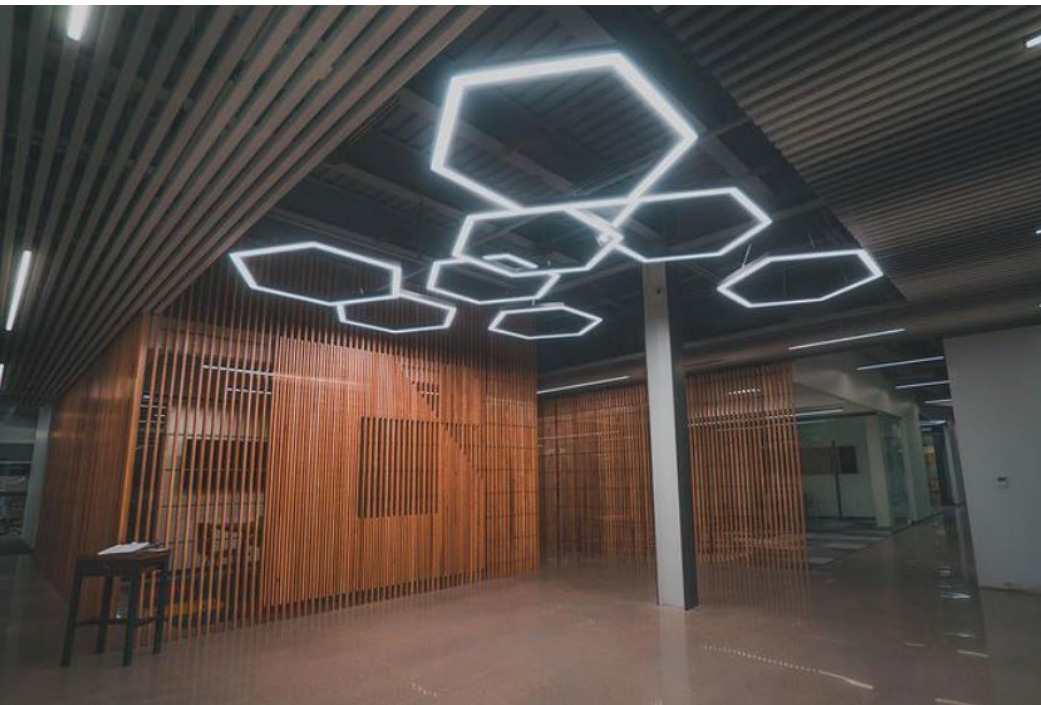
IMPROVEMENT ALLOWANCE: \$65 PSF FOR 10 YEAR TERM

96% LEASED

AVAILABLE FOR LEASE

- Class A Business Park with West Dodge Street visibility
- Easy access to West Dodge Road and nearby Village Pointe Shopping Center
- Traffic count of 43,030 VPD at 180th Street & West Dodge Road (2018)

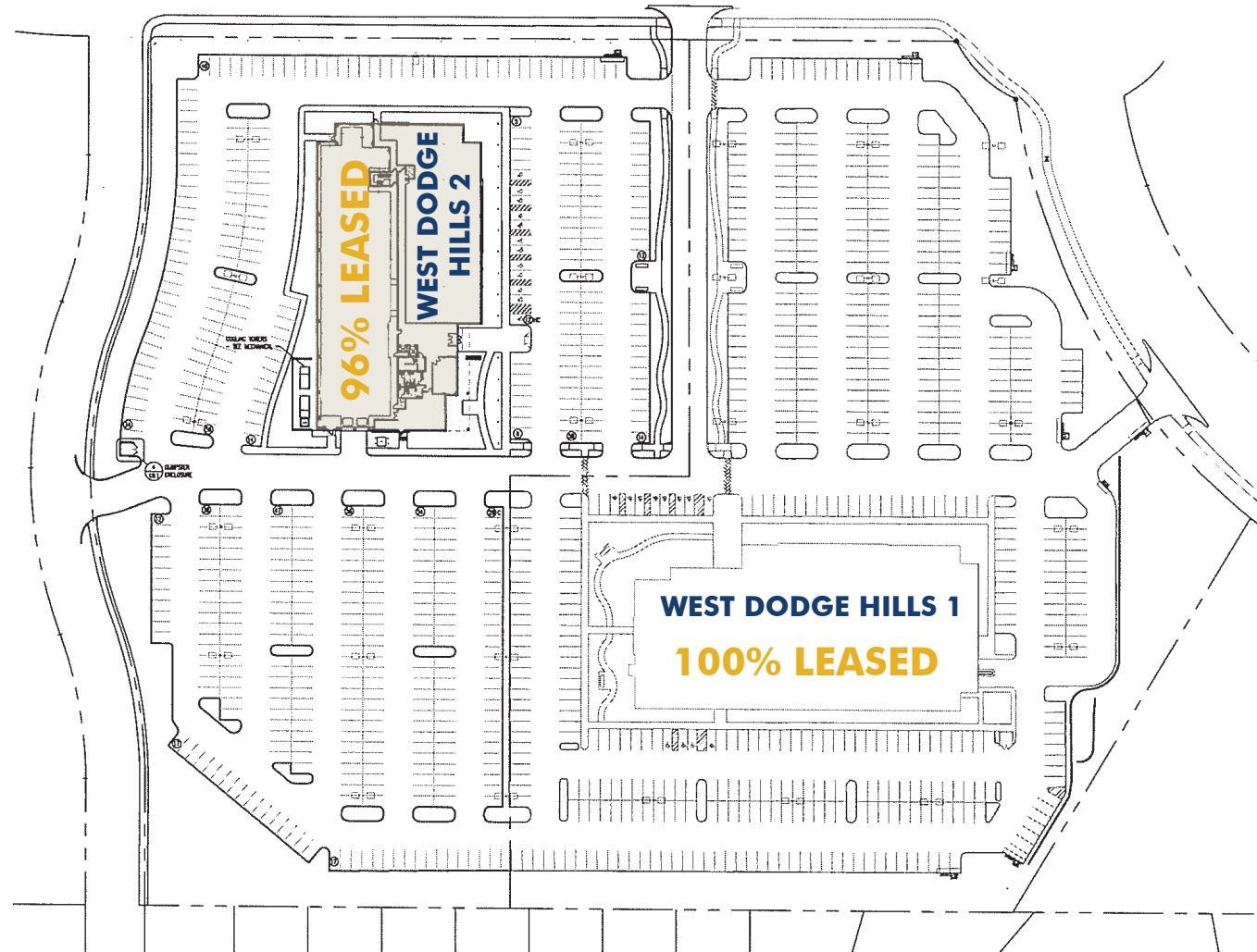




Common Conference Area

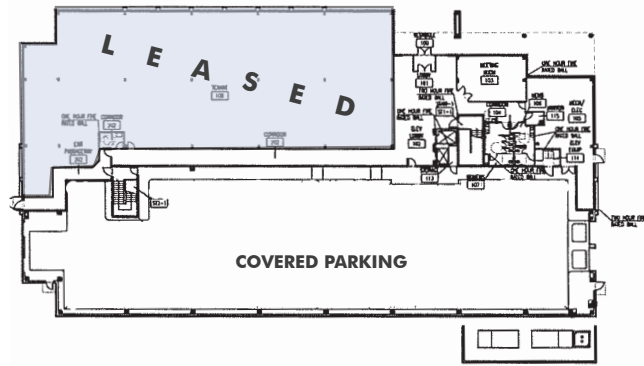
BUILDING FEATURES

Conference Room	Common; on site
Parking	Underground
Building Size	115,000 SF
Fitness Center	Workout facility next door
Stories	Four
Floorplates	35,000 SF
Class	A - Office
Ceiling Heights	9' minimum
Construction	Cizek built building
Parking Ratio	5:5,000
Sprinklered	Yes

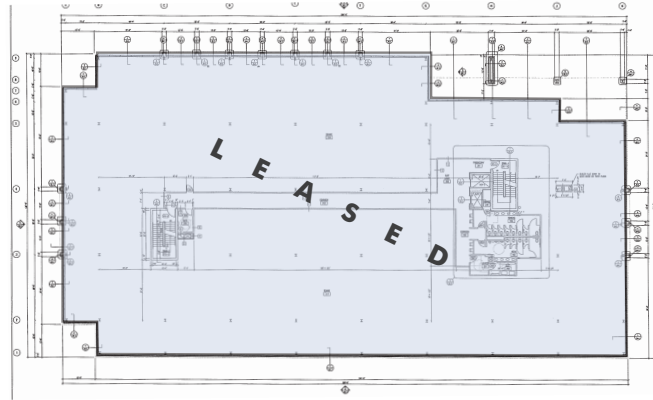


FLOOR PLAN

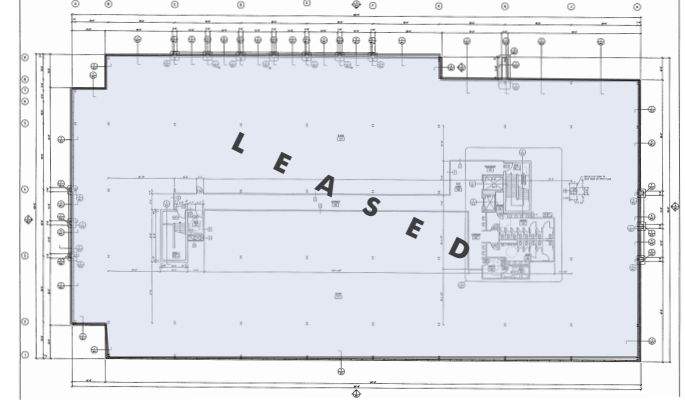
FIRST FLOOR



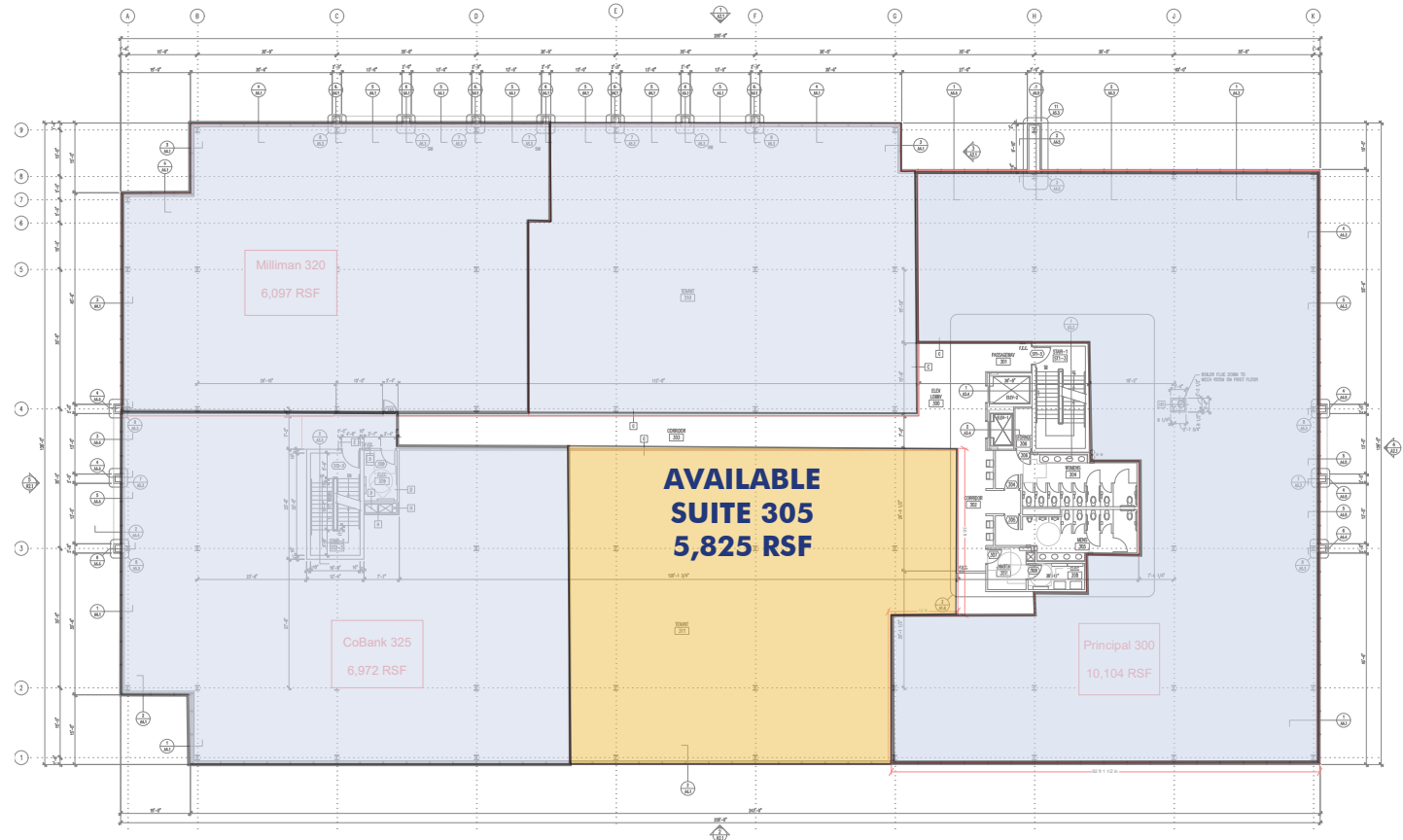
SECOND FLOOR



FOURTH FLOOR



THIRD FLOOR



LOCATION AERIAL



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