

FOR LEASE - MERCY PROFESSIONAL

2410 S 73RD ST, SUITE D&E, OMAHA, NE 68124

OFFICE | 2,106 SF | \$14.00 SF/YR (NNN)



PRESENTED BY:

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360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Now available for lease, this fully built-out dental suite offers a turn-key opportunity for a medical or dental professional seeking a space in central Omaha. This medical suite features walk-in access from the adjacent parking lot—giving patients and staff convenient, ground-level-style entry. The suite shares a common waiting room area with an adjacent pediatric dental clinic, but has its own dedicated reception desk. The layout includes multiple operatories, private offices, sterilization and lab areas, pano/x-ray room, staff break room, and both public and private restrooms. Designed for clinical efficiency and patient comfort, the space is ready to support a thriving practice from day one.

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LOCATION DESCRIPTION

Positioned in the heart of Omaha near 72nd & Mercy Road, this suite enjoys proximity to major medical hubs, retail, and residential neighborhoods. Easy access to I-80, Center Street, and West Dodge Road provides quick connectivity for patients across the metro. The building's southern lot feeds directly into the suite's front entrance, creating a seamless arrival experience. Surrounded by long-established medical professionals and high-traffic corridors, 2410 S 73rd offers both visibility and stability.

PROPERTY HIGHLIGHTS

- Private offices and consult rooms
- Panoramic X-ray room
- Staff break room with kitchenette
- In-suite and common restrooms (ADA accessible)
- Bright, welcoming waiting areas and check-in stations
- Located within a well-maintained, multi-tenant medical building

OFFERING SUMMARY

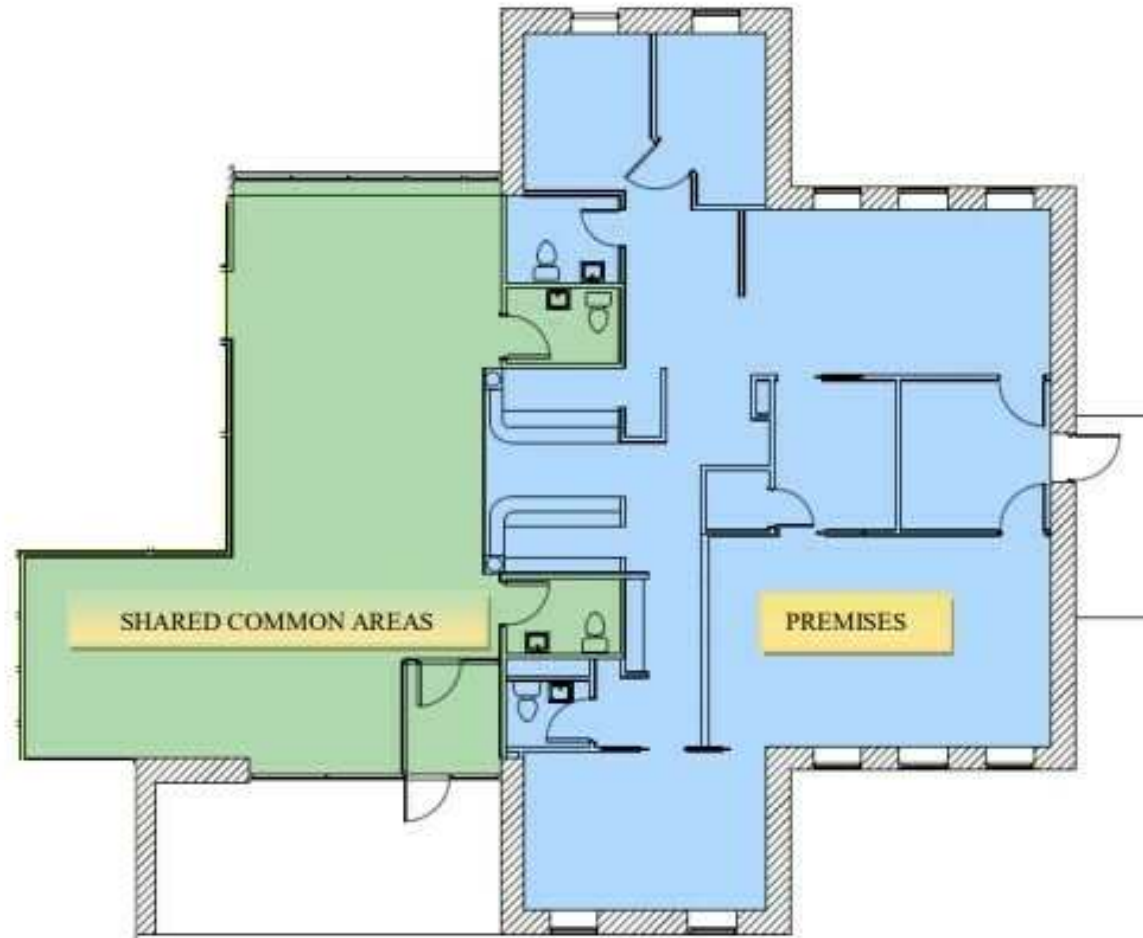
Lease Rate:	\$14.00 SF/yr (NNN)
NNN:	\$5.00 PSF
Available SF:	2,106 SF
Building Size:	10,547 SF

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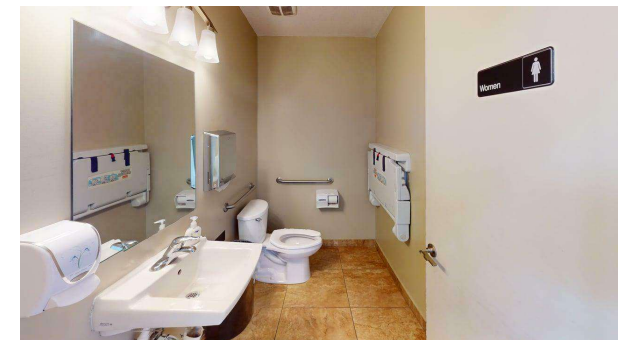
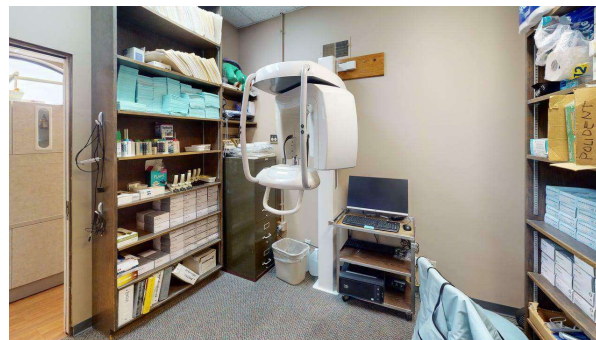
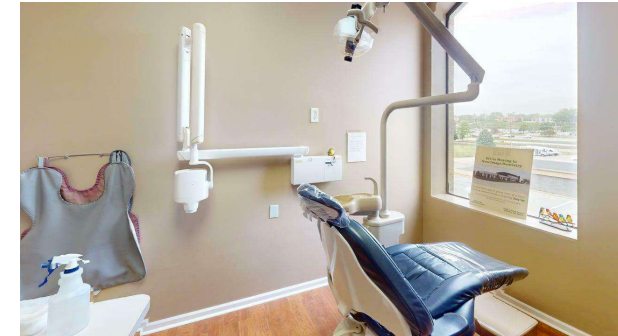
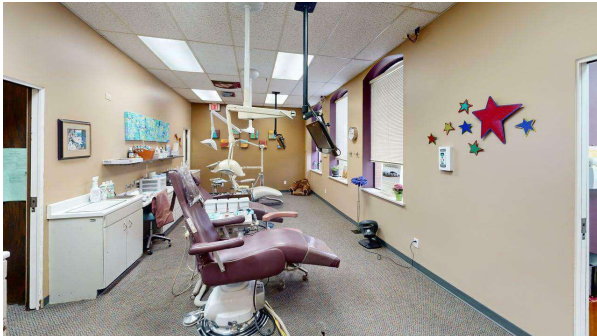
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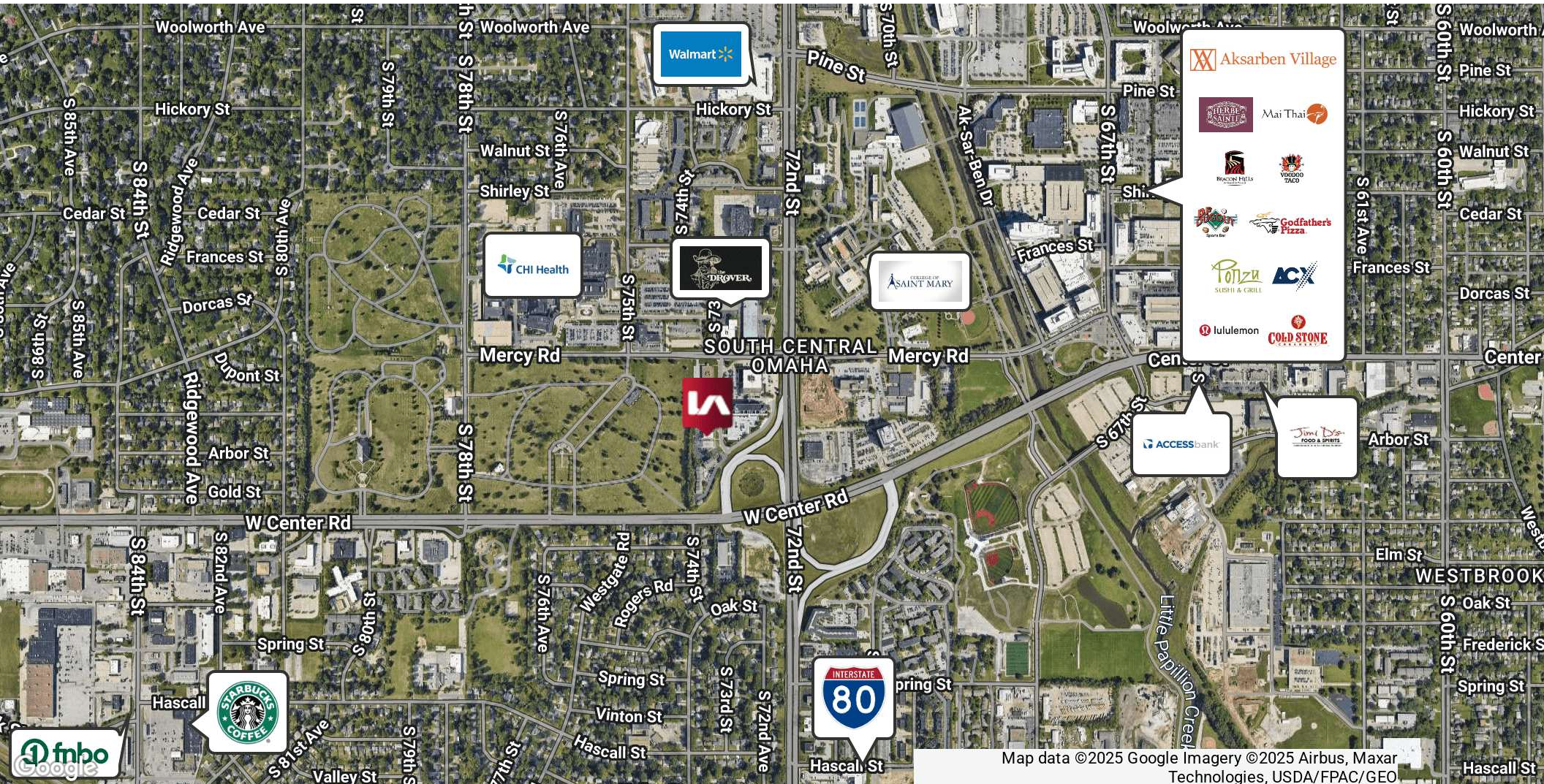
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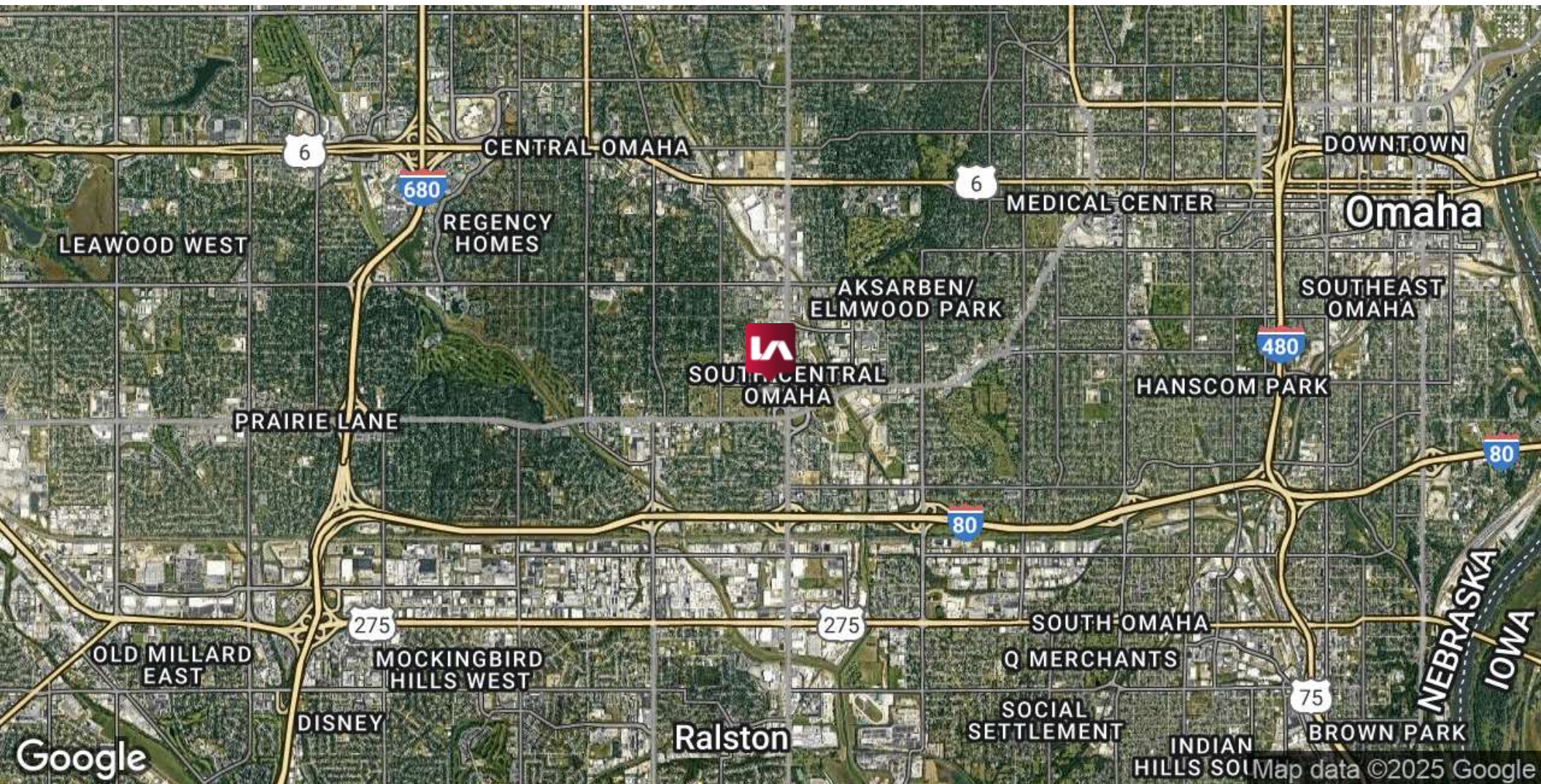
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Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



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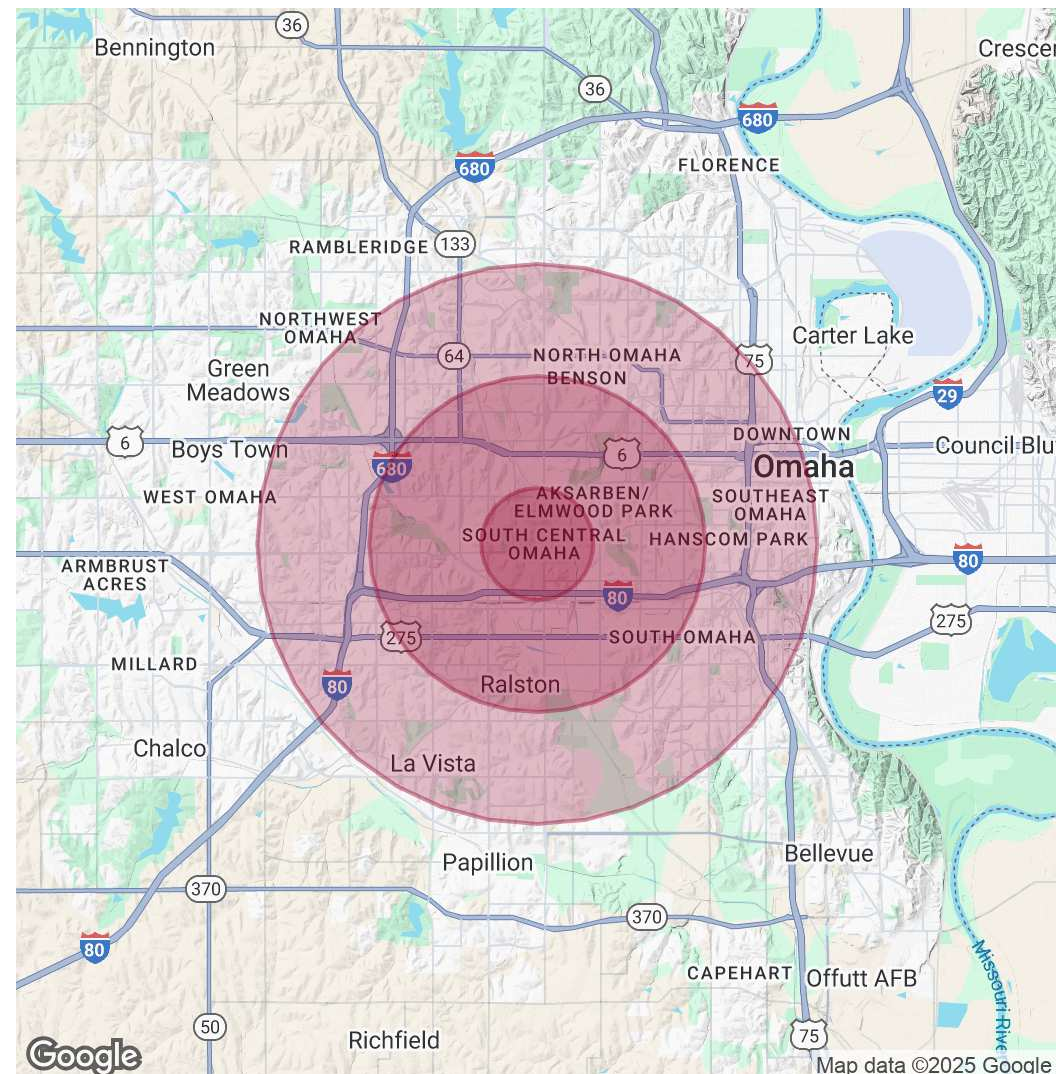
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,203	93,969	313,072
Average Age	38	39	38
Average Age (Male)	36	38	37
Average Age (Female)	40	40	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,208	41,977	130,207
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$86,640	\$102,755	\$87,946
Average House Value	\$285,419	\$317,712	\$269,657

Demographics data derived from AlphaMap



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