

15505 RUGGLES STREET, OMAHA, NE 68116

## WEST POINT RETAIL BUILDING A

\$14.50 SF/YR (NNN)

Rent Special 1st Year - Only \$11.50 psf  
NNN



LEASE BROCHURE

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**Brian Kuehl**

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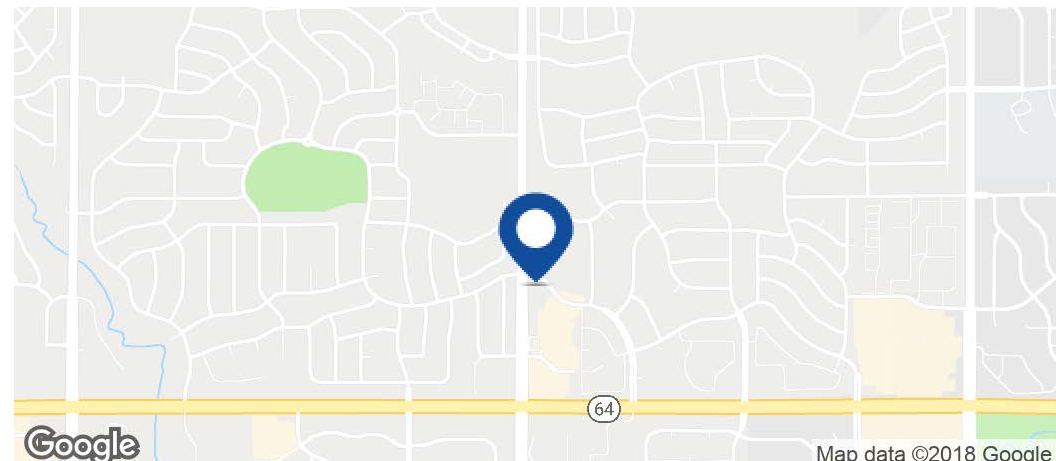
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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	2,542 SF
Lease Rate:	\$14.50 SF/YR (NNN)
Est. NNN Exp:	\$6.13 SF/YR
Year Built:	2003
Building Size:	20,234
Zoning:	Mixed Use
Traffic Count:	37,050

### PROPERTY OVERVIEW

Anchored by Tanners Bar & Grill, Anytime Fitness and other long term tenants and large monument sign with electronic display

### PROPERTY HIGHLIGHTS

- Anchored by Tanners Bar & Grill, Anytime Fitness and other long term tenants
- 51,340 cars drive past this location every day
- Excellent visibility to 156th Street
- Large monument sign with electronic display
- Former Credit Union space with drive thru lanes available



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## AVAILABLE SPACES

LEASE TYPE	NNN
TOTAL SPACE	2,542 SF
LEASE TERM	Negotiable
LEASE RATE	\$14.50 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
108	-	2,031 SF	NNN	\$12.50 - \$14.50 SF/yr	
109	Available	2,542 SF	NNN	\$14.50 SF/yr	Base rent: \$3,071.58 Total Monthly rent: \$4,370.12



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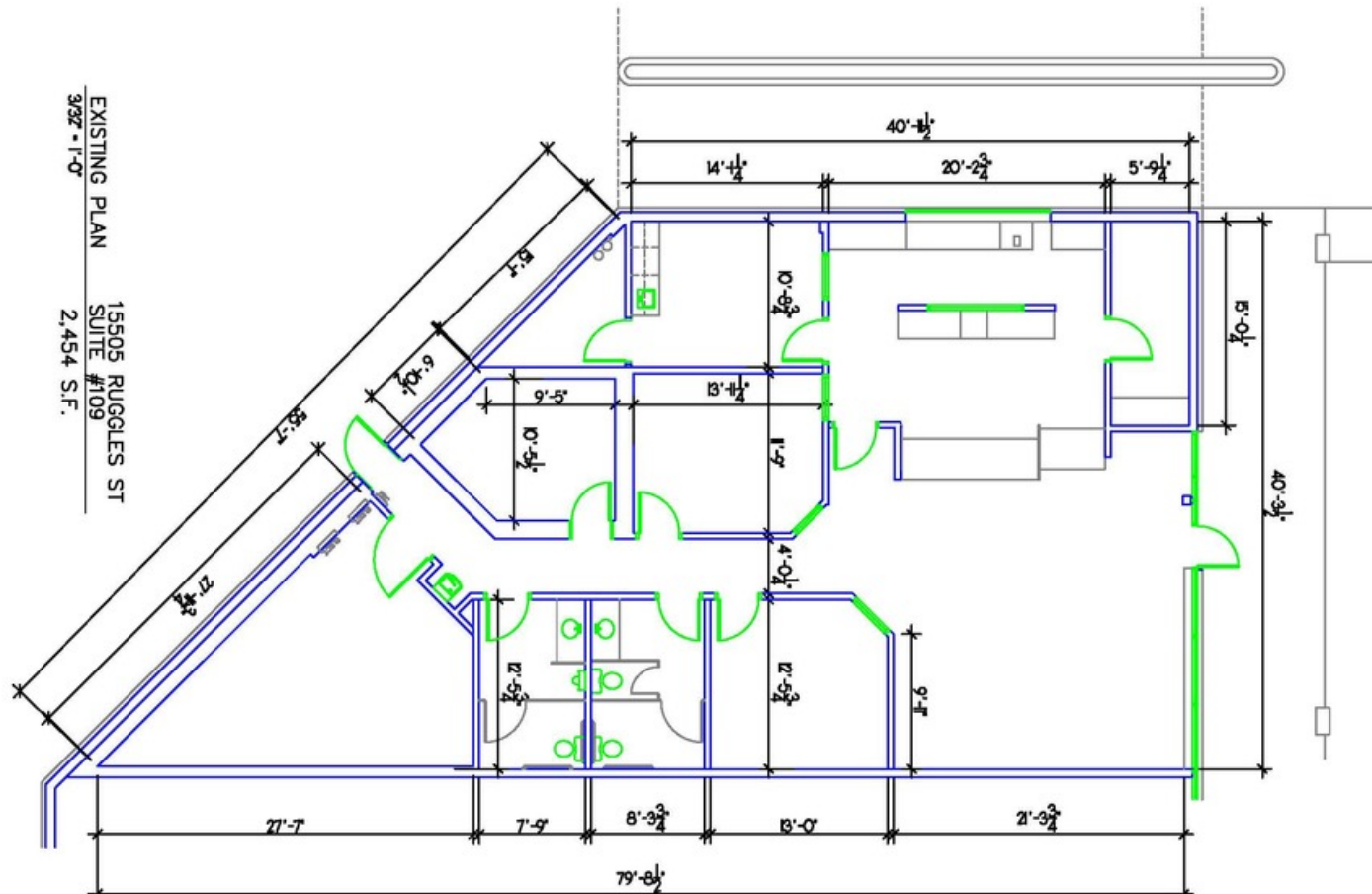


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## FLOOR PLANS



1

FLOOR PLAN NAME

Floor Plan Information



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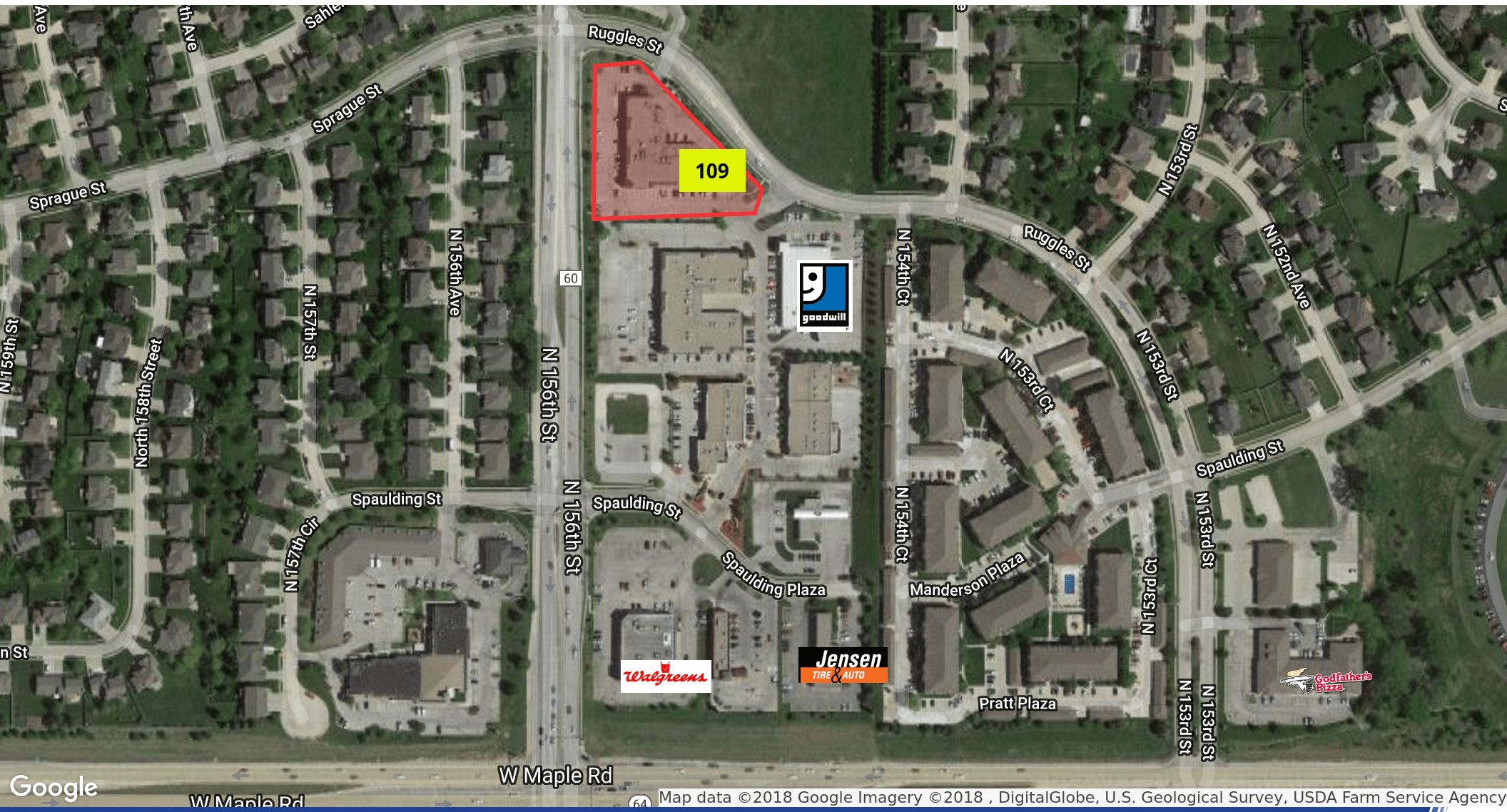




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## SITE MAP



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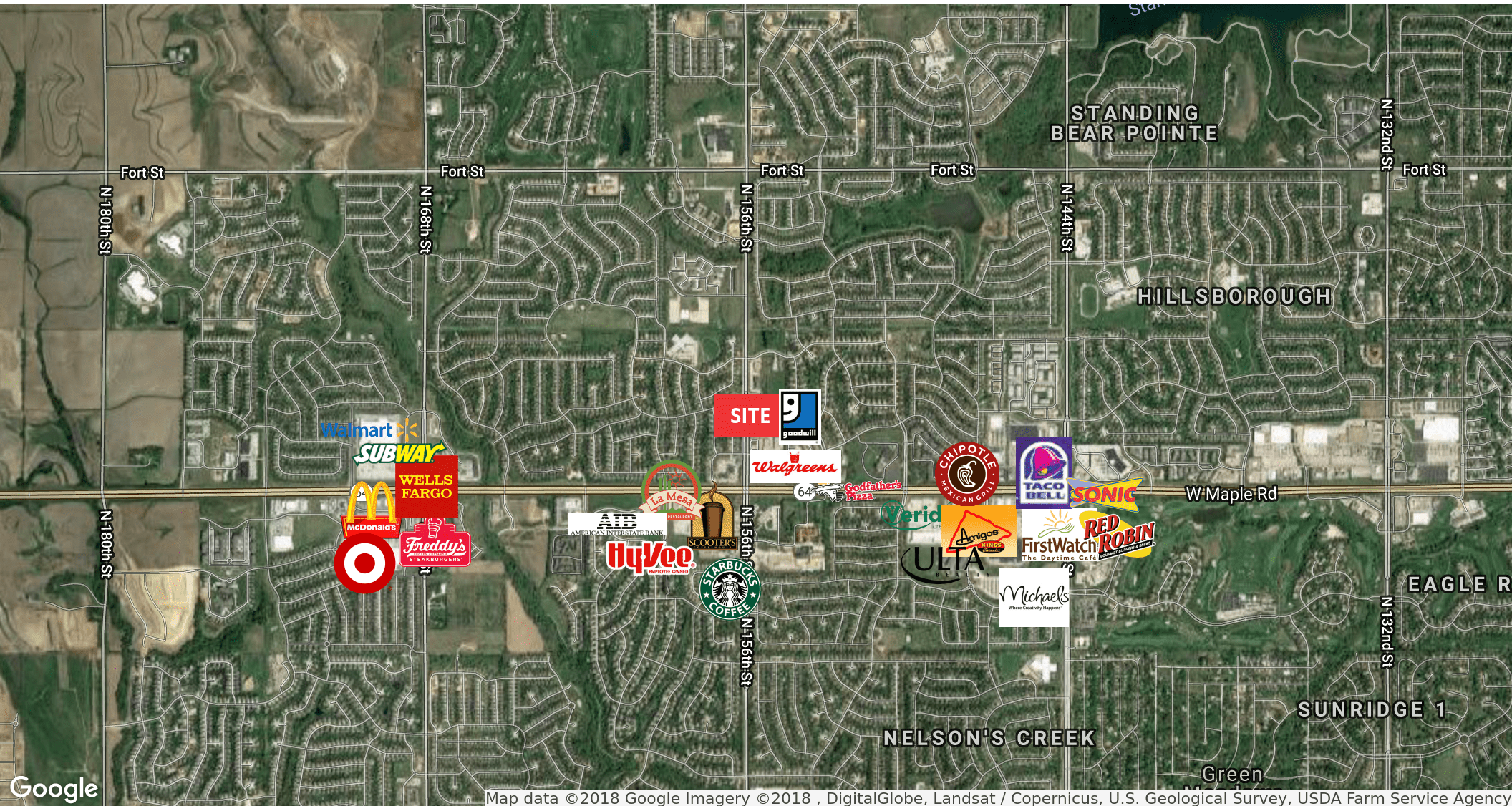
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## RETAILER MAP



Map data ©2018 Google Imagery ©2018 , DigitalGlobe, Landsat / Copernicus, U.S. Geological Survey, USDA Farm Service Agency



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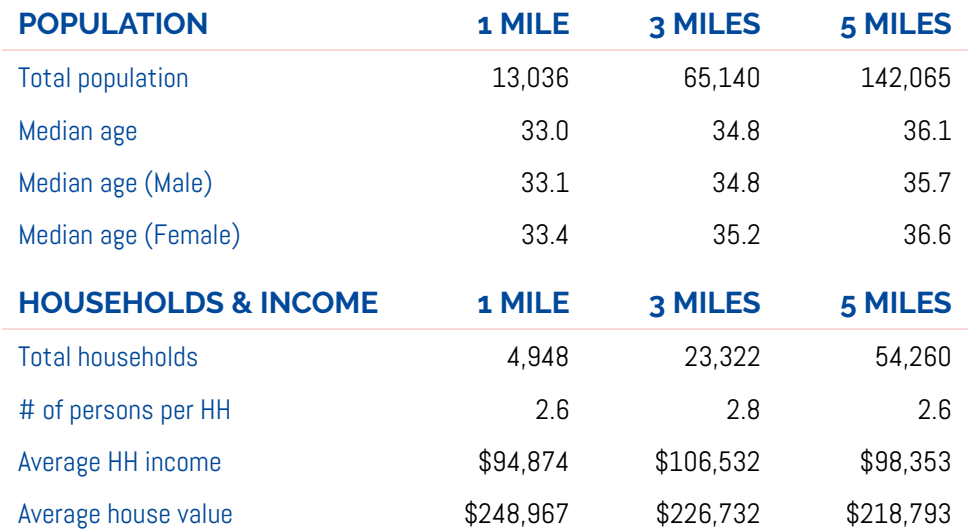
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## DEMOGRAPHICS MAP



\* Demographic data derived from 2010 US Census



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