

# CENTER STREET MEDICAL

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

11902 W CENTER ROAD, OMAHA, NE 68124

Center Street  
Medical



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

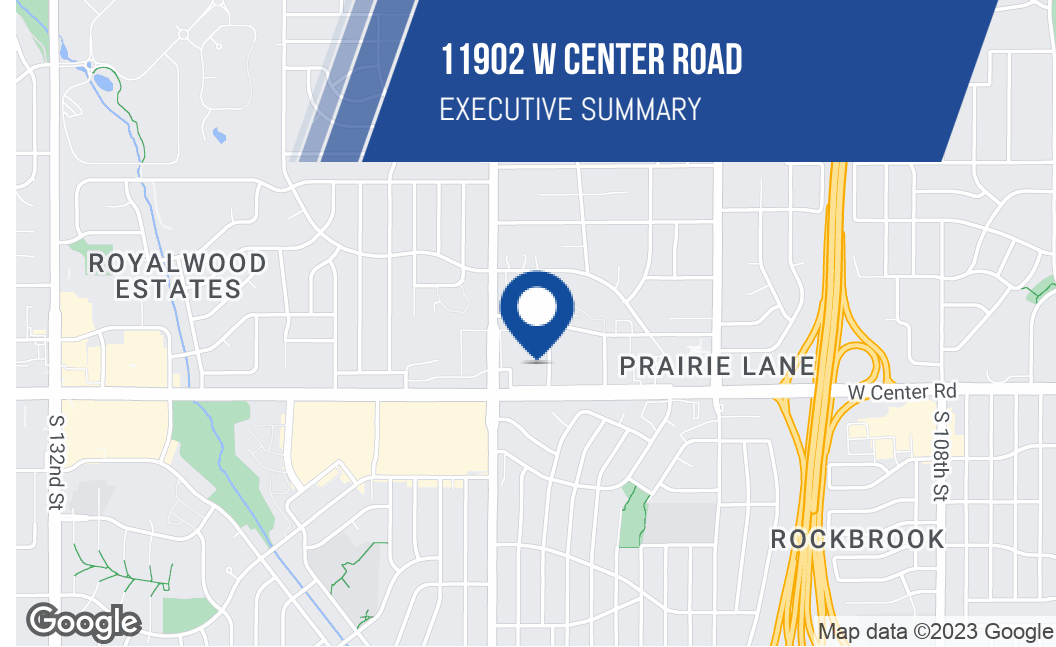


**BRIAN KUEHL**

402.778.7537

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





## 11902 W CENTER ROAD

### EXECUTIVE SUMMARY

#### 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

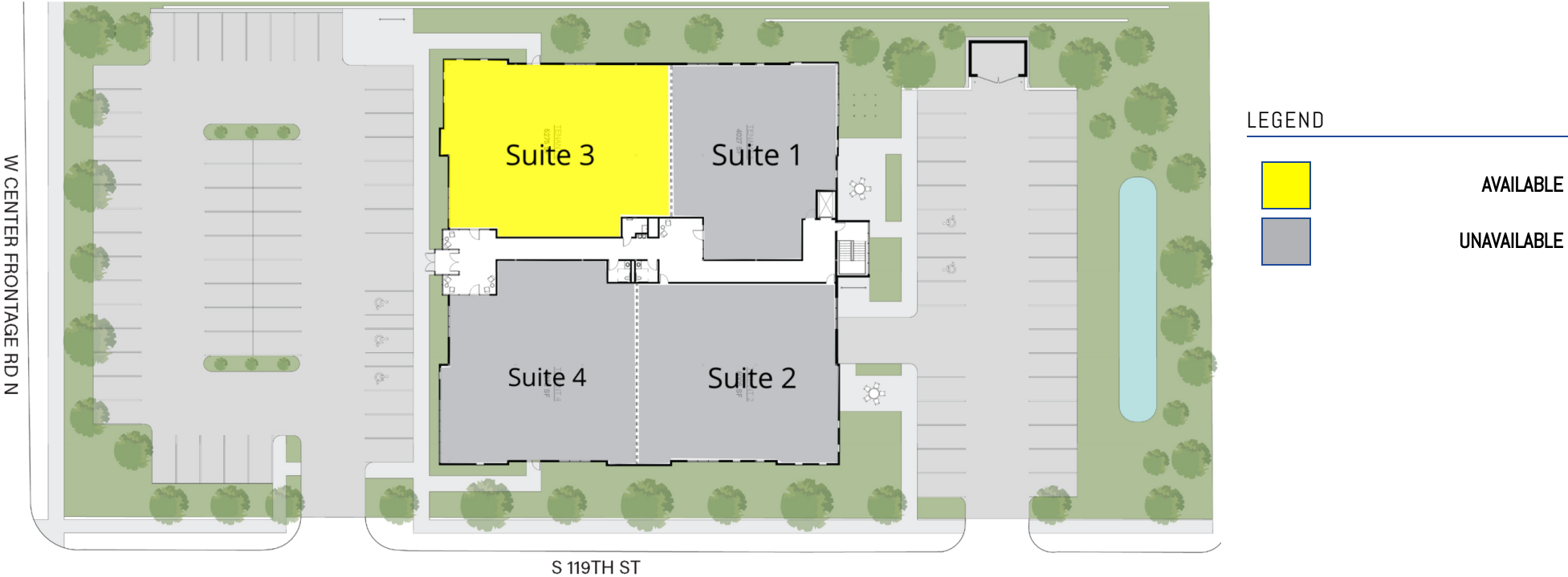
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,063	76,189	236,219
Average Age	41.6	39.3	36.8
HOUSEHOLDS			
Total Households	4,576	32,907	98,937
People Per HH	2.4	2.3	2.4
Average HH Income	\$79,023	\$84,498	\$79,584
Average HH Value	\$209,374	\$187,715	\$186,494

**BRIAN KUEHL**

402.778.7537 | bkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





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



11902 W CENTER ROAD

LOCATION MAP



CORE BANK

Douglas County  
Election Commission



SITE

1st State Bank

120th Street

W Center Road

TJ-maxx



Baker's



Google

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

BRIAN KUEHL

402.778.7537 | bkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





11902 W CENTER ROAD  
ELEVATIONS



BRIAN KUEHL

402.778.7537 | [bkuehl@investorsomaha.com](mailto:bkuehl@investorsomaha.com)

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.







**BRIAN KUEHL**

402.778.7537 | [bkuehl@investorsomaha.com](mailto:bkuehl@investorsomaha.com)

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

