

WEST CENTER POINTE

2,713 - 13,458 SF | \$20.50 SF/YR (FULL SERVICE)

14748 WEST CENTER ROAD, OMAHA, NE 68144



**INVESTORS
REALTY INC.**

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14748 WEST CENTER ROAD

EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$20.50 SF/YR FULL SERVICE
Available SF:	2,713 - 13,458 SF
Building Size:	35,582 SF
Property Type:	Office Building
Year Built:	1989
Zoning:	CC

PROPERTY OVERVIEW

Located at 14748 W Center Road, this building enjoys a strategic location with easy access to major transportation routes, dining options, and retail establishments. Your employees and clients will appreciate the convenience and accessibility.

PROPERTY HIGHLIGHTS

- Property boasts exceptional visibility to West Center Road. Take advantage of prominent building signage opportunities to increase your brand's presence and capture the attention of passing traffic.
- Enjoy the benefits of numerous windows in the space allowing for natural light throughout the premises.
- This office building offers an exceptional open layout by combining collaborative open areas, conference rooms, and private offices.
- Recent renovations, including LED lighting throughout the premises, have enhanced the space's interior.
- The property features ample on-site parking.

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BUILDING INFORMATION

Building Size	35,582 SF
Min Divisible	2,713 SF
Max Contiguous	13,458 SF
Ceiling Height	9 ft
Number Of Floors	3
Average Floor Size	13,458 SF
Year Built	1989
Year Last Renovated	2007
Load Factor	11.43
Construction Status	Existing
Restrooms	ADA

PARKING & TRANSPORTATION

Parking Ratio	4.0
Parking Type	Surface
Traffic Count	50,800 - 144th & West Center Road

SITE INFORMATION

County	Douglas
Zoning	CC
Number Of Buildings	1

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Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,378	87,604	225,165
Average Age	39.8	37.8	36.3
HOUSEHOLDS			
Total Households	2,875	33,132	86,107
People Per HH	2.6	2.6	2.6
Average HH Income	\$95,077	\$93,491	\$93,767
Average HH Value	\$195,493	\$184,725	\$209,487

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.	COMMENTS
Suite 300	13,458 SF	\$20.50 SF/yr (Full Service)	\$34,676.78	Available September 1, 2024. See Demising Options on page 5.

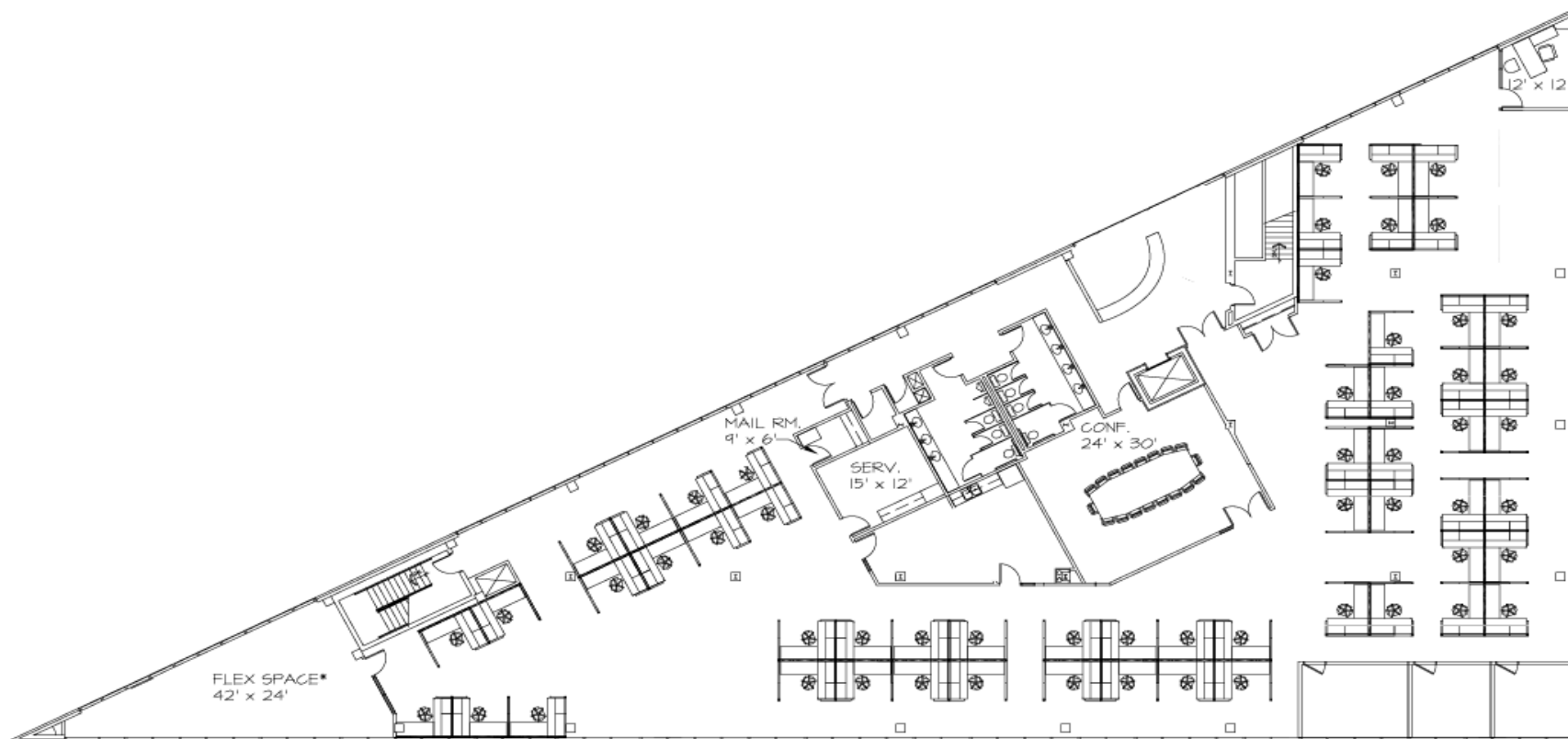
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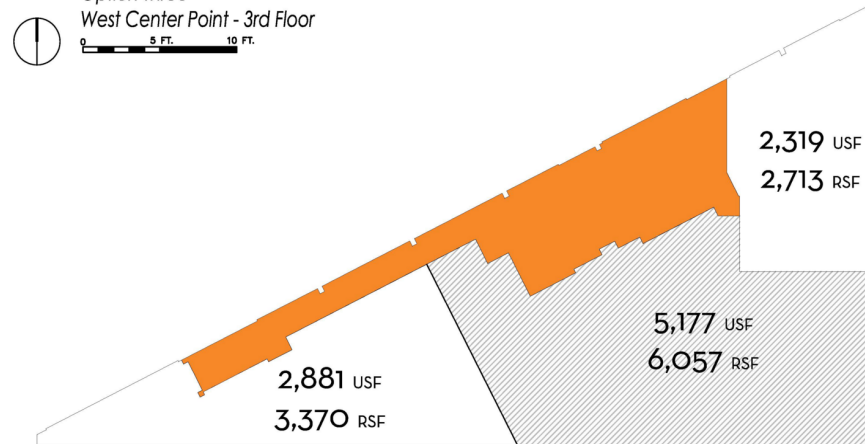
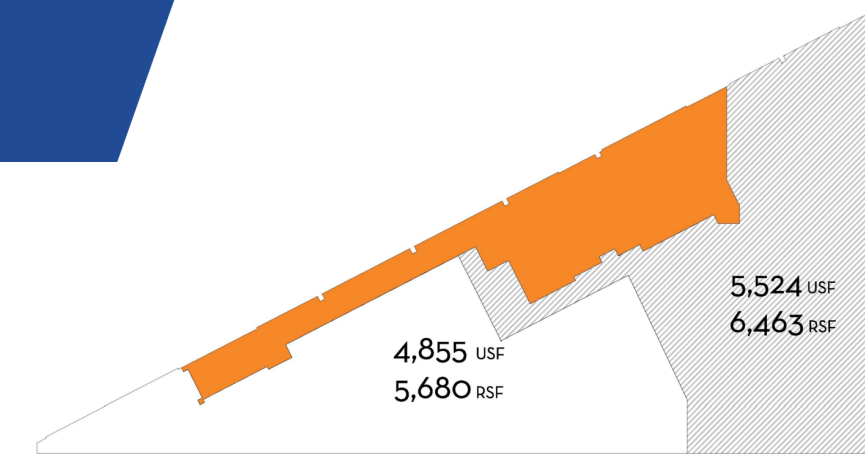
West Center Pointe Third Floor



AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.	COMMENTS
Suite 300	13,458 SF	\$20.50 SF/yr (Full Service)	\$34,676.78	Available September 1, 2024. See Demising Options on page 5.

14748 WEST CENTER ROAD
THIRD FLOOR DEMISING OPTION



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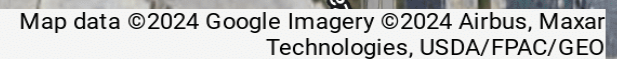
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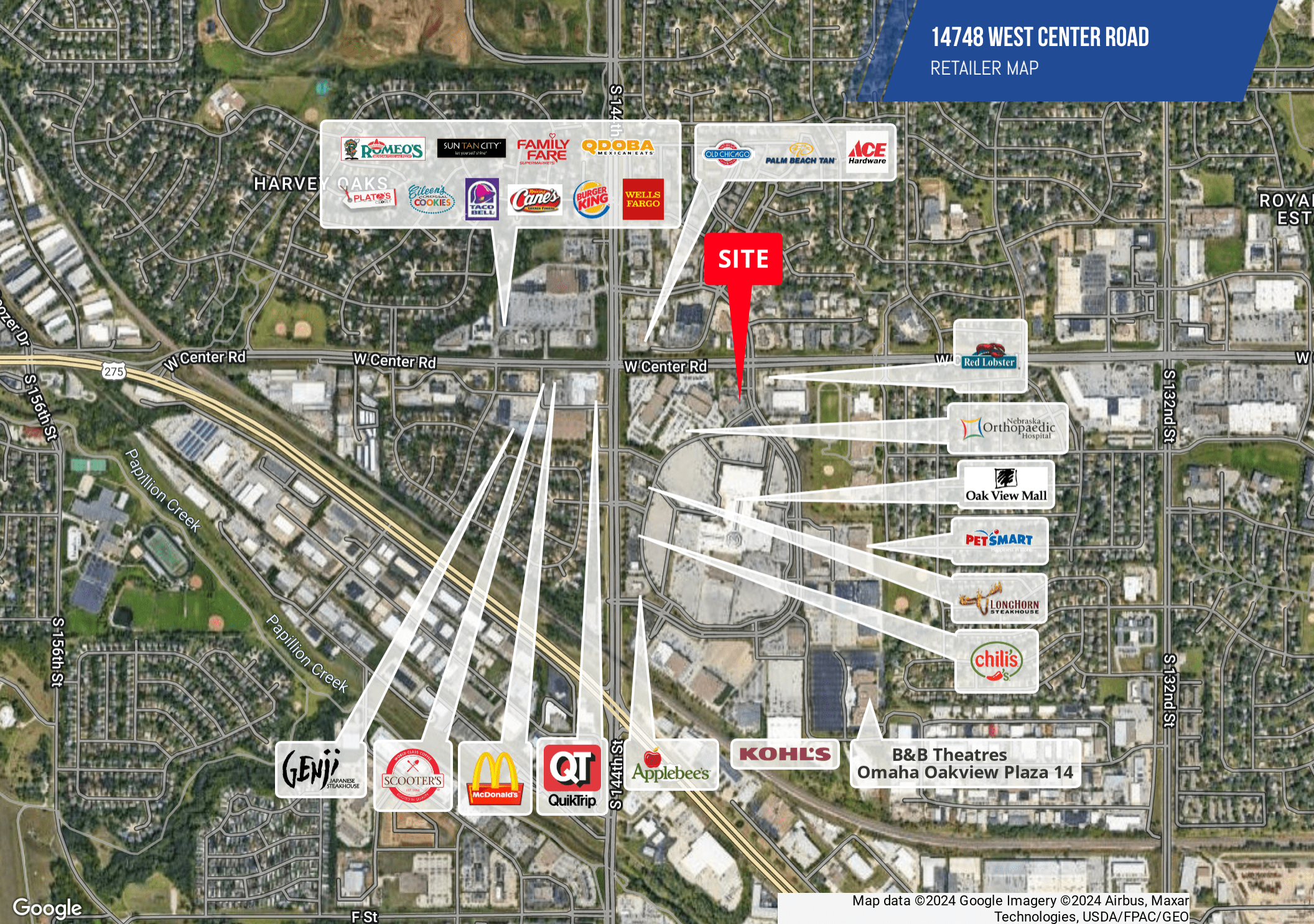


CLOSE VIEW AERIAL



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RETAILER MAP



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SUITE 300 PHOTOS



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