

1502 S. Washington Street
Papillion, NE 68046



5,844 SF Medical office
3,562 SF Turnkey Medical office



Medical Space For Lease

Lease Rate: \$17.50 - \$20.50 PSF NNN

Building Features

- Two-story medical office building
- Excellent proximity to CHI Midland's Hospital
- Brand new common area remodel on first floor
- New digital monument signage planned
- Professionally managed

Space Features

- Medical office space with varying sizes
- Park at your door entrances
- Synergy with existing oral surgeon
- Market tenant improvement package for medical tenants

Contact Information

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Property Information

Lease Rate	\$17.50 - \$20.50 PSF NNN
Total Building SF	15,000 SF
Tenancy	Multiple
Minimum Divisible	3,562 SF
Max Contiguous	5,844 SF
Floors	Two (2)
Site Area	41,112 SF
Zoning	CC

Operating Expenses	\$2.78 Taxes
	\$1.10 Insurance
	<u>\$4.87 CAM</u>
	\$8.75 PSF

Suite	Square Feet	Price/SF NNN	Date Available
101-102	5,844	\$17.50	Available for TI Now
201	3,562	\$20.50	November 1, 2024

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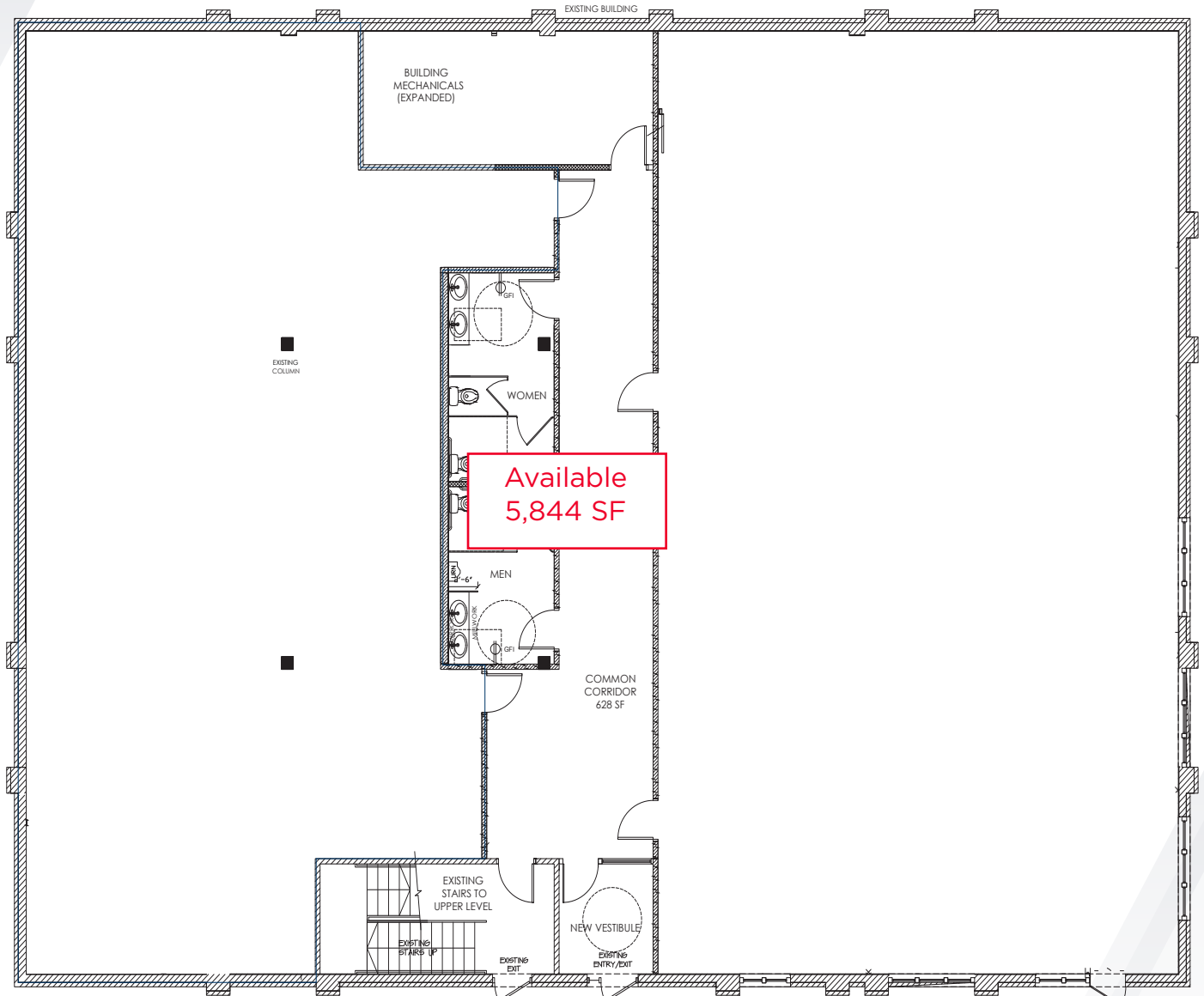
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Floor Plan - Suite 101-102 (Lower Level)



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Floor Plan - Suite 201



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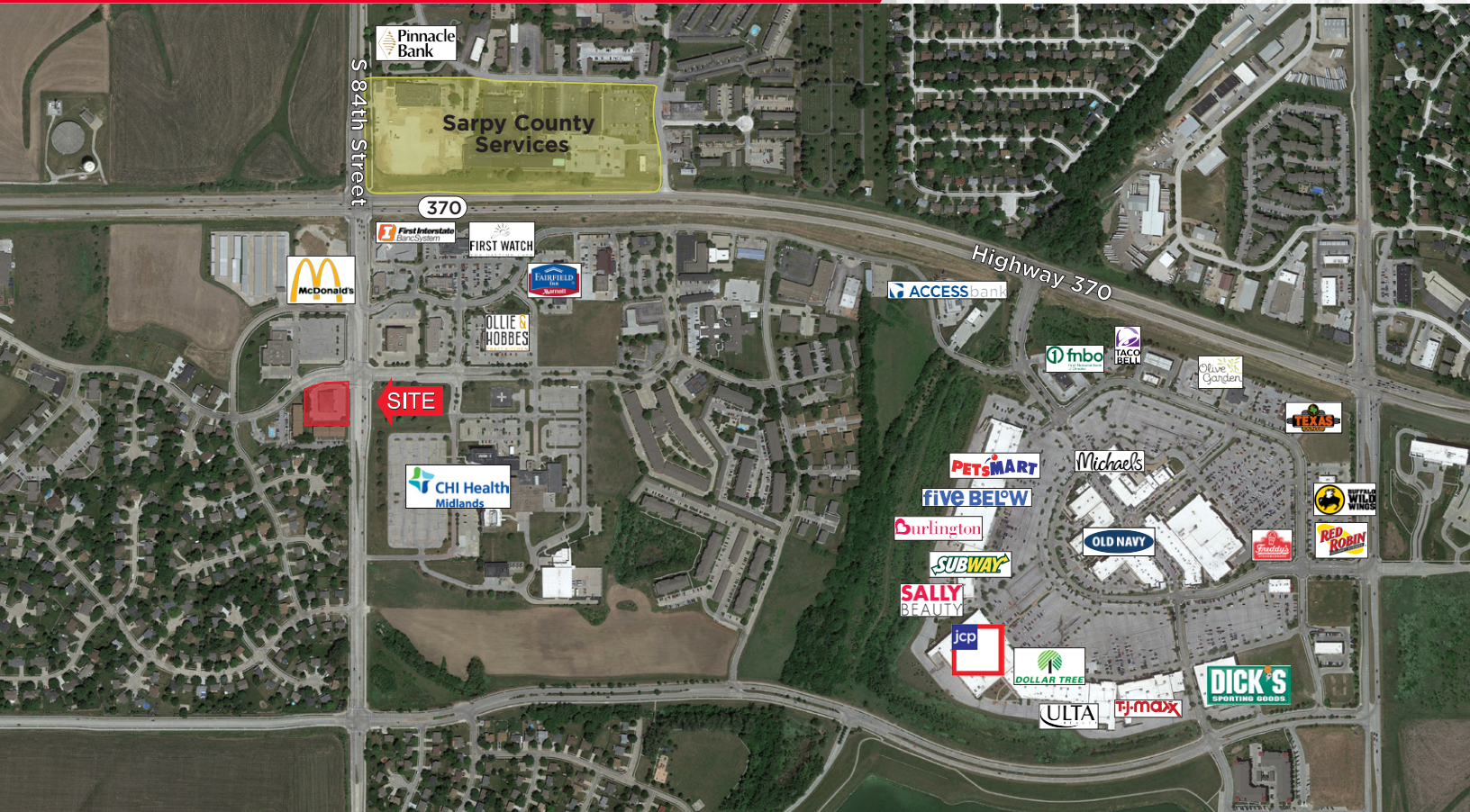
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Demographics

	Population	Median HH Income	No. of Households
1-mile	11,890	\$89,955	4,482
3-mile	47,201	\$105,532	16,944
5-mile	122,387	\$83,096	47,320

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