

Hillside Flex Office Building

11446 Valley Ridge Drive, Papillion, NE 68046



5,883 - 27,704 SF Available
Lease Rate: \$14.50 PSF NNN

Property Description

New office/flex opportunity located minutes from I-80. New construction provides tenant opportunity to be flexible with total size of premises. Estimated delivery is Q2 2024.



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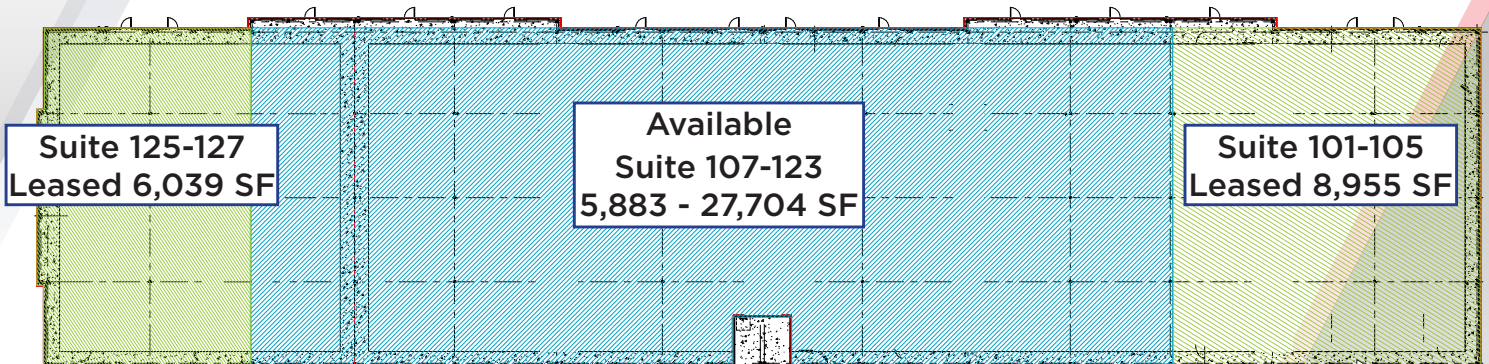
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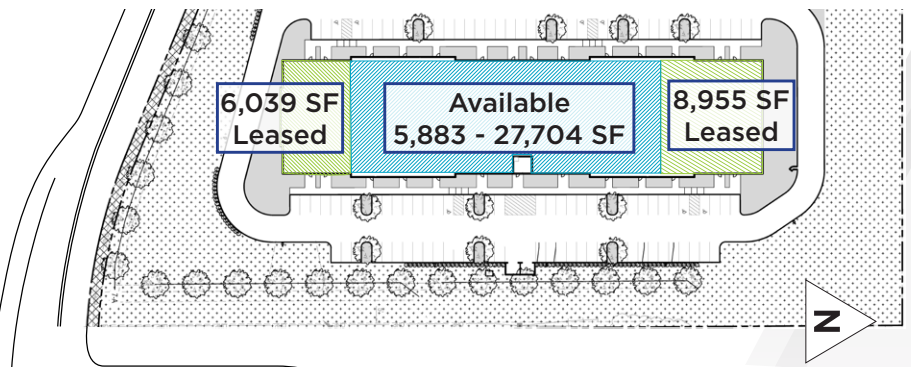


Property Information

Address	11446 Valley Ridge Drive Papillion, NE 68046	Max Contiguous	27,704 SF
Lease Rate	\$14.50 PSF NNN	Year Built	2024
Operating Expenses	\$4.50 PSF*	Tenancy	Multiple
Total Building SF	42,698 SF	Zoning	Mixed Use
Total Site Area	5 AC	Parking Ratio	3.41 : 1,000
Minimum Divisible	5,883 SF	Column Spacing	25' x 30'

*Estimated

Suite	Min	-	Max SF
105 - 121	5,883	-	27,704



114th Street

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Photos - Exterior



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Photos - Interior



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Aerial Map



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