

1502 S. Washington Street  
Papillion, NE 68046



**7,200 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

<b>Lease Rate</b>	\$17.50 - \$20.50 PSF NNN
<b>Total Building SF</b>	15,000 SF
<b>Tenancy</b>	Multiple
<b>Minimum Divisible</b>	3,562 SF
<b>Max Contiguous</b>	7,200 SF
<b>Floors</b>	Two (2)
<b>Site Area</b>	41,112 SF
<b>Zoning</b>	CC

## Operating Expenses

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

Suite	Square Feet	Price/SF NNN	Date Available
101-102	7,200	\$17.50	Available for TI Now
201	3,562	\$20.50	February 1, 2025

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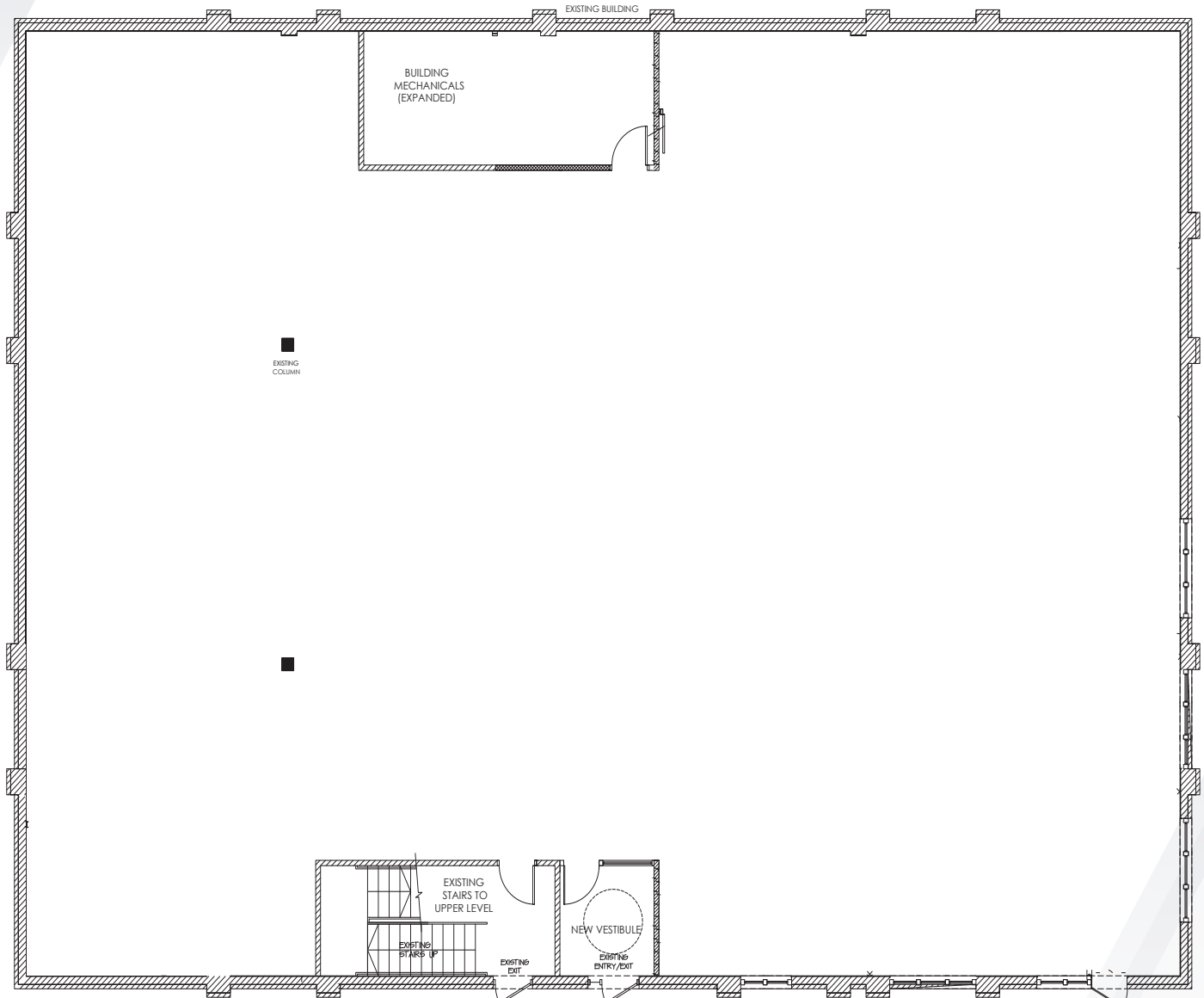
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## Floor Plan | Suite 101-102 (Lower Level) - 7,200 SF



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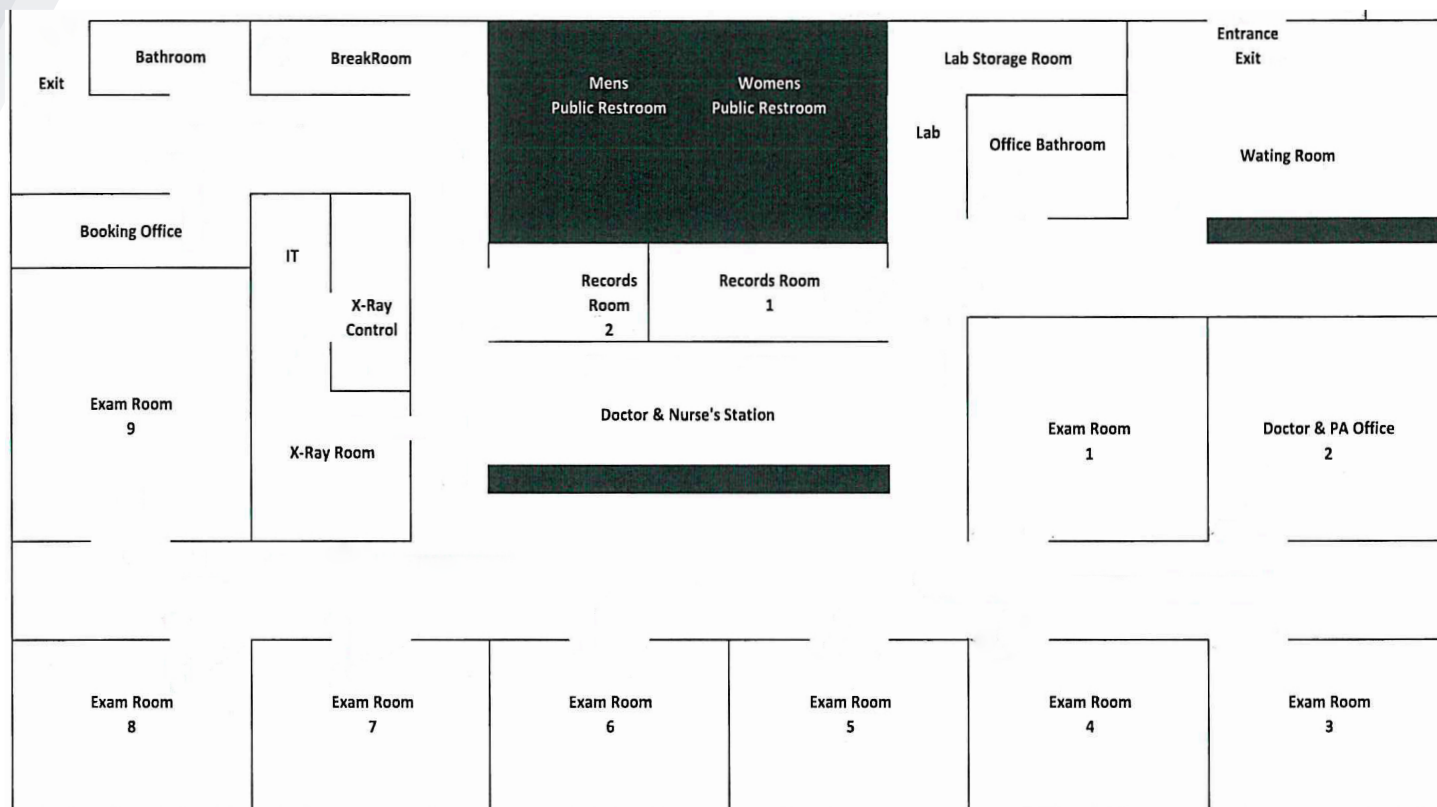
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COMPANY

## Floor Plan | Suite 201 - 3,562 SF



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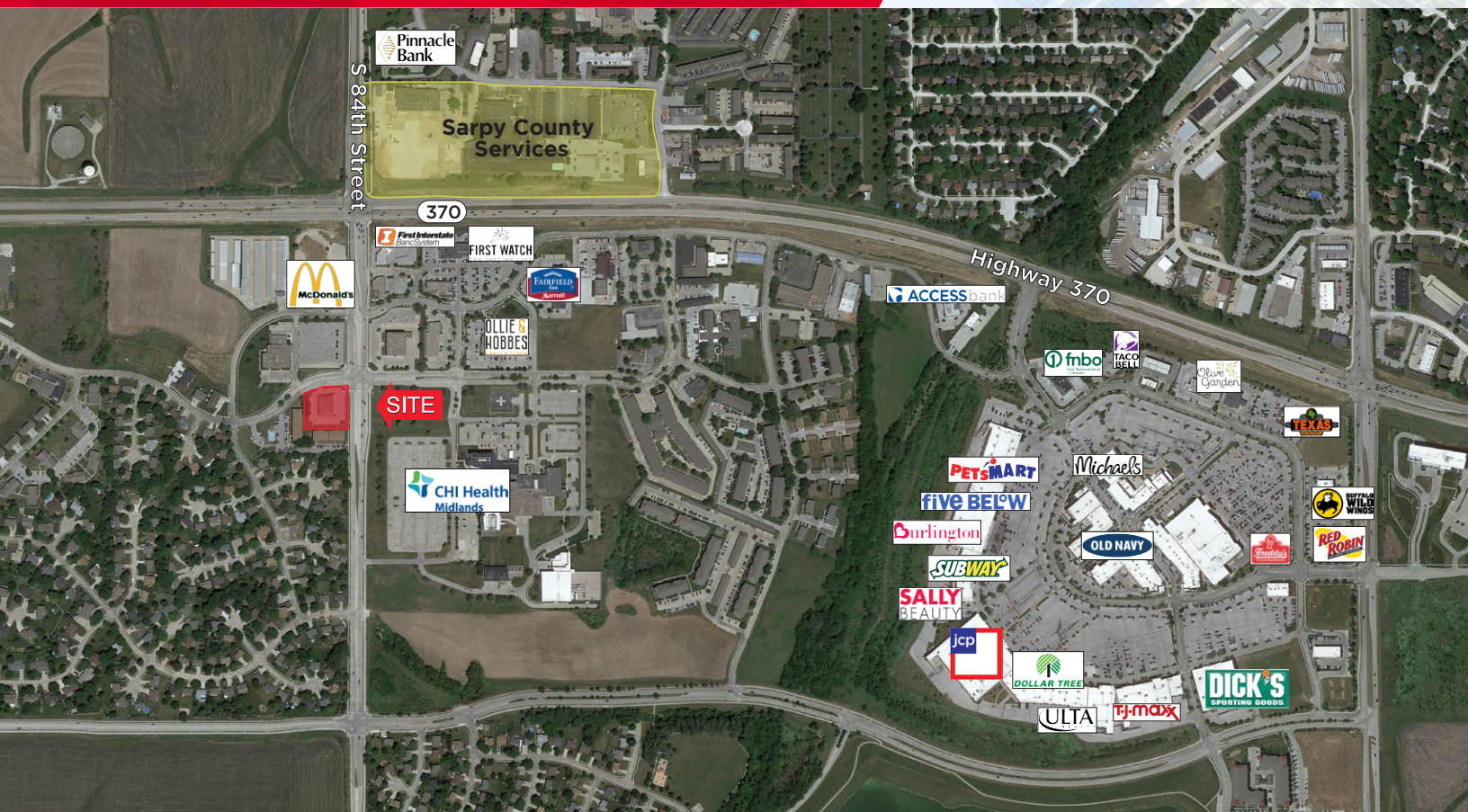
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## NEIGHBORHOOD DEMOGRAPHICS



### POPULATION

1 Mile	11,890
3 Miles	47,201
5 Miles	122,387



### MEDIAN HOUSEHOLD INCOME

1 Mile	\$89,955
3 Miles	\$105,532
5 Miles	\$83,096



### NUMBER OF HOUSEHOLDS

1 Mile	4,482
3 Miles	16,944
5 Miles	47,320

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