

Oakview Medical Office Building

2727 S. 144th Street / Omaha, NE 68144



1,793 - 4,490 RSF Medical Office Space Available
Lease Rate: \$22.00 PSF NNN

Property Description

Oakview Medical Office is a two-story building located on the southeast corner of 144th & West Center Road. The approximate 86,000 GSF medical building is complemented by an adjacent approximate 48,300 GSF OrthoNebraska Orthopedic Clinic building and neighboring approximate 63,100 GSF OrthoNebraska Orthopedic Hospital.

The medical complex sits on approximately 14.5 acres. Parking is plentiful and accessible to all three Building entrances.

Contact Information

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Availability

Lease Rate	\$22.00 PRSF NNN
Total Available	6,283 SF
Total Contiguous	4,490 SF

Property Highlights

Building Size	81,767 RSF
Year Built	1992
2025 NNN Expenses	\$13.25 PRSF
Total Site Area	14.43 AC
Zoning	CC (Community Commercial District)

Suite	Description	Square Feet	Price/RSF NNN	Date Available
Suite 255	Standard Medical	1,793	\$22.00	Immediately
Suite 235	Standard Medical With Procedure Rooms	4,490	\$22.00	11/1/2025

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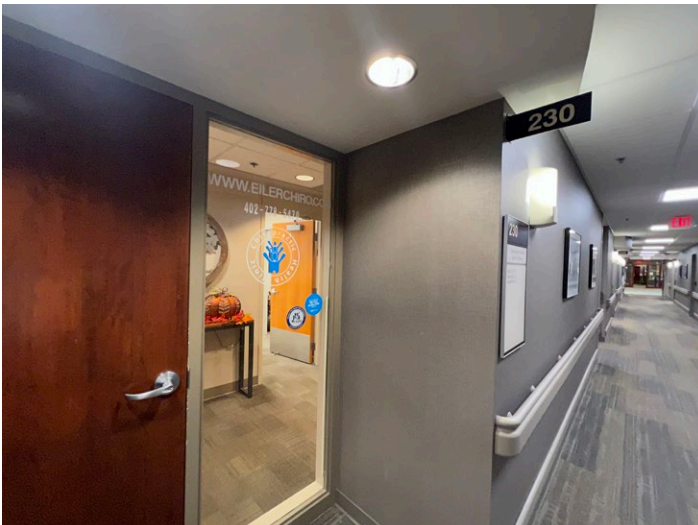
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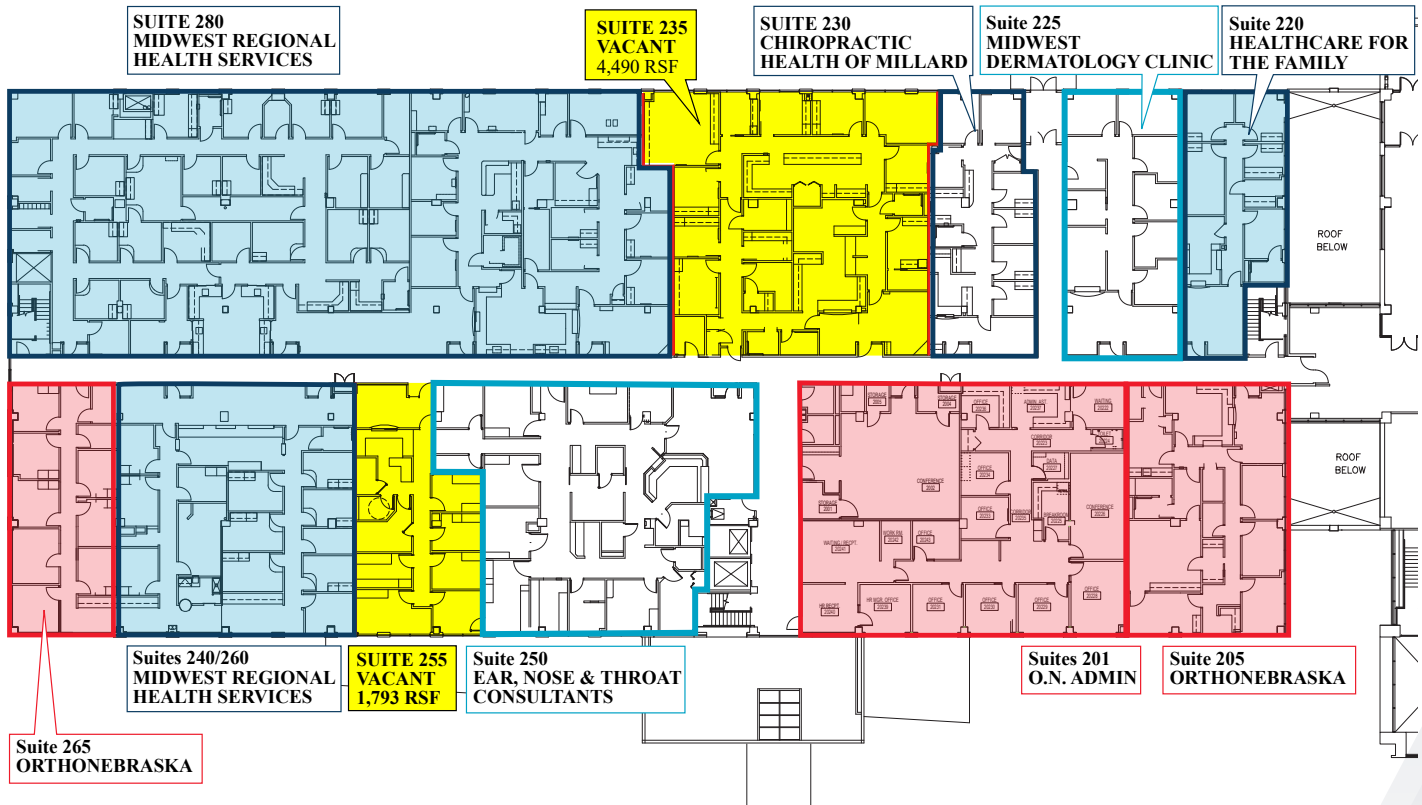


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Second Floor Plan



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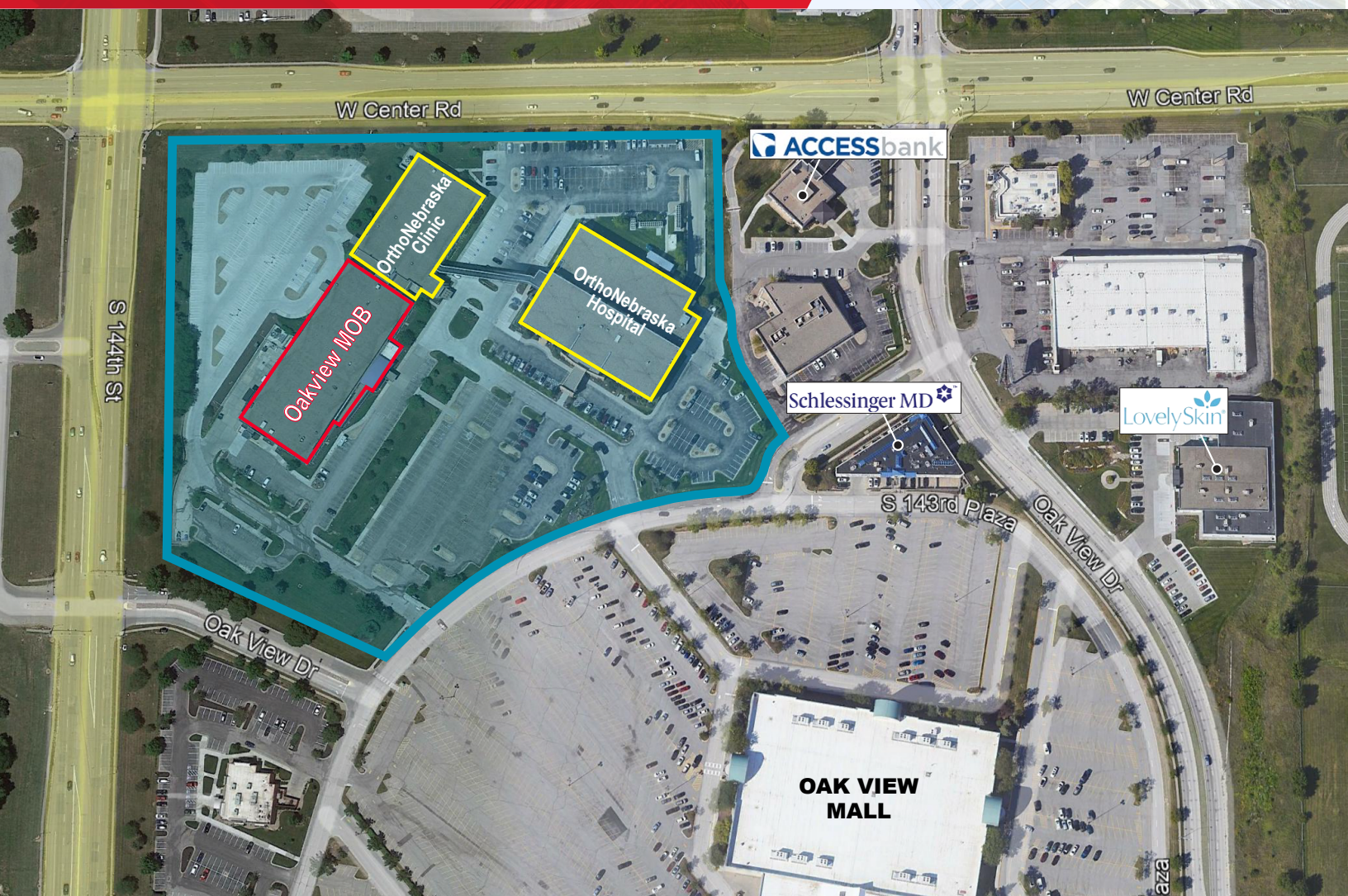
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Demographics

	Population	Median HH Income	No. of Households
1-mile	8,824	\$82,071	3,676
3-mile	88,716	\$89,511	35,214
5-mile	250,169	\$90,784	99,348

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