

# Hillside Flex Office Building

11446 Valley Ridge Drive, Papillion, NE 68046



**5,883 - 21,614 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 and is ready for build out.



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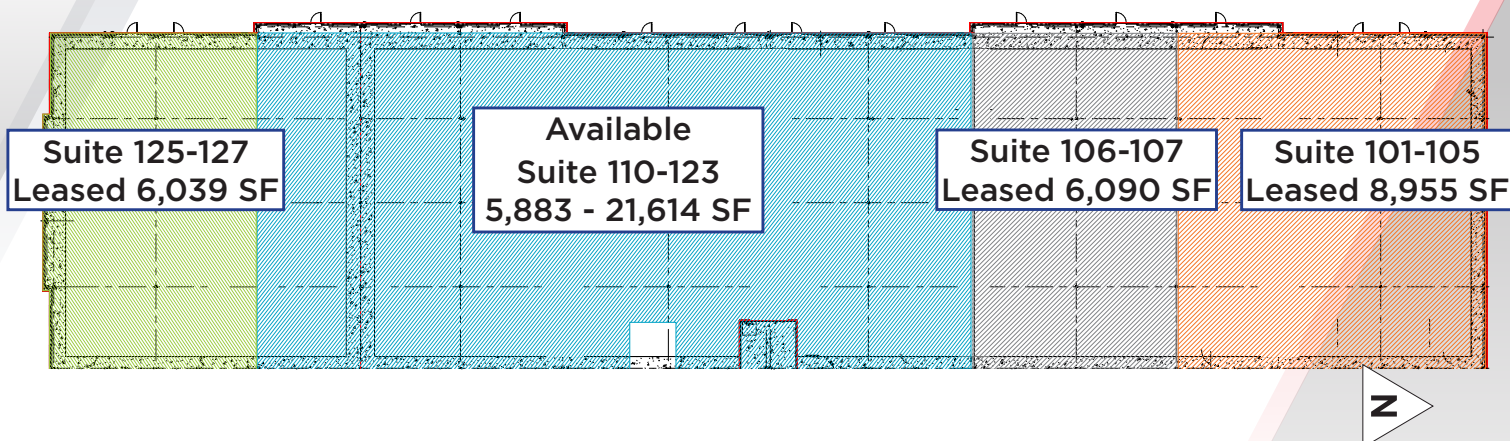
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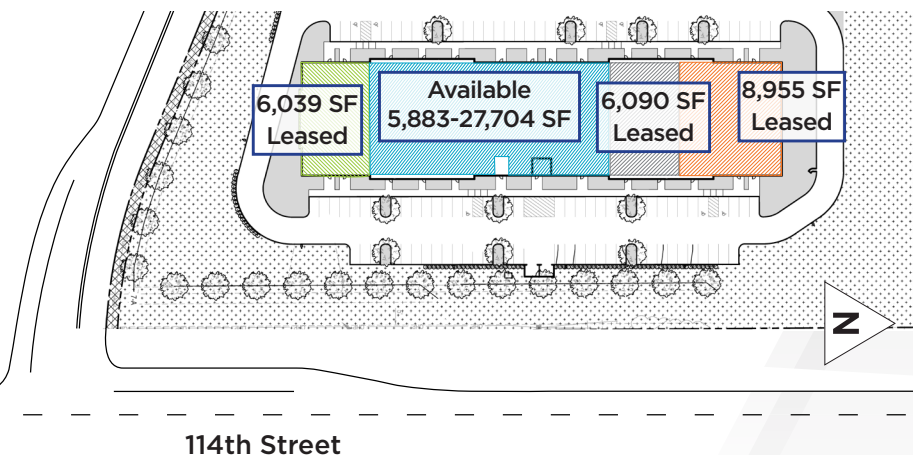


## Property Information

<b>Address</b>	11446 Valley Ridge Drive Papillion, NE 68046	<b>Max Contiguous</b>	21,614 SF
<b>Lease Rate</b>	\$14.50 PSF NNN	<b>Year Built</b>	2024
<b>Operating Expenses</b>	\$4.85 PSF*	<b>Tenancy</b>	Multiple
<b>Total Building SF</b>	42,698 SF	<b>Zoning</b>	Mixed Use
<b>Total Site Area</b>	5 AC	<b>Parking Ratio</b>	3.41 : 1,000
<b>Minimum Divisible</b>	5,883 SF	<b>Column Spacing</b>	25' x 30'

\*Estimated

Suite	Min	-	Max SF
110 - 121	5,883	-	21,614



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## Photos - Exterior



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## Photos - Interior



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## Aerial Map



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