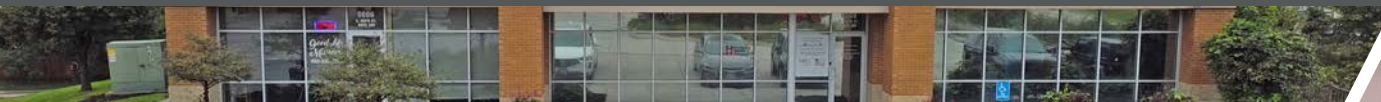




6606 S. 168TH ST

OMAHA, NE 68135

5,760 SF For Sale or Lease
\$20.00 - \$24.00 PSF NNN
\$1,540,000



PROPERTY HIGHLIGHTS

Opportunity for **Lease** or **Purchase** within Mission Pines! This former dental clinic is 5,760 SF, situated on a 0.79-acre lot, with options to demise for smaller retailers. The property offers an excellent opportunity for an owner-user, investor, or tenant seeking a well-positioned property in a commercial area. The building's flexible layout and existing dental build-out make it well suited for medical, dental, or general retail/office use, while positioned amongst the established Mission Pines development.

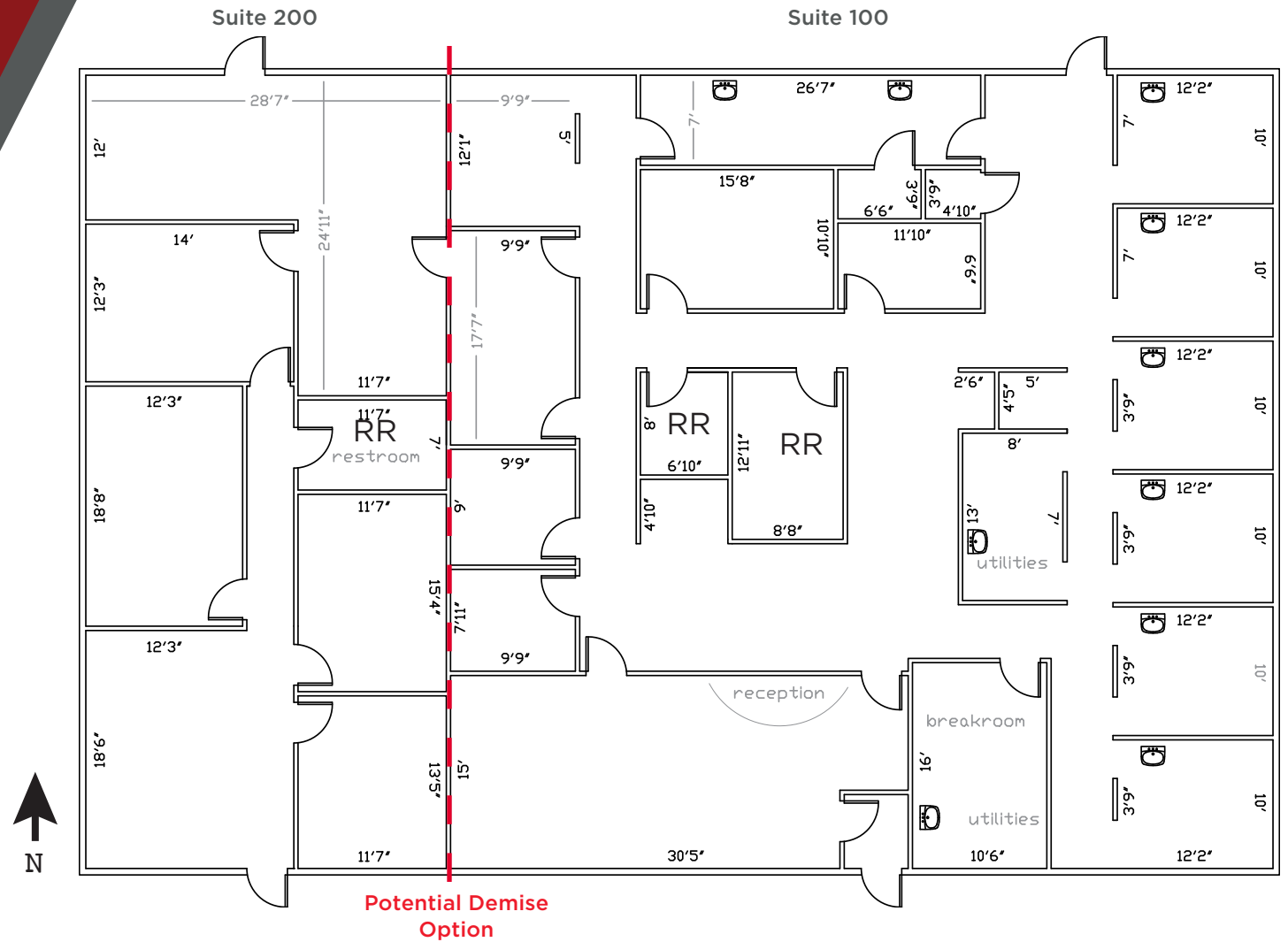


- Rental Rate: \$20.00-\$24.00 PSF NNN
- Sale Price: \$1,540,000
- Price/SF: \$267.00/SF
- Total Building Size: 5,760 SF
- Space Available: 5,760 SF
- Number of Spaces: 2
- Year Built: 2014

SUITE	SF (MIN-MAX)	PRICE/SF
Suite 100	3,936 - 5,760	\$24.00 NNN
Suite 200	1,824 - 5,760	\$20.00 NNN

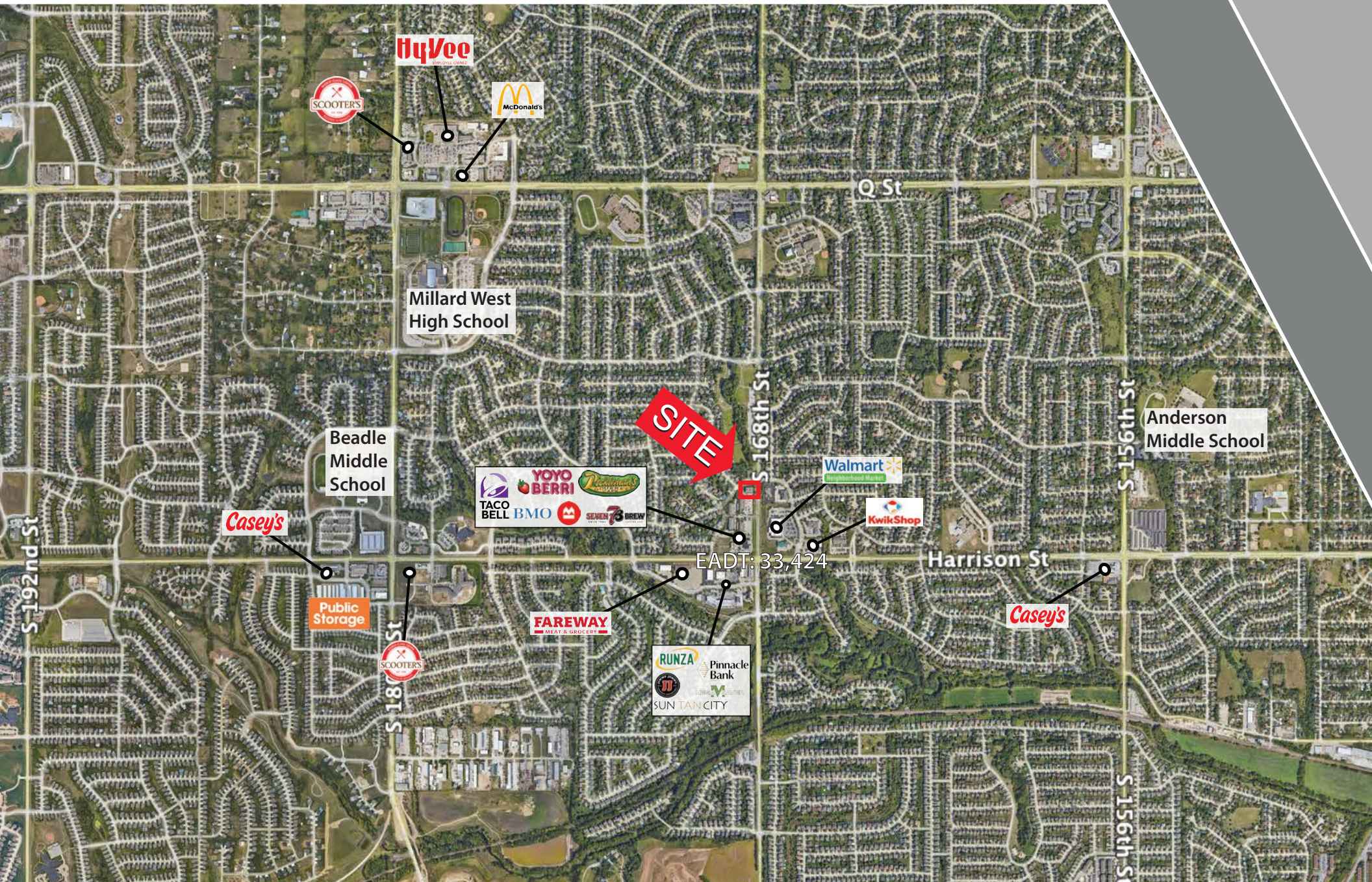
FLOOR PLAN

5,760 SF



Floor plan measurements are approximate and are for illustration purposes only.

AERIAL MAP





For more information,
please contact:

Trey MacKnight

Senior Associate

+1 402 548 4079

trey.macknight@lundco.com

Spencer Secor

Senior Associate

+1 402 548 4069

spencer.secor@lundco.com

450 Regency Parkway, Suite 200

Omaha, NE 68114

+1 402 393 8811

lundco.com

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