

OFFICE FOR SUBLEASE:

MIRACLE HILLS ATRIUM BUILDING

11819 Miracle Hills Drive • Omaha, Nebraska

11301 Davenport Street
Omaha, NE 68154
402.330.8000
www.investorsomaha.com

**INVESTORS
REALTY INC.**

\$13.00 psf Full Service | 2,450 - 4,925 SF



HIGHLIGHTS

- Open space, ready for cubicles with break room and fantastic natural light.
- Inviting glass entrance into suite.
- Many restaurants, retail and services within walking distance.
- Blocks from the Interstate.

AGENTS

JEANETTE WEBER, CPM
jweber@investorsomaha.com

(402) 769-7563

MIKE RENSCH
mrensch@investorsomaha.com

(402) 778-7534



**CERTIFIED
PROPERTY
MANAGER®**

*INDIVIDUAL MEMBERS

Information presented is deemed reliable and is subject to change.
Investors Realty, Inc. makes no warranties or guarantees regarding this information.

OFFICE FOR SUBLEASE

11301 Davenport Street
Omaha, NE 68154
402.330.8000
www.investorsomaha.com



Miracle Hills Atrium Building • 11819 Miracle Hills Drive • Omaha, NE (118th & Miracle Hills Drive)



\$13.00 PSF FULL SERVICE

Open space, ready for cubicles with break room and fantastic natural light. Inviting glass entrance into suite. Many restaurants, retail and services within walking distance. Blocks from the Interstate.

BUILDING DATA

Building SF **31,800**
Avail SF **7,375**
Min SF **2,450**
Max SF **4,925**
Year Built **1991**
of Floors **2**
Fire Sprinkler **Yes**
HVAC
Restrooms **In common**
Drive-in **No**
Elevator **Yes**
R/U factor **1.18**
Data Provider
Remarks

SITE DATA

Zoning **GO**
Traffic Ct **30,050 cars per day @ 120th & Miracle Hills Dr (2016)**
Parking **125 stalls**
Remarks

COVENANTS/RESTRICTIONS

Covenants **Those of record**
Restrictions **Those of record**

LEASE TERMS

<u>Services</u>	<u>PD BY</u>	<u>EST PSF</u>
Gas	Owner	
Sewer/Water	Owner	
Electric	Owner	
Janitorial	Owner	
HVAC Maint	Owner	
R.E. Taxes	Owner	
Insurance	Owner	
C.A.M	Owner	
Cost To Tenants	\$13.00 psf includes all operating expenses including utilities, RE taxes & insurance	
Finish Allowance	Negotiable	
Rent Escalator		
Lease Term	Sublease through 6.30.2021	
Lease Form	Sublease	
Will Sell		
Remarks		

AGENTS

Jeanette Weber 402.769.7563
Mike Rensch 402.778.7534

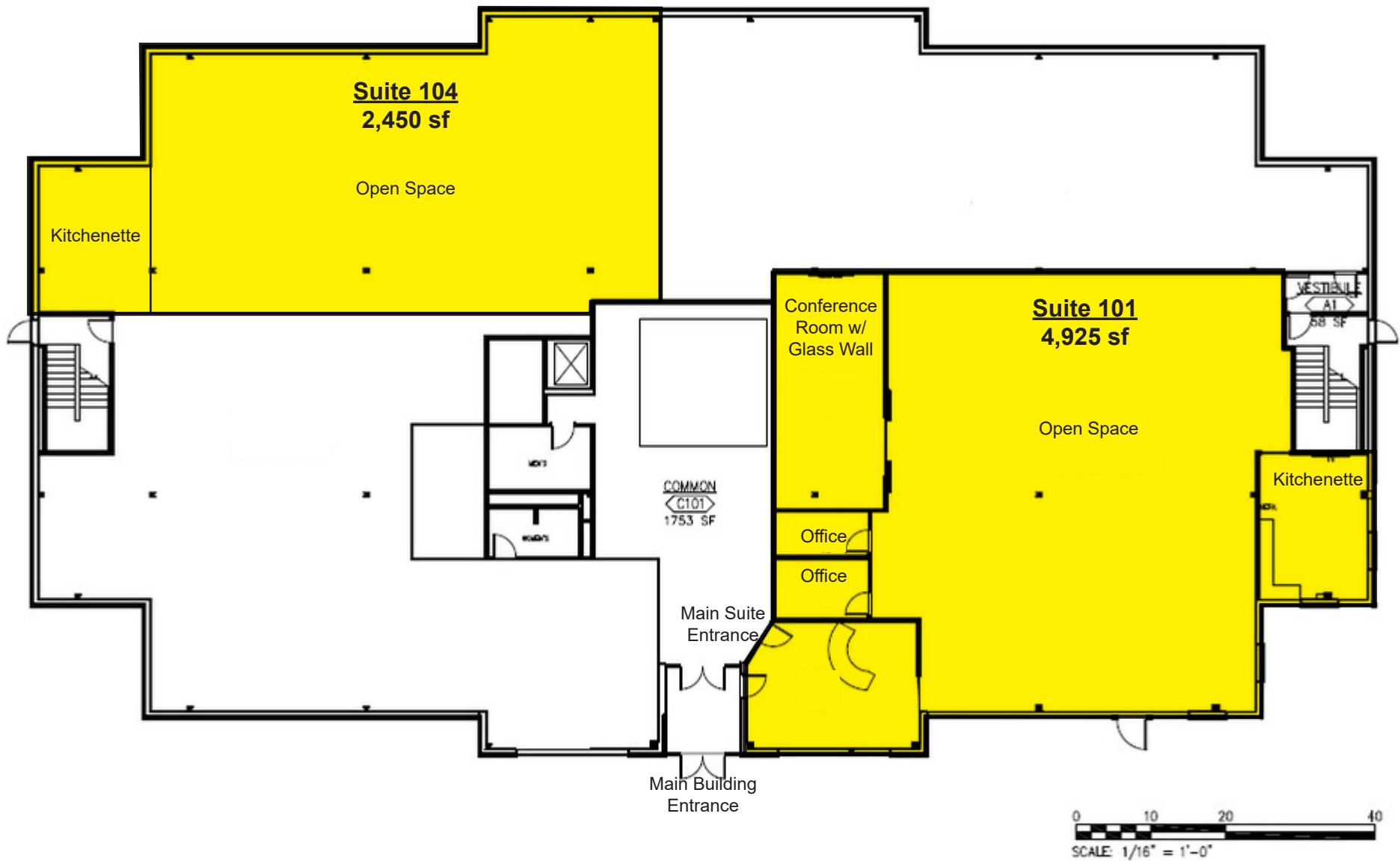
UNIT	SIZE	RATE	RENT	AVAIL
101	4,925 sf	\$13.00 psf	\$5,335.42	Now
104	2,450 sf	\$13.00 psf	\$2,654.17	Now

FLOOR PLAN

Miracle Hills Atrium Building • 11819 Miracle Hills Dr • Omaha, Nebraska

11301 Davenport Street
Omaha, NE 68154
402.330.8000
www.investorsomaha.com

**INVESTORS
REALTY INC.**

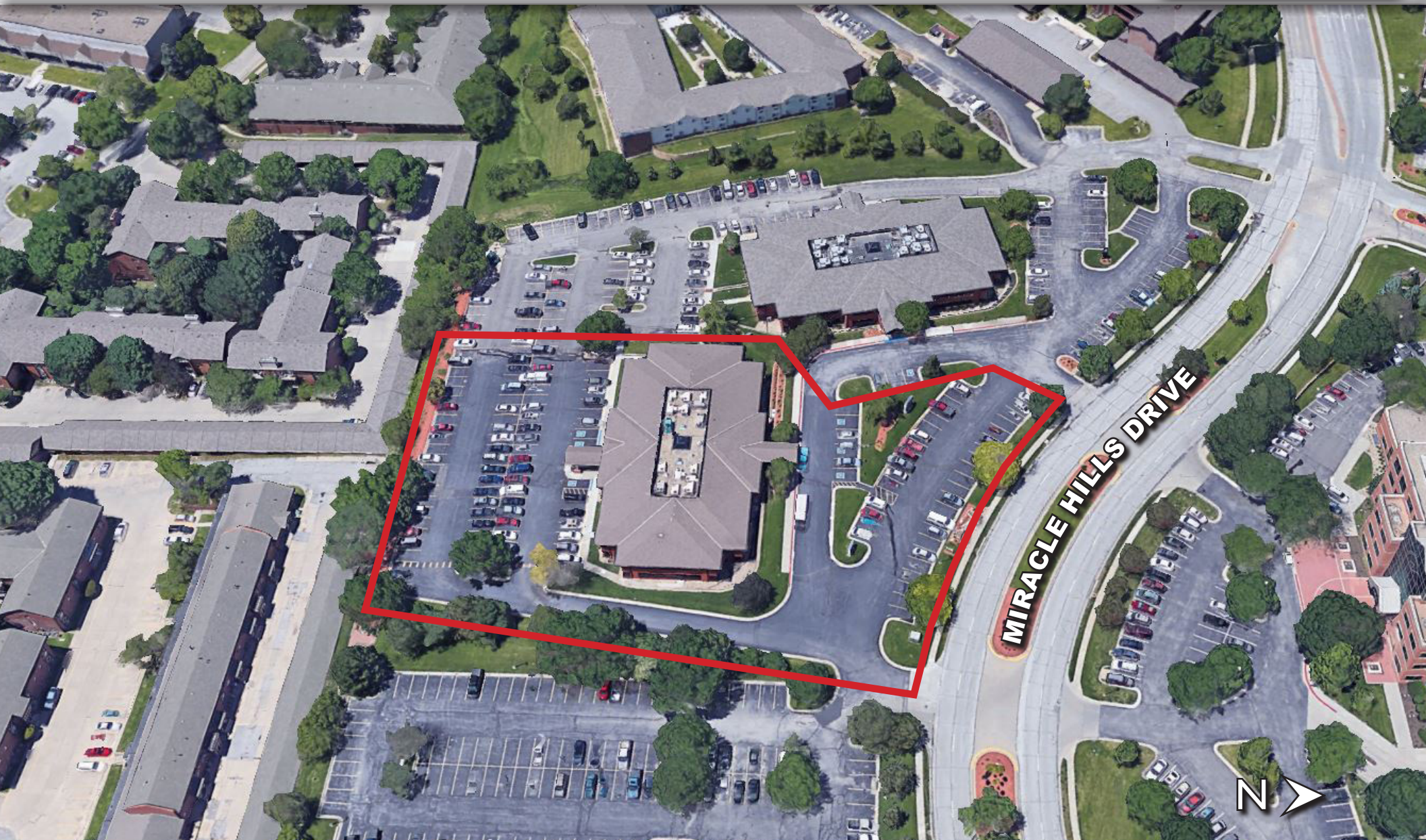


CLOSE VIEW AERIAL

11301 Davenport Street
Omaha, NE 68154
402.330.8000
www.investorsomaha.com

**INVESTORS
REALTY INC.**

Miracle Hills Atrium Building • 11819 Miracle Hills Dr • Omaha, Nebraska



Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

EXTENDED VIEW AERIAL

11301 Davenport Street
Omaha, NE 68154
402.330.8000
www.investorsomaha.com

**INVESTORS
REALTY INC.**

Miracle Hills Atrium Building • 11819 Miracle Hills Dr • Omaha, Nebraska



PROPERTY IMAGES - SUITE 101

Miracle Hills Atrium Building • 11819 Miracle Hills Dr • Omaha, Nebraska

11301 Davenport Street
Omaha, NE 68154
402.330.8000
www.investorsomaha.com

**INVESTORS
REALTY INC.**



Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

PROPERTY IMAGES - SUITE 104

11301 Davenport Street
Omaha, NE 68154
402.330.8000
www.investorsomaha.com

**INVESTORS
REALTY INC.**

Miracle Hills Atrium Building • 11819 Miracle Hills Dr • Omaha, Nebraska



Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.