



# LAKESIDE OFFICE

17445 ARBOR STREET | OMAHA, NEBRASKA

**CBRE**

# PROPERTY INFORMATION

## Office Space for Lease

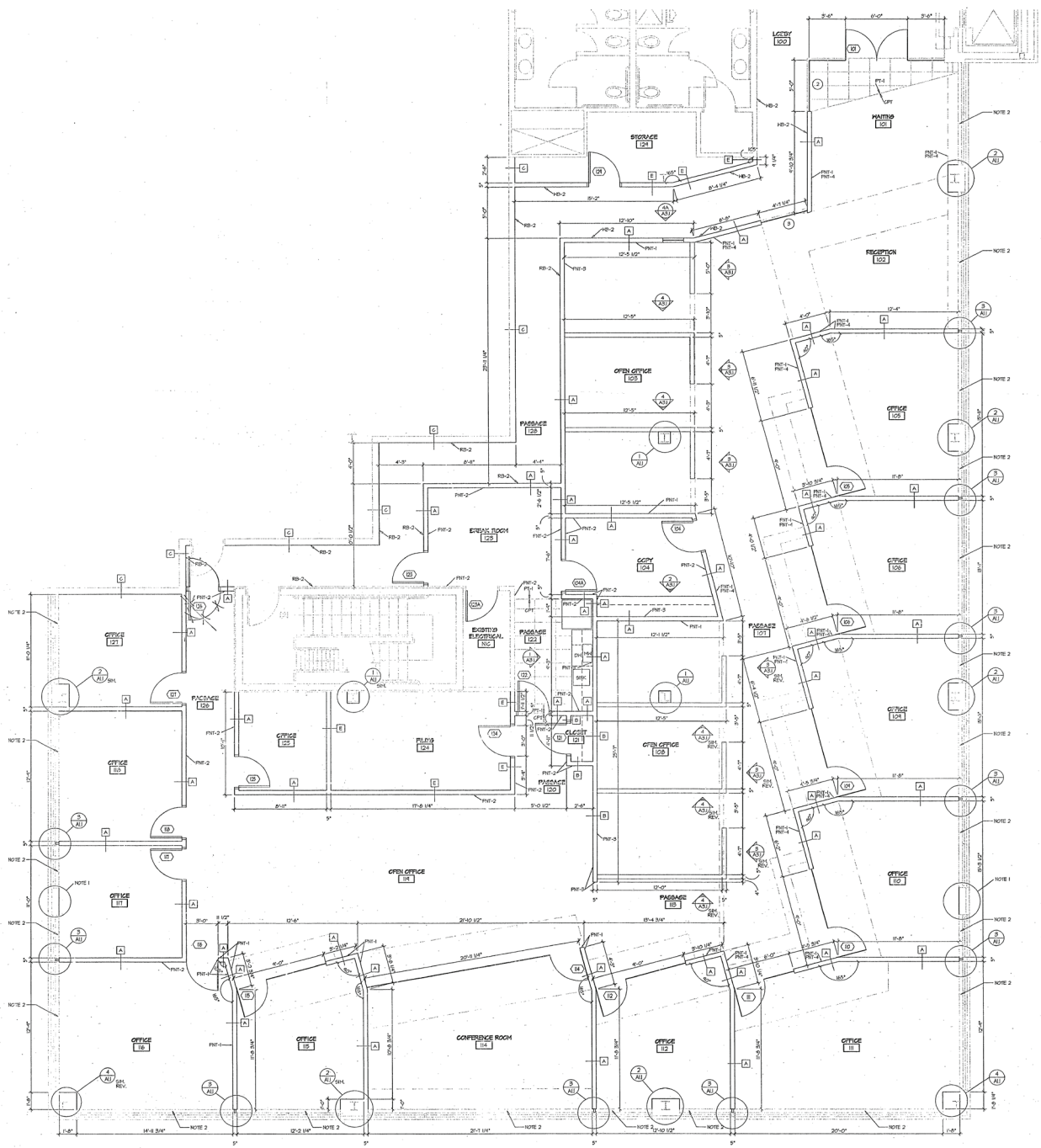
Suite 300                    7,717 SF  
Lease Rate                 \$17.95 PSF, NNN

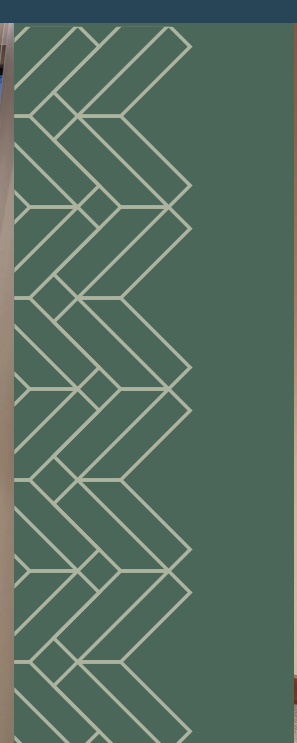
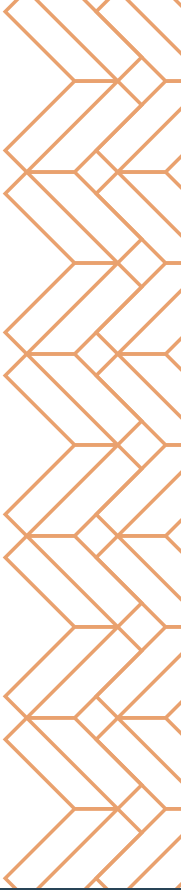
## Features

- Located in west Omaha
- Beautiful tenant finish
- Perimeter offices with open area in center

<b>Building Size</b>	34,733 SF	<b>Lot Size</b>	2.03 AC
<b>Year Built</b>	2001	<b>Ceiling Height</b>	9'
<b>Number of Floors</b>	Three	<b>Elevator</b>	One
<b>Construction</b>	Brick	<b>Parking Ratio</b>	5.5:1,000
<b>Traffic Count</b>	67.8K vehicles per day (168th & W Center Road)		











# CONTACT US

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