

Office Space

Vision2Voice Building - Hawthorne Court

For Lease

**17670 Welch Plaza
Omaha, NE 68135**

Property Highlights

- Great SW Omaha location
- \$20.00/SF NNN
- 3,000-4,096 SF
- Existing office buildout
- Ample Parking
- Also For Sale \$1,330,000



Property Description

Freestanding office building for sale or lease in Hawthorne Court shopping center at 180th and Q Street in southwest Omaha. Hawthorne Court is a thriving mixed-use development anchored by Hy-Vee grocery with lots of services within walking distance. Owner is relocating and will vacate upon sale or lease. Perfect for professional services, medical office and retail uses.



Lease Details

Available SF:	3,000-4,096 SF
Use:	Office or Retail
Lease Rate:	\$20.00/SF NNN
Est Expenses:	\$6.00/SF
Lease Term:	Negotiable
Parking Ratio:	4.75:1,000

Listed By:

Jeff Johnson

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PROPERTY DETAILS

For Lease: \$20/SF NNN

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Property Details

Property Type	Office
Zoning	MU
Lot Size	0.46 AC
Traffic Count	22,119
Cross Streets	S 176th Ave & Welch Plaza
Property Taxes	\$8,515.26 (2025)

Location Information

Building Name	Vision2Voice Building - Hawthorne Court
Street Address	17670 Welch Plaza
City, State, Zip	Omaha, NE 68135
County/Township	Douglas

Parking & Transportation

Parking Type	Surface
Parking Spaces	19

Building Information

Building Size	4,096 SF
Building Class	B
Number of Floors	1
Year Built	2007

Utilities

Central HVAC	Packaged rooftop unit (RTU)
Restroom	5 - two sets M/W; one unisex

Demographics

Proximity:	1 Mile	3 Miles	5 Miles
Total Population:	11,008	91,852	173,492
Households	3,601	32,310	62,899
HH Income	\$179,280	\$150,552	\$144,956

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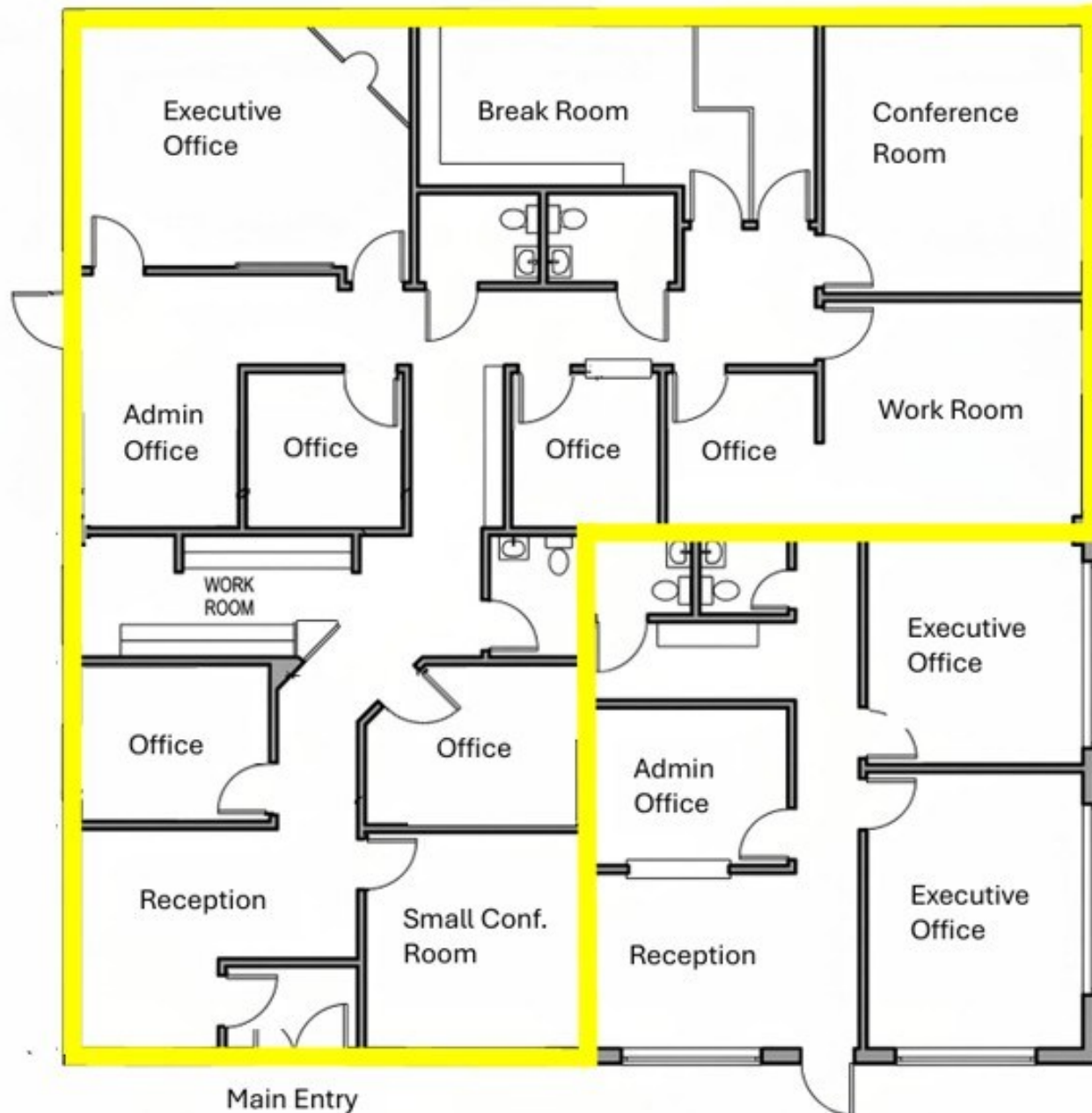


BUILDING LAYOUT

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PLOT AERIAL

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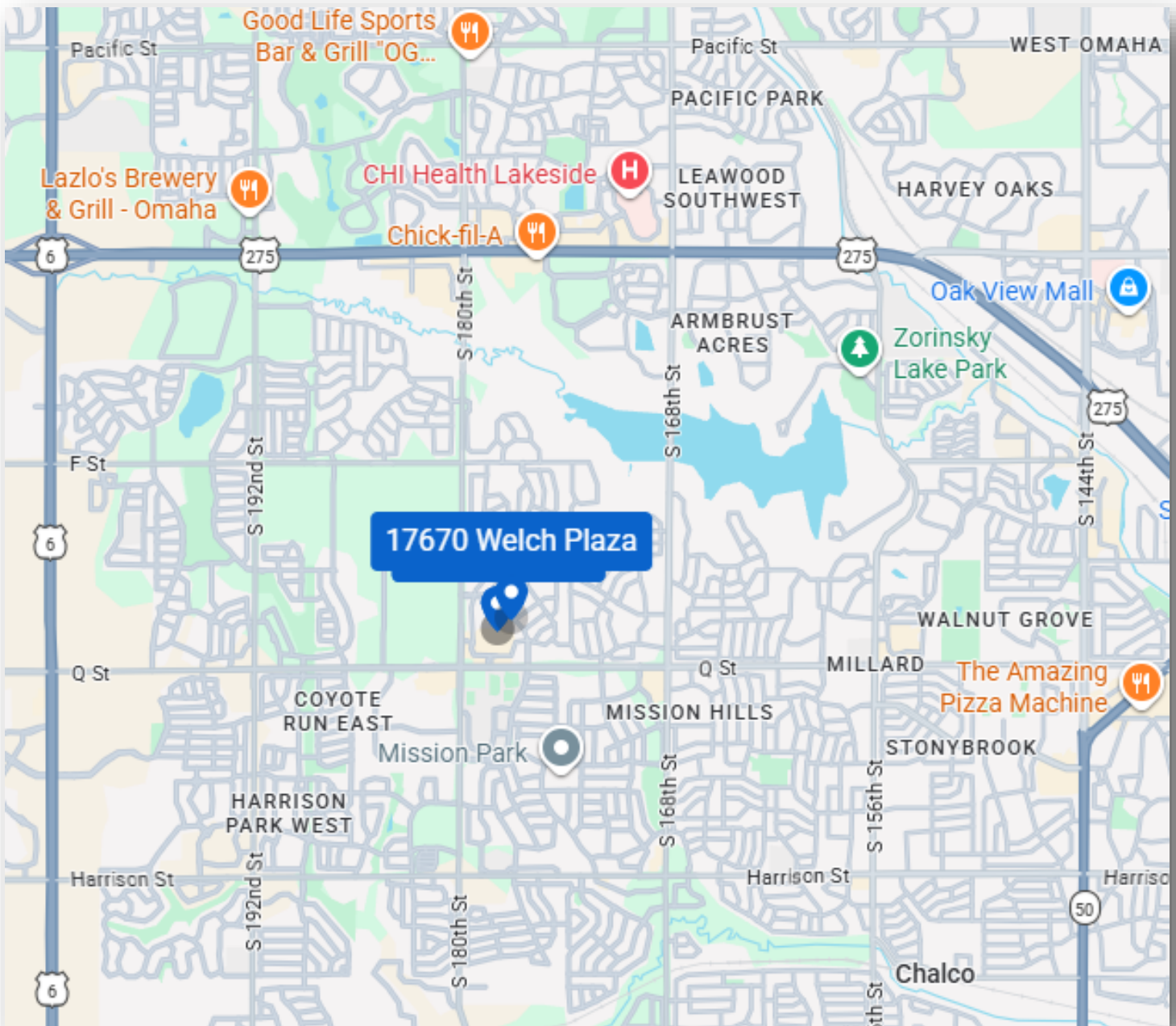
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MAP AERIAL

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PHOTOS

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