

# The Shoppes at Tiburon Village

South West Corner 168th & Cornhusker

Omaha, Nebraska



## Features:

- \* Rapidly expanding Class "A" residential community
  - \* Excellent visibility
- \* Center of the first retail development in area

## Leasing Information:

- \* \$16.00 psf NNN
- \* Estimated \$3.00 psf pass-through
- \* Demising walls

## Building Details:

- \* 5:1 parking ratio
- \* 11827 total sf
- \* Bay sizes 1, 195-1,826 sf

## Space Data:

### HVAC

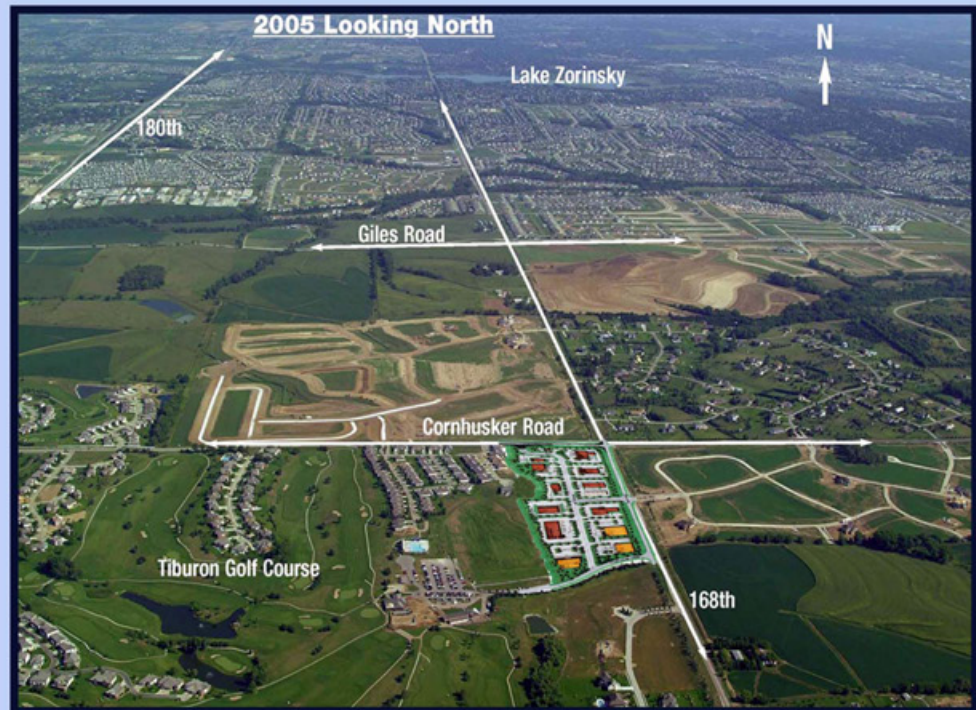
- \* 1 cooling ton per 333 sf
  - \* Gas heat
- \* Unit extends through ceiling into bay

### Plumbing

- \* 4" stub to tentative location in rear of bay
  - \* Electric water heater

### Electric

- \* 225 amp



For additional information contact

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