

FOR LEASE

Retail / Office | 3,200 SF | Lease: \$20/SF NNN



Colm Breathnach
Vice President, Associate Broker
402.881.7501
cbreathnach@sagecapitalinvestments.com



Clay Nichols
Real Estate Associate
270.933.6344
cnichols@sagecapitalinvestments.com



SAGE CAPITAL
REAL ESTATE

**Richmont Point #1, Suite 102 — 505
Cornhusker Road, Bellevue, NE — Turnkey
Dental Space for Lease**

\$20/SF NNN | Available Immediately

A fully built-out, move-in-ready dental space in a high-visibility, high-traffic Bellevue location. Offering 3,200 SF with equipment already installed, this suite is plug-and-play for a dental practice looking to open without the cost or delay of a build-out.

Property Highlights:

Total Space: 3,200 SF

Space Type: Dental / Medical Office

Operatories: 6 chairs, equipment installed

Imaging: Dedicated imaging space

Private Offices: 3

Common Areas: Spacious lobby, front desk, breakroom

Storage: 2 storage rooms

Lease Rate: \$20/SF, Triple Net (NNN)



Description

This suite comes fully equipped for immediate patient care, with 6 operator chairs and existing equipment in place, a dedicated imaging space, and 3 private offices, eliminating the time and expense of a ground-up build-out. A spacious lobby and welcoming front desk create a strong first impression, while the staff breakroom and 2 storage rooms round out a layout built for day-to-day practice operations.

Located in a high-visibility, high-traffic corridor, the space offers strong exposure and easy patient access. Priced to move and available now, this one won't be on the market long.

For more information or to schedule a tour, contact **Colm Breathnach** or **Clay Nichols**.

Colm Breathnach

cbreathnach@sagecapitalinvestments.com

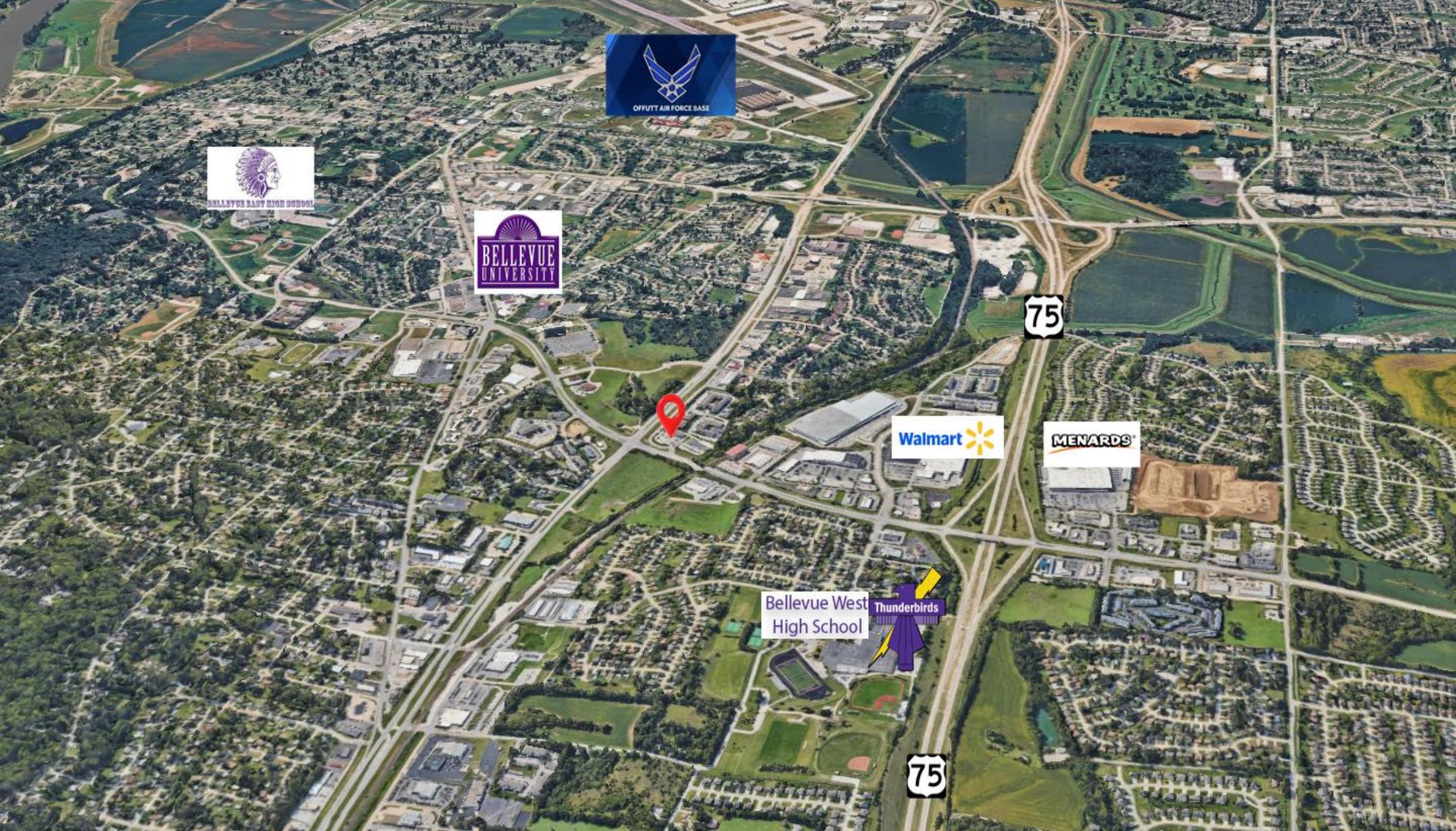
Clay Nichols

cnichols@sagecapitalinvestments.com



SAGE CAPITAL
REAL ESTATE





Colm Breathnach

cbreathnach@sagecapitalinvestments.com

Clay Nichols

cnichols@sagecapitalinvestments.com

