

# DaVita, Inc.

11425 West Dodge Road | Omaha, Nebraska 68154



## OFFERED EXCLUSIVELY BY

**James Gibson**

*Managing Director*

Nebraska Lic. #20130145

**CONTACT BROKER**

### Northmarq

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Houston, Texas 77024

713.972.4645

**northmarq.com**



**\$4,572,432**

Offering Price



**5.55%**

Cap Rate

Northmarq is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in the building of a single-tenant medical office facility located in Omaha, NE. It consists of 0.51 acres and a one-story, 8,081-SF MOB retrofit-to-suit in 2023. The Property is located just southwest of the intersection of West Dodge Road/US-6 (95k VPD) and South 114th Street (17k VPD). There are approximately 262,000 in population in a five-mile radius with an average household income in excess of \$104,000 annually.

## HIGHLIGHTS

- No Early Termination or Kick-Out Clause
- Leading Operator & Strong Guarantee
- Growing Industry
- Insulated from Macroeconomic Changes
- 2023 Retrofit-to-Suit
- Long-Term, Passive Lease
- Rent Growth
- High-Income Area