



(+ -) 42,000 Gross SF Office / Retail Space
Lease Rate: \$12.00 - 15.00 PSF NNN

Updated brick building offering approximately 42,000 SF of upscale office and/or retail space. Located just west of the Old Market. Enjoy the old world charm of turn-of-the-century structure being renovated and revitalized, along with a unique rooftop garden amenity. Exclusive parking is available within one and a half blocks (see aerial).



Howard Shrier
Senior Associate
(402) 548 4009
hshrier@lundco.com

Spencer Secor
Associate
(402) 548 4069
ssecor@lundco.com

450 Regency Parkway, Suite 200
Omaha, NE 68114
+1 402 393 8811
lundco.com

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Property Highlights

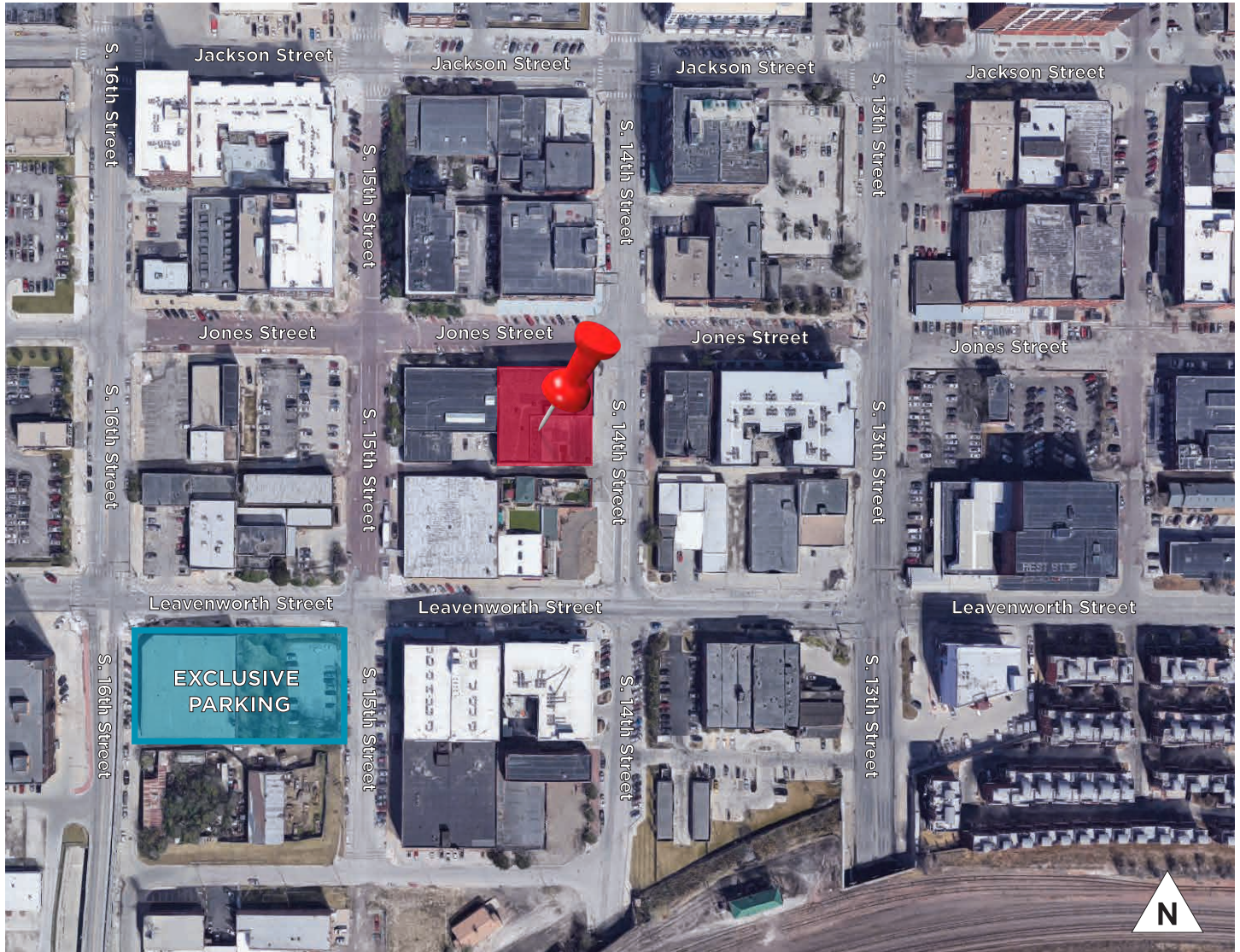
Lease Rate	\$12.00 - 15.00 SF NNN (core & shell pricing)
Building Size	42,397 SF
Year Built	1912
No. of Floors	2

Property Highlights

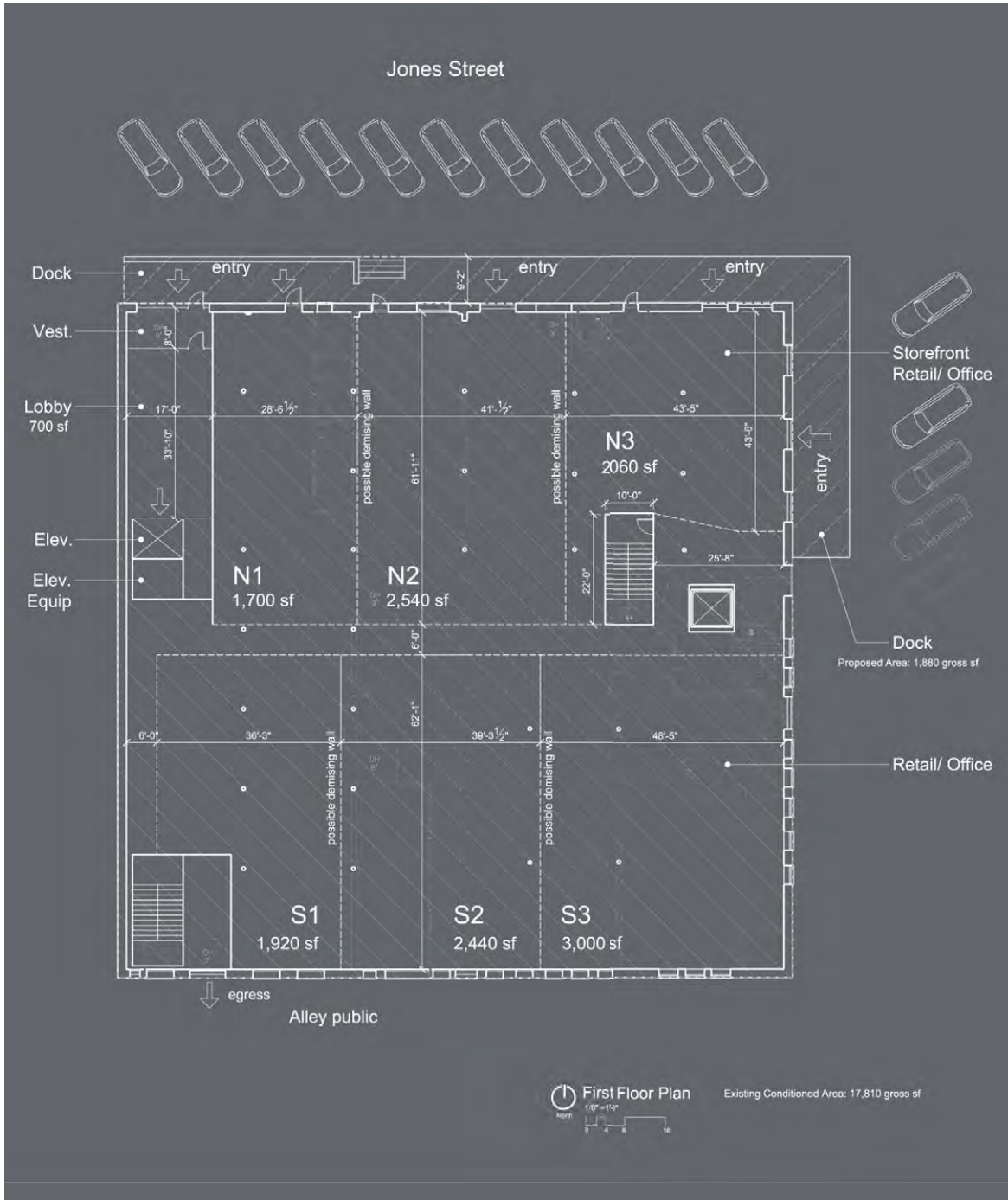
Total Site Area	0.4 AC
Zoning	Industrial
Parking	Abundant: On-Street or Leasable Parking Lots Nearby
Traffic Counts	11,700 EADT
Operating Expenses	\$4.00

Floor	Square Feet (Gross) (min - max)	Price/SF NNN
1	2,500 - 17,810	\$15.00
2	12,839 - 12,839	\$15.00
Lower Level	11,748 - 11,748	\$12.00

Exclusive Parking Map



1st Floor

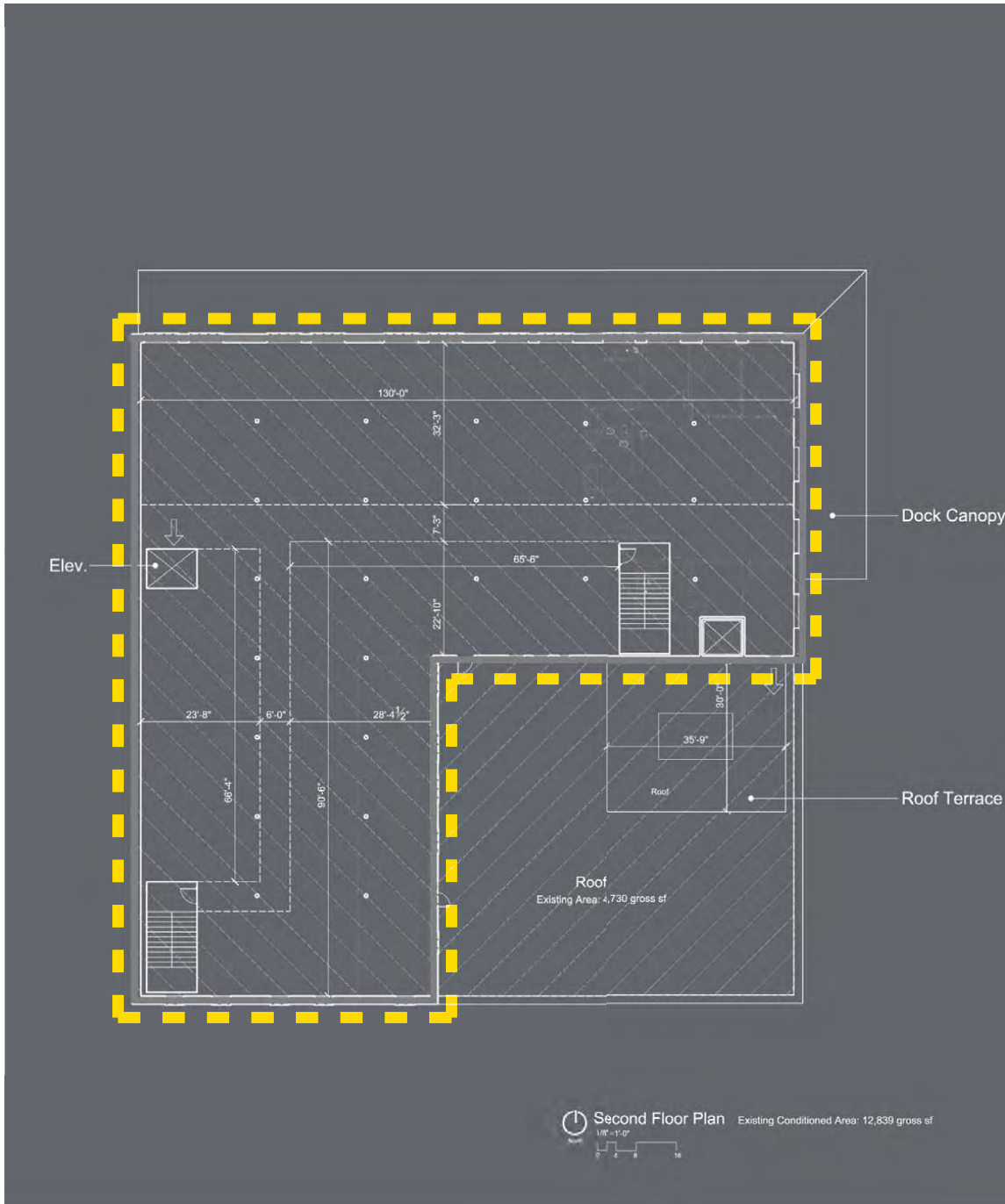


** Floor plan measurements are approximate and are for illustration purposes only.

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2nd Floor

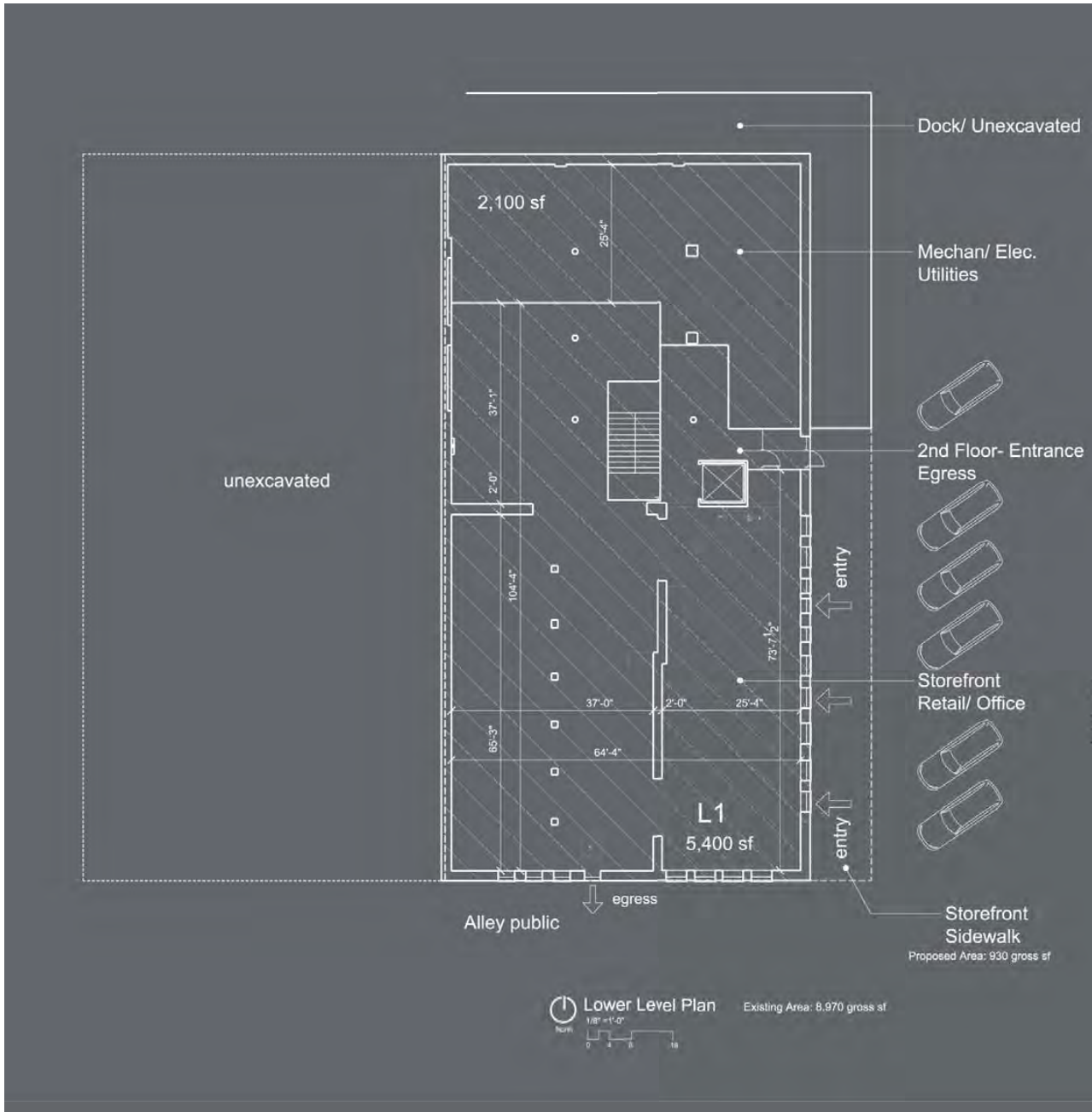


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Lower Level



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Maps



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Available Surface and Garage Parking in the Immediate Area

