

**FOR LEASE**

5154 NORTH 90TH STREET, OMAHA, NE 68134

OFFICE | 720 SF | \$10.00 SF/YR (NNN)



**PRESENTED BY:**

**Cori Adcock**

402.871.4506

[cadcock@lee-associates.com](mailto:cadcock@lee-associates.com)

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## PROPERTY DESCRIPTION

Conveniently located off 90th & Fort, this property is ready for any office user looking for nicely finished space at affordable rates.

## PROPERTY HIGHLIGHTS

- Nicely finished office space
- Ample on-site parking
- Landlord occupied property



## LOCATION DESCRIPTION

Located on North 90th Street. Convenient to many services and amenities.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$10.00 SF/yr (NNN)
<b>NNN:</b>	\$3.29 PSF
<b>Available SF:</b>	720 SF
<b>Building Size:</b>	4,800 SF

## CONTACT

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#### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5154	Available	720 SF	NNN	\$10.00 SF/yr	Small office suite.

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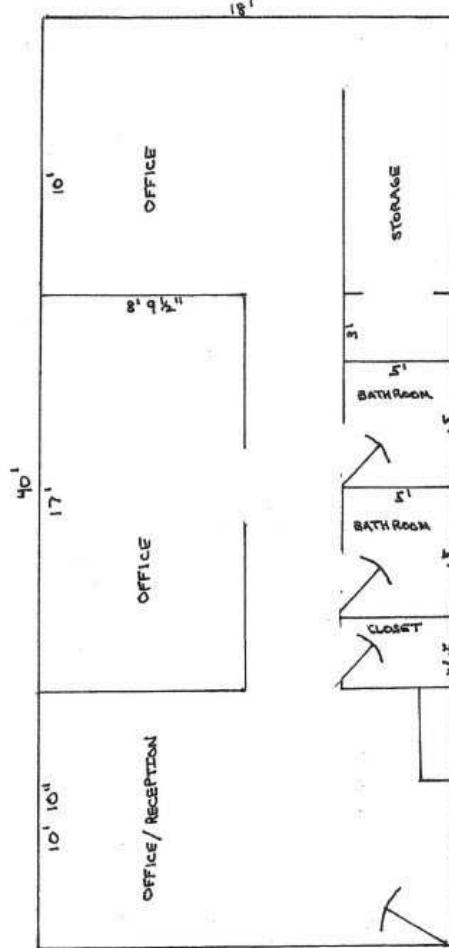
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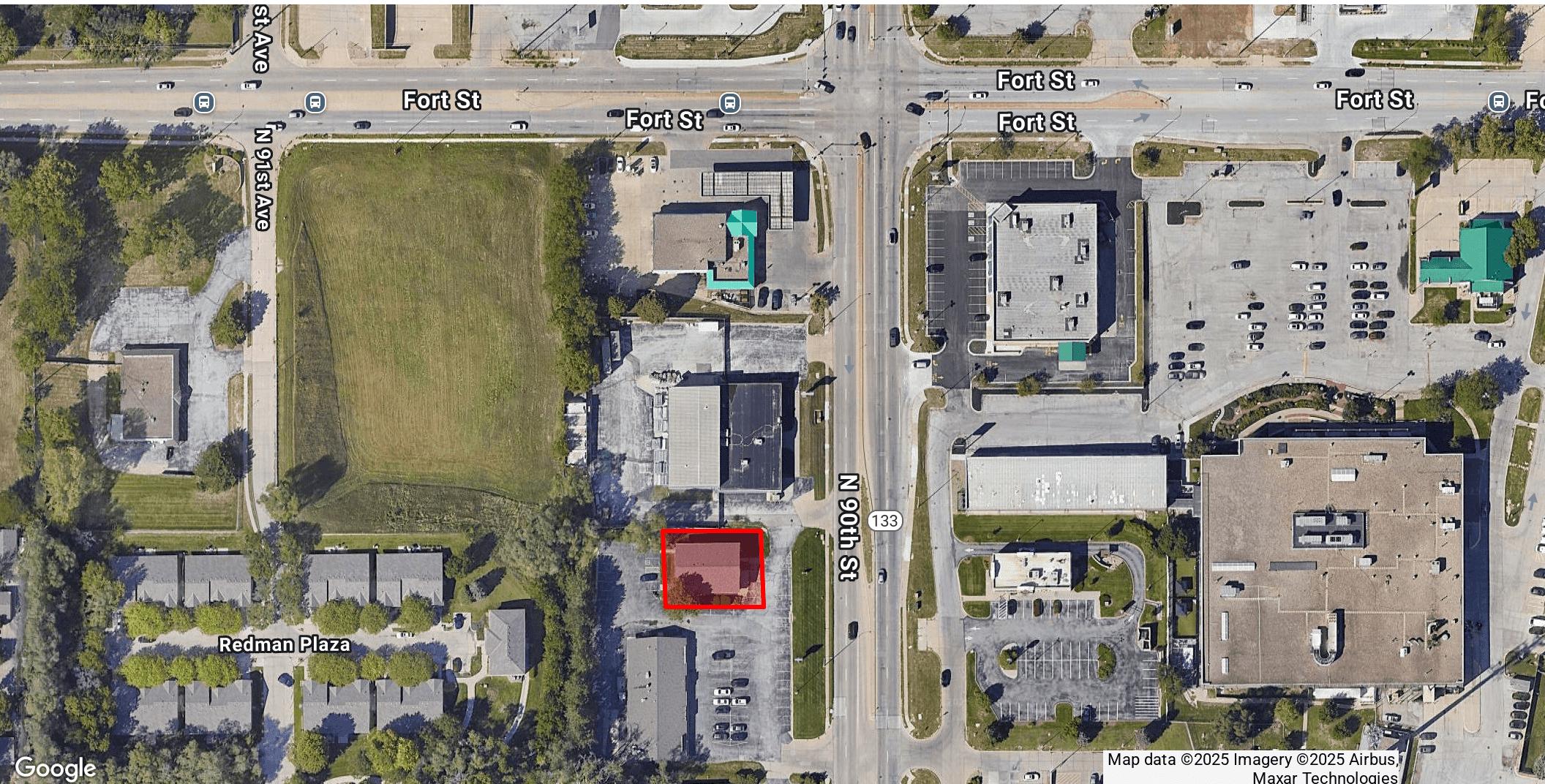
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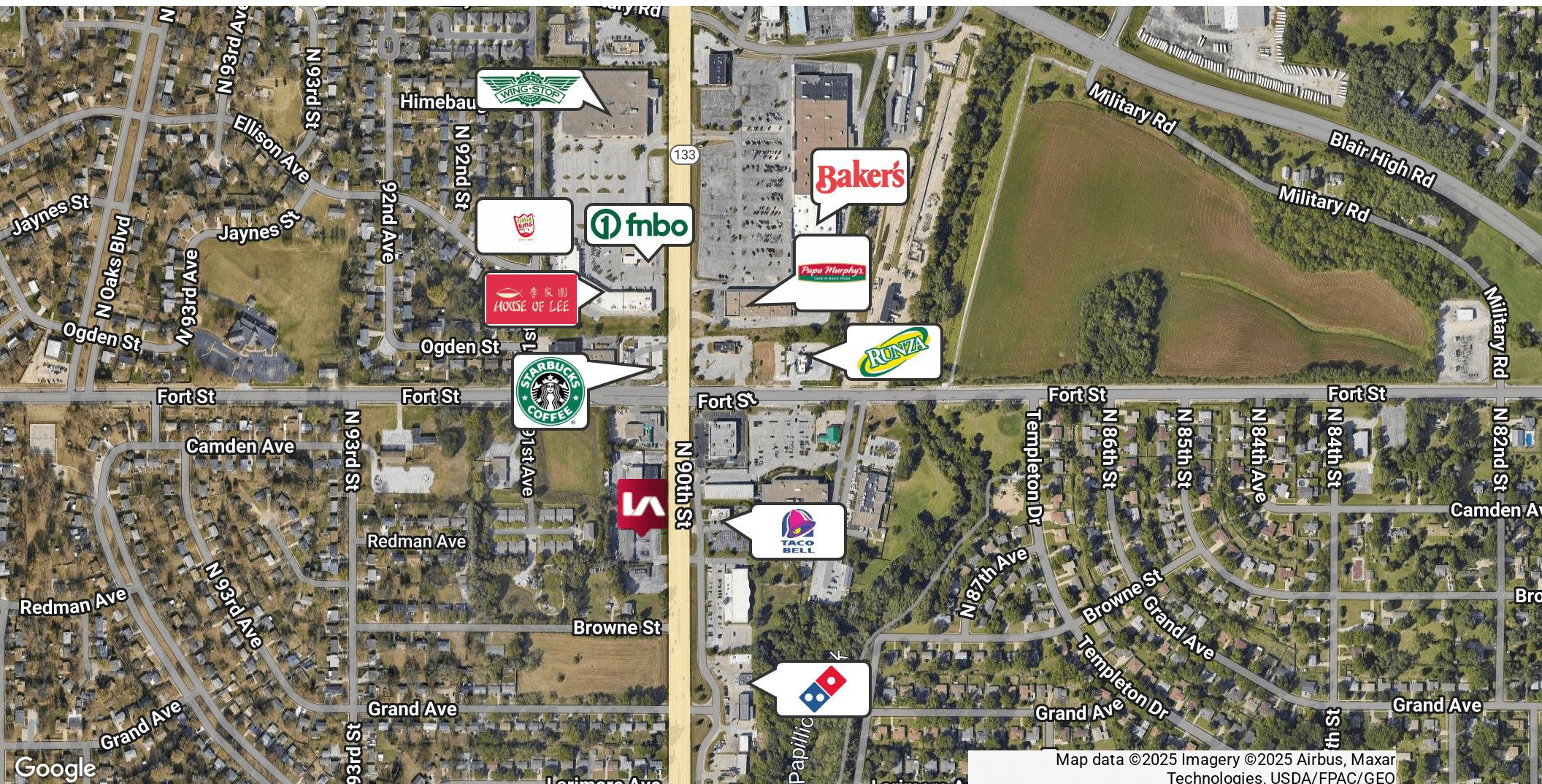
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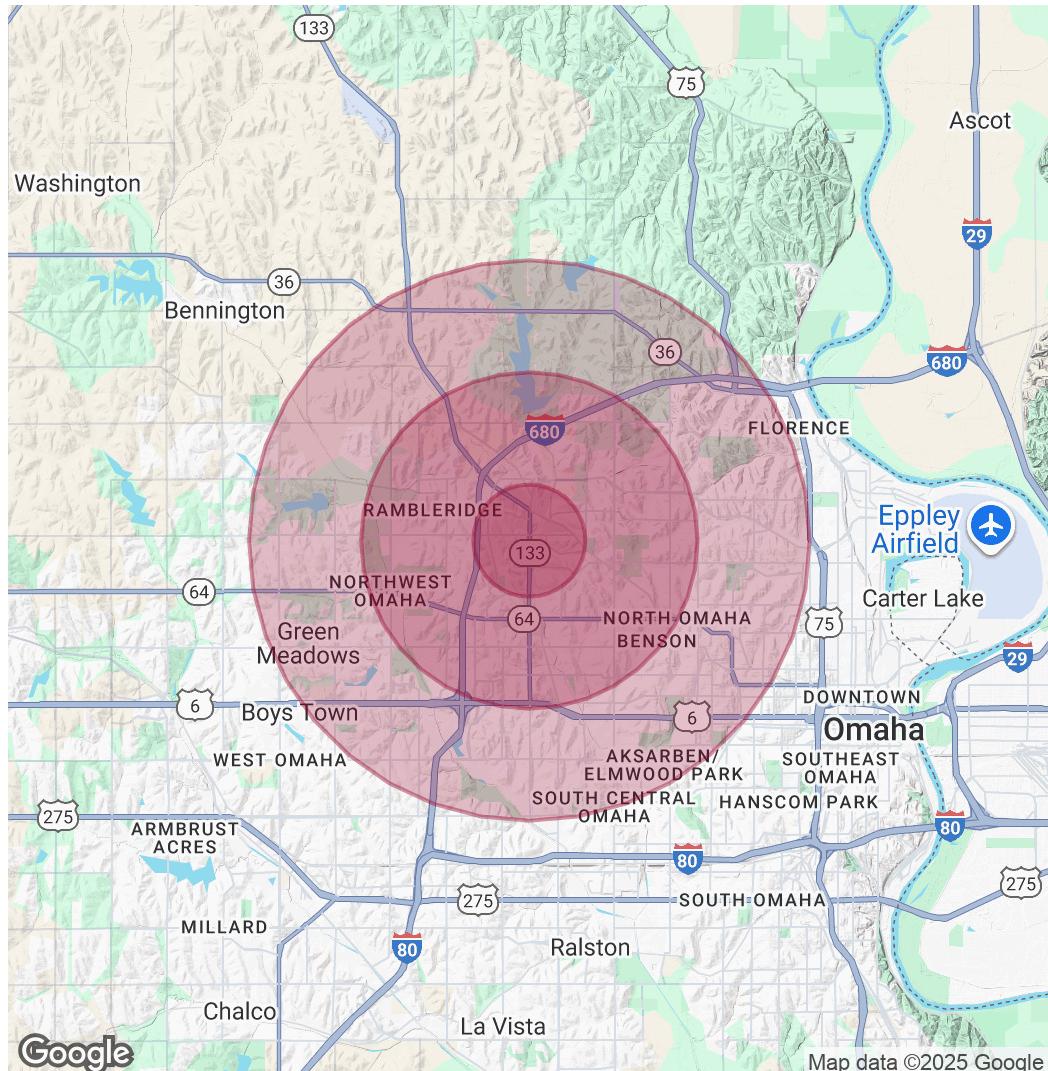
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	10,138	93,593	204,352
<b>Average Age</b>	39	38	38
<b>Average Age (Male)</b>	38	37	37
<b>Average Age (Female)</b>	40	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	3,997	39,239	83,731
<b># of Persons per HH</b>	2.5	2.4	2.4
<b>Average HH Income</b>	\$84,387	\$82,222	\$97,169
<b>Average House Value</b>	\$233,224	\$237,033	\$284,251

Demographics data derived from AlphaMap



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