

WALNUT GROVE PROFESSIONAL

SUITES 202 & 204 | 4,888 SF | \$562,120

SUITES 201, 203 & 205 | 7,232 SF | \$831,680

5005 SOUTH 153RD STREET, OMAHA, NE 68137



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OFFERING SUMMARY

SALE PRICE:	\$1,575,600
Building Size:	Suites 202 & 204 - 4,888 SF Suites 201, 203 & 205 - 7,232 SF Total Building Size - 12,120 SF
Price / SF:	\$115 PSF
Lot Size:	1.99 Acres
Property Type:	Office Condo
Year Built:	2006
Zoning:	MU

PROPERTY OVERVIEW

Excellent, rare opportunity to purchase an owner/user property in Southwest Omaha. The entire space on the market is 12,120 SF that can be sold as two separate units: Suites 202 & 204 = 4,888 SF and Suites 201, 203 & 205 = 7,232 SF. There is a lease currently on the entirety of the space through June 2026 allowing a Buyer to have flexibility if they did not want to occupy the space right away.

PROPERTY HIGHLIGHTS

- Located within Walnut Grove Business Park on 156th & Q Street. Some of the amenities located within the business park include: bank, medical offices, restaurants, gym, Walgreens, financial services and a Scooters Coffee Shop
- The layout is very functional as it includes a great mix of open space, private offices, conference/training rooms and break rooms.
- Windows surrounding the perimeter of the office allowing for natural throughout the space.
- Purchasing the office condo(s) is much less than the replacement costs of a similar asset and allows for a quick occupancy once the property closes.

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BUILDING INFORMATION

Building Size	Suites 202 & 204 - 4,888 SF Suites 201, 203 & 205 - 7,232 SF Total Building Size - 12,120 SF
Ceiling Height	9 ft
Number Of Floors	2
Year Built	2006
Load Factor	1.1196
Construction Status	Existing
Roof	2006
Restrooms	Yes
HVAC	GFA
Elevators	1

PARKING & TRANSPORTATION

Parking Ratio	4.0
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SITE INFORMATION

Cross-Streets	153rd & Q Street
County	Douglas
Zoning	MU
Lot Size	1.99 Acres
Location Description	Located in Walnut Grove Development. Great southwest location. Many services nearby.

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

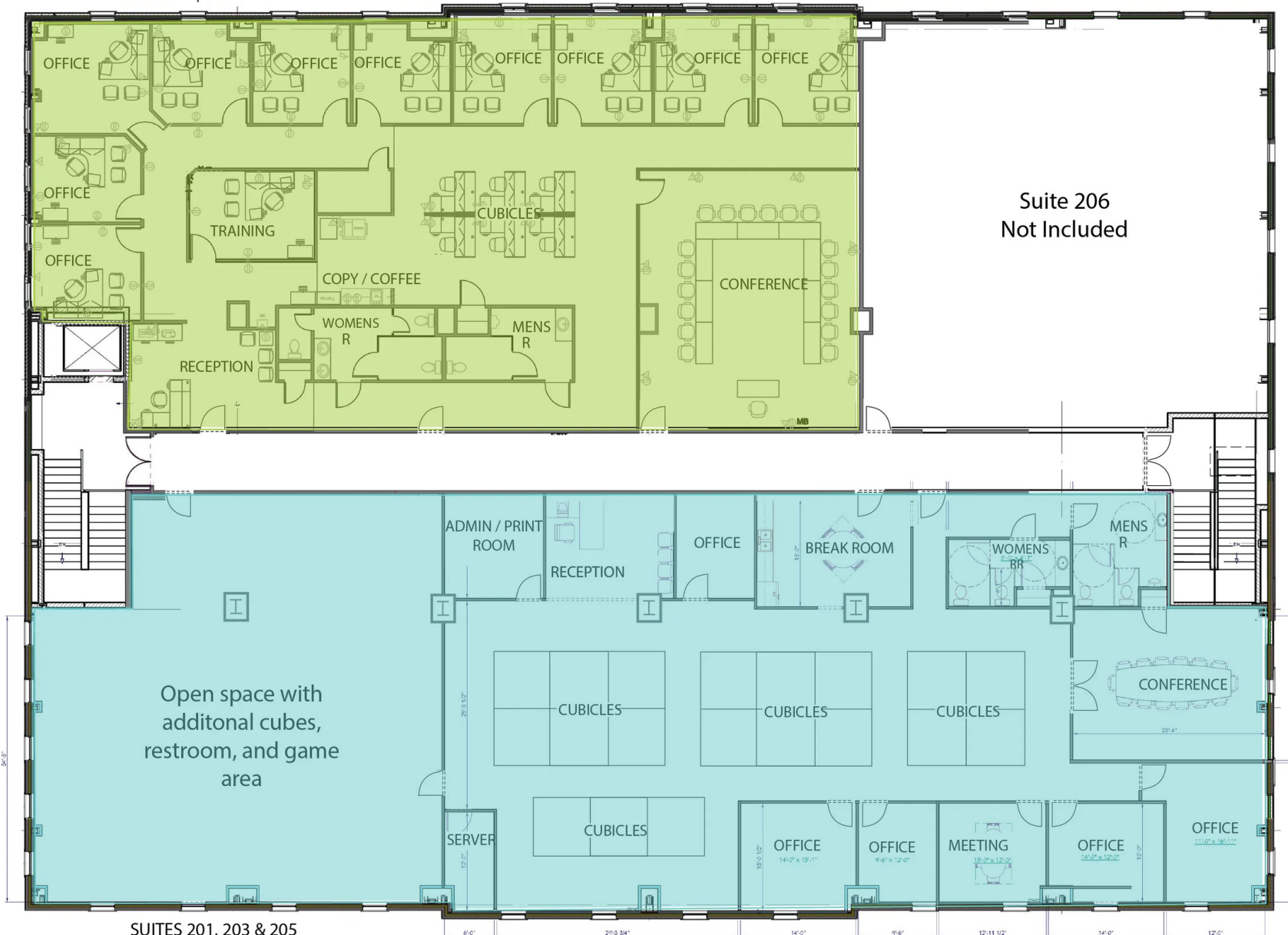
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DEMOGRAPHICS

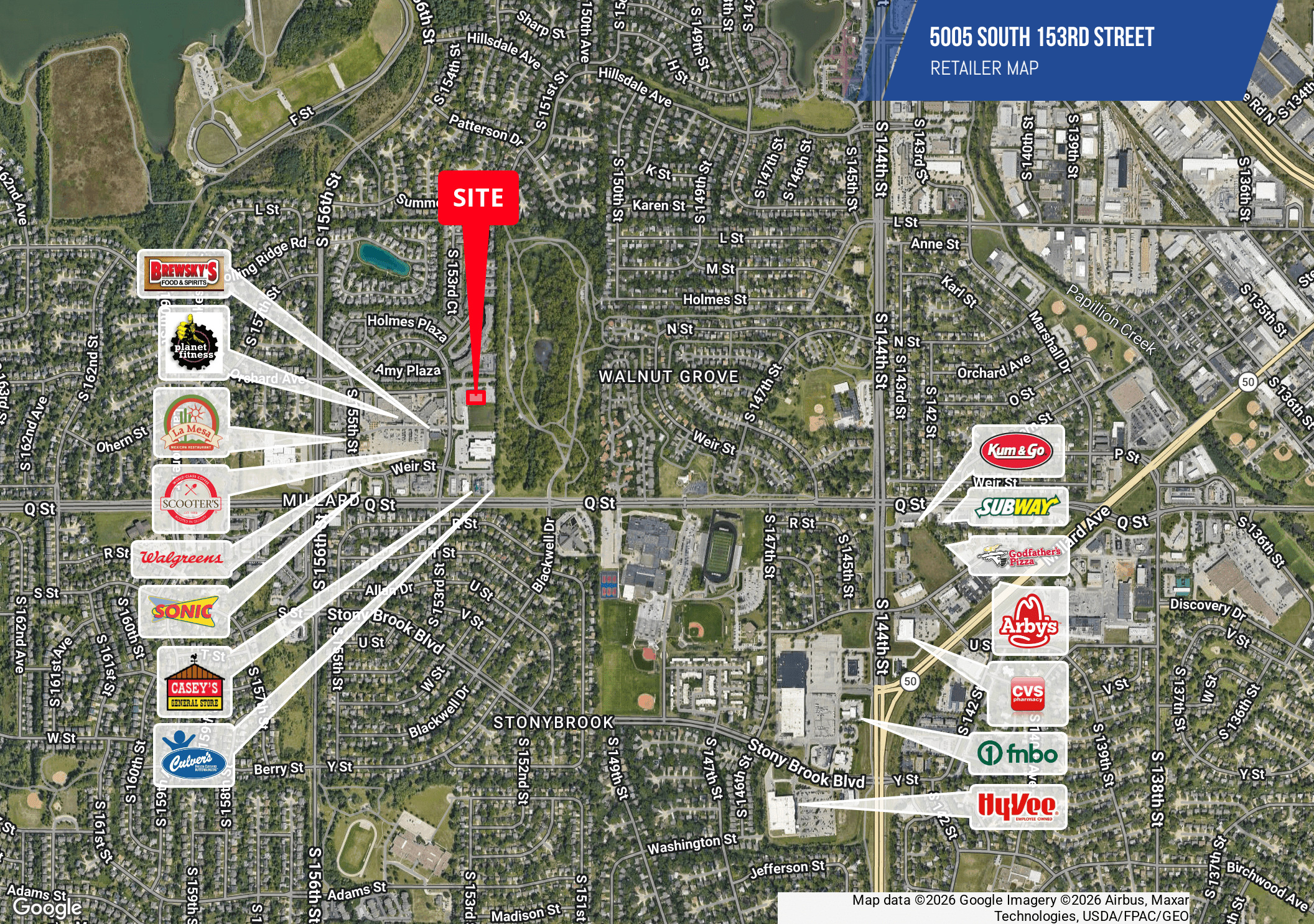
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,824	92,980	178,642
Total Households	5,145	34,081	66,279
Average HH Income	\$86,319	\$90,183	\$96,199

SUITES 202 & 204
4,888 SF
\$115 PSF | \$562,120



SUITES 201, 203 & 205
7,232 SF
\$115 PSF | \$831,680

5005 SOUTH 153RD STREET
RETAILER MAP



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO

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