

FULLY BUILT OUT OFFICE/RETAIL SPACE LOCATED IN OPPORTUNITY ZONE

2566 Leavenworth Street, Omaha, NE 68105

FOR SALE OR LEASE



OFFERING SUMMARY

Sale Price:	\$3,295,000
Lease Rate:	\$15 SF/yr (NNN)
Space Available:	
1st Floor:	11,740 SF
2nd Floor:	2,050 SF
Lot Size:	0.762 Acres
Building Size:	24,020 SF

PROPERTY HIGHLIGHTS

- Historic building with character
- Located in Opportunity Zone
- One block south of Omaha's new streetcar system
- High visibility on Leavenworth Street
- Versatile spaces available
- Outdoor Patio area for entertaining
- Secure 30 lot parking on site
- 2 existing tenants
- Extra parking available with the purchase of the neighboring lot



ACCESS Commercial, LLC

KIRK HANSON

Kirk@accesscommercial.com
402.616.2580
Principal

GARRETT ANDERSON

ganderson@accesscommercial.com
402.618.3888
Brokerage Associate

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LOCATION MAP



ACCESS Commercial, LLC

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LOCAL AERIAL



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PROPERTY DESCRIPTION



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This office space is filled with abundant natural light with multiple skylights. The architecture throughout features spectacular brick, beams and large windows. This property has 2 tenants: The House of Conundrum and Craft Axe with leases current until April 2028 and April 2027 respectively. Space available includes a large open space perfect for an event center/retail or office user. This space also has a breakroom with full kitchen, high-end finishes and fixtures throughout, printing area, office space and a large conference room. The 2nd floor has a large office space available with plenty of sunlight and high-end finishes and fixtures. There is also an outdoor patio area on the 2nd floor perfect for entertaining. Secure 30 lot gated parking on site with extra parking available with the purchase of the neighboring lot.



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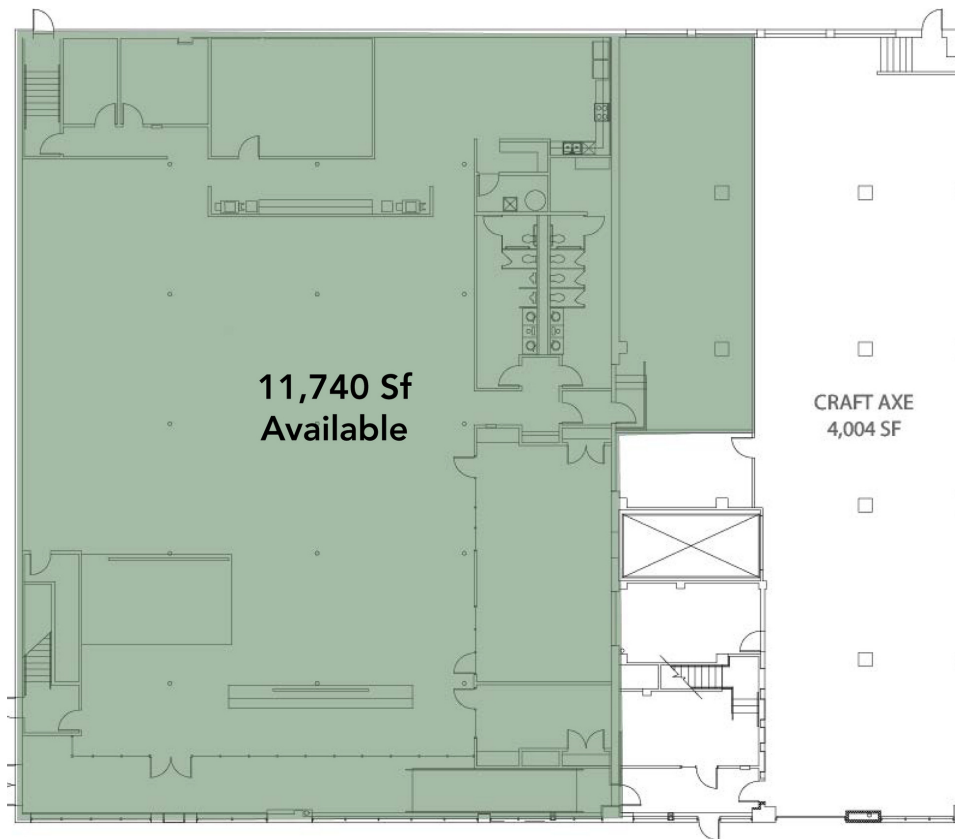
402.618.3888

Brokerage Associate

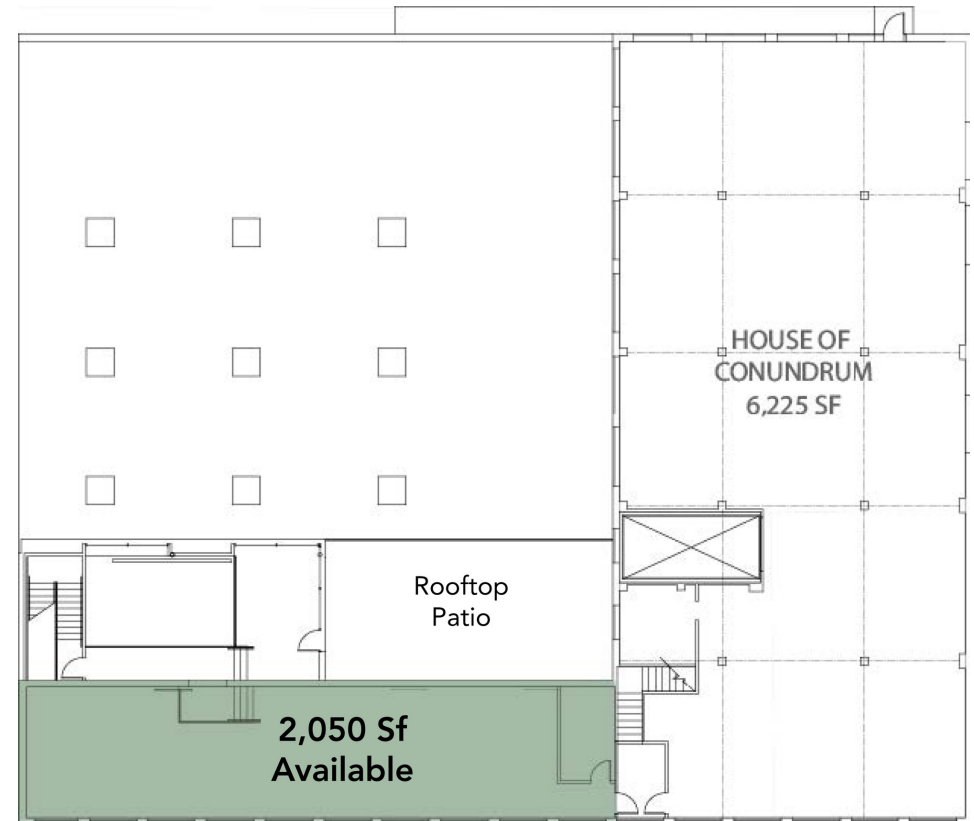
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SITE PLANS



1st Floor Site Plan



2nd Floor Site Plan



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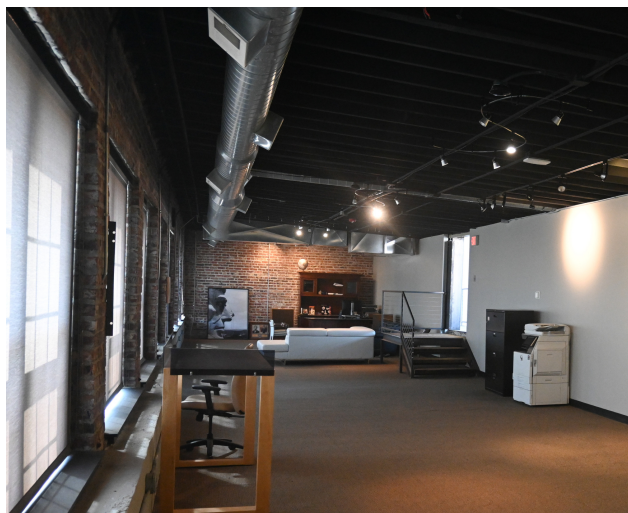
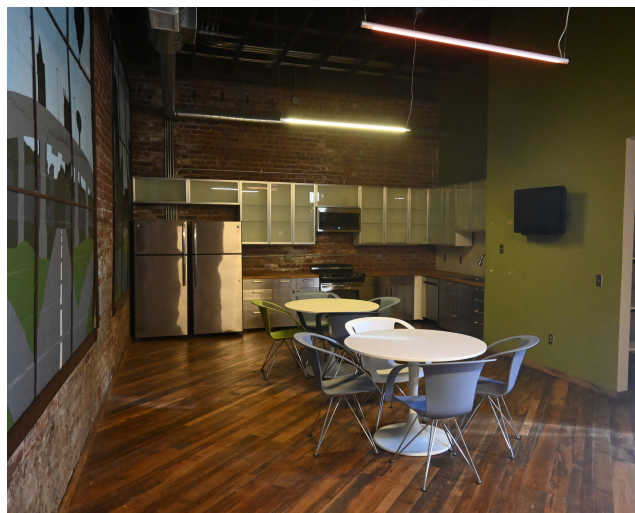
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Brokerage Associate

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ADDITIONAL PHOTOS



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OMAHA STREETCAR MAP

OMAHA STREETCAR ROUTE: APPROVED ALIGNMENT



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LISTING TEAM



KIRK HANSON

Principal

Kirk@accesscommercial.com

Direct: 402.616.2580

PROFESSIONAL BACKGROUND

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. Kirk is also a Co-Founder and Managing Director of Sower Capital Management, LLC a sponsor of real estate equity funds, and Montage Builders, LLC, a Midwest-focused general contracting firm. Kirk holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC), the Entrepreneurs Organization (EO) and Realty Resources.



GARRETT ANDERSON

Brokerage Associate

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Direct: 402.618.3888

PROFESSIONAL BACKGROUND

Garrett brings decades of business development, sales leadership, and commercial real estate experience to the ACCESS Commercial team. As a Commercial Real Estate Broker, he specializes in landlord and tenant representation, leasing, investment opportunities, and relationship-driven business development throughout Nebraska. An active Nebraska Real Estate Broker since 2016, Garrett combines first-hand experience as a commercial property owner with a deep understanding of lease negotiations, property management, and long-term asset value. His entrepreneurial background and extensive Omaha business network allow him to identify opportunities, build lasting partnerships, and deliver strategic solutions for clients.

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