



2502 Leavenworth Street | Omaha, NE 68105

\$1,250,000 | \$8.50 SF/yr NNN

Property Features

- Hard-to-find flex building located 3 blocks from I-480
- 3,630 SF of newly constructed office / POS space
- Ideal single tenant or owner/user opportunity
- 1,792 SF bonus basement event hall

13321 California Street, Suite 105
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ADDRESS	SIZE (SF)	ASKING PRICE	LEASE RATE / TYPE
2502 Leavenworth Street	9,750 SF	\$1,250,000	\$8.50 SF/yr NNN

BUILDING DETAILS

Year Built / Renovated	1961 / 2022
Drive Doors	One (1) (10'X12')
Dock Doors	One (1) internal concrete
Ceiling Height	12'
Zoning	DS
Lot Size / Parking Spaces	0.40 AC 10
Office Space	3,630 SF
HVAC	Office A/C
Restrooms	Three (3)
Roof	TPO

LOCATION DETAILS

Market	Omaha / Council Bluffs
Submarket	Downtown Omaha
County	Douglas
Cross Streets	S 25th & Leavenworth Streets
Nearest Interstate	I-480

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	12,085	55,166	110,709
Total Population	25,366	129,811	273,983
Average HH Income	\$68,150	\$80,863	\$82,082

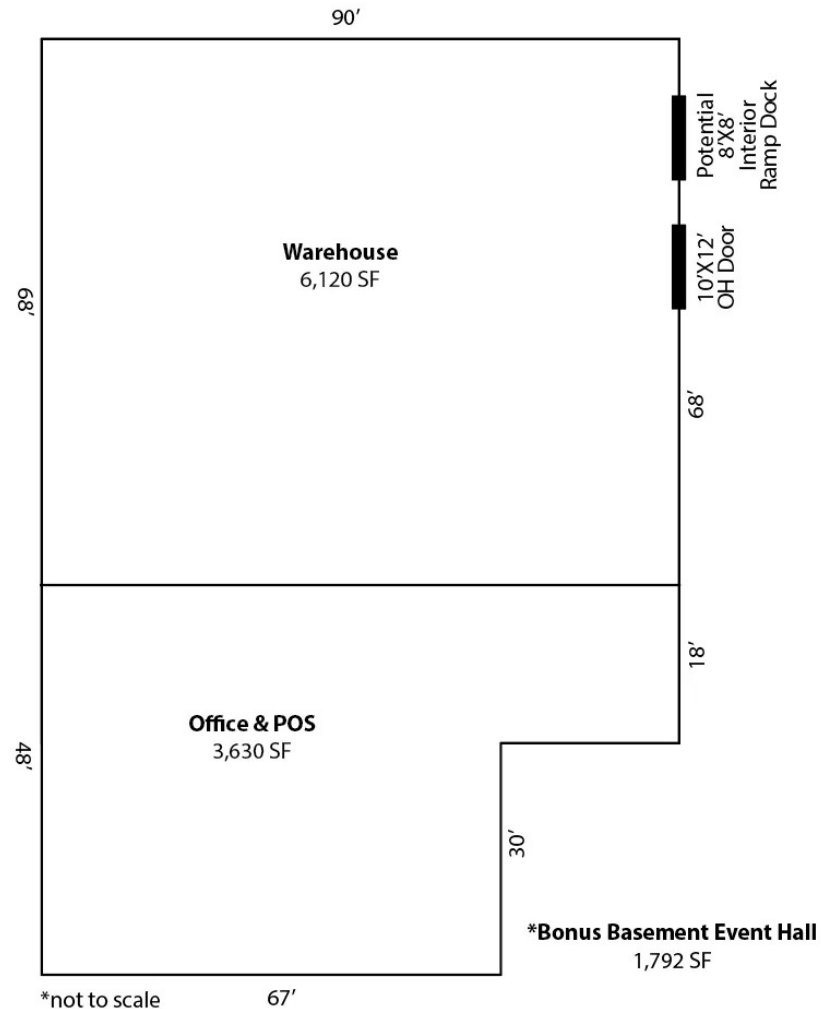


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