

FOR LEASE

PARK PLAZA

105 North 31st Avenue, Omaha, NE 68131

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**CAMPBELL
DANA** | COMMERCIAL
REAL ESTATE

PARK PLAZA | OFFICE BUILDING FOR LEASE

105 NORTH 31ST AVENUE, OMAHA, NE 68131



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PROPERTY DESCRIPTION

Prime office space available for lease in a growing area of Omaha. Space offers a flexible layout suitable for a variety of office users.

LOCATION DESCRIPTION

Located in the heart of Midtown, on the corner of N 31st Avenue & Dodge Street, this office space is walking distance from Turner Park.

OFFERING SUMMARY

Lease Rate:	\$23.95 PSF
Lease Type:	Full Service
Available SF:	3,268 SF
Date Available:	September 1, 2026
Lot Size:	0.72 Acres
Building Size:	22,161 SF

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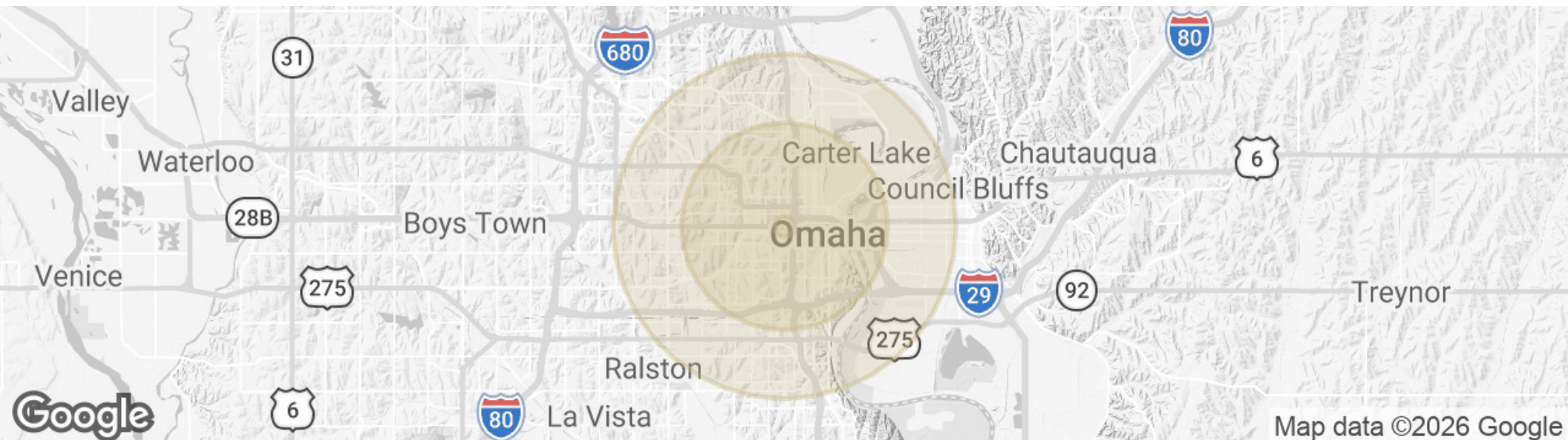
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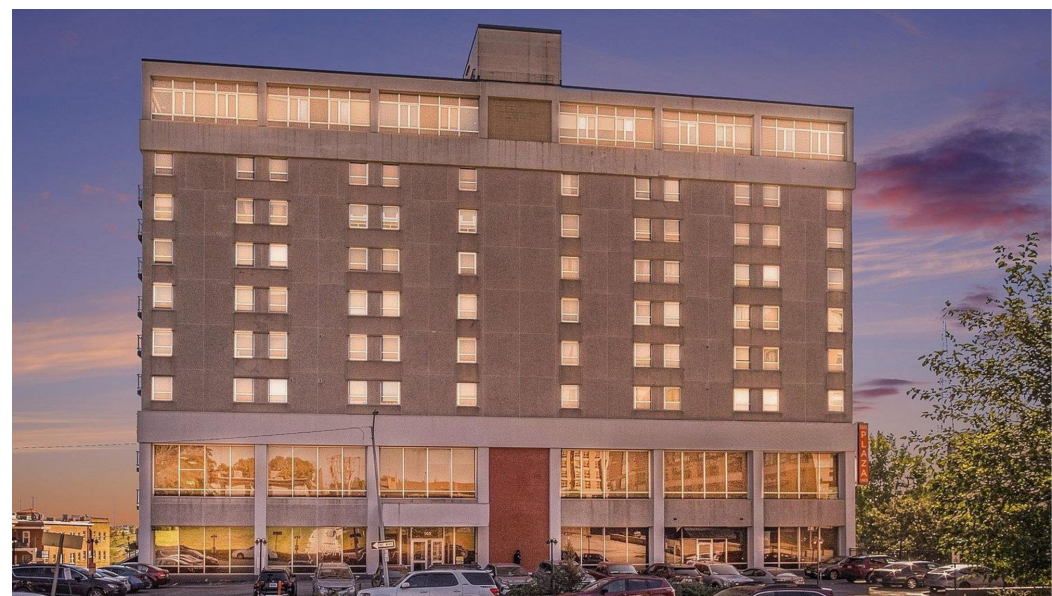
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POPULATION	0.3 MILES	3 MILES	5 MILES
Total Population	2,364	134,677	284,956
Average Age	36	36	37
Average Age (Male)	36	35	36
Average Age (Female)	35	36	37

HOUSEHOLDS & INCOME	0.3 MILES	3 MILES	5 MILES
Total Households	1,257	55,472	113,812
# of Persons per HH	1.9	2.4	2.5
Average HH Income	\$69,893	\$76,404	\$74,117
Average House Value	\$339,034	\$257,417	\$227,429

2020 American Community Survey (ACS)



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PARK PLAZA | MEET THE TEAM

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DISCLOSURE

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