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2601 N. 45th St
Omaha, NE 68104

45th St. Office & Shop Space for Lease

\$3000 MONTHLY

 **BHGRE**
COMMERCIAL™

THE SPACE

Location

2601 N. 45th St
Omaha, NE 68104

County

Douglas

Cross Street

45th and Ohio

Square Feet

2,235

Lease Type

Modified Gross

Notes \$3000 monthly Tenant pays Gas and Electric

HIGHLIGHTS

- Heated Outbuilding 1260 sf with Insulated Ceiling
- Office Space 975 SF
- Exterior Photo Cell Lighting
- Open-concept layout
- ADA-compliant restroom
- 3 Ceiling-mounted cameras in office
- 8 Exterior Mounted Security Cameras on site & inside shop
- ±2,111 SF usable walkout basement direct to shop ideal for storage or auxiliary use
- Washer/dryer hookup in basement
- Three adjacent residential rental units on-site
- Off street parking in Lot
- Building Fully Renovated in 2021



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
19,286	142,373	271,304

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$82,177	\$81,326	\$87,689

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
7,530	59,260	112,648

PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDING SF	4,639
NET RENTABLE AREA (SF)	2,235
LAND SF	9,760
LAND ACRES	.22
YEAR BUILT	1918
YEAR RENOVATED	2021
ZONING TYPE	GI
OFFICE SF	975
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
CEILING HEIGHT	14
GRADE LEVEL DOORS	1 14' x 14'

MECHANICAL

HVAC	Forced Air 90% efficient
ELECTRICAL / POWER	220/3 phase
LIGHTING	Photo Cell

CONSTRUCTION

FOUNDATION	Brick
FRAMING	Wood
EXTERIOR	Cement Board
PARKING SURFACE	Crush n Run Gravel
ROOF	EPDM

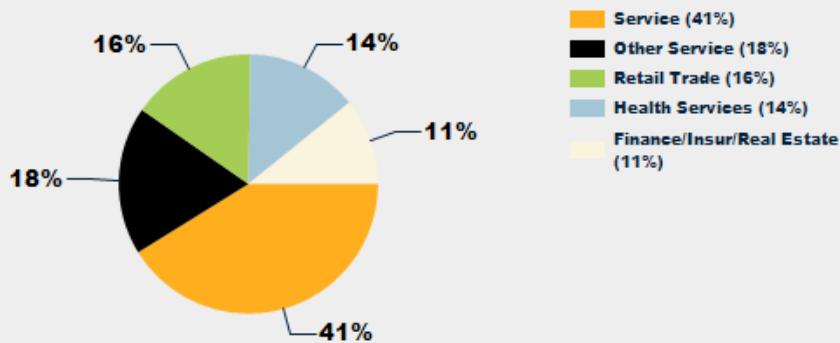
TENANT INFORMATION

LEASE TYPE	Modified Gross
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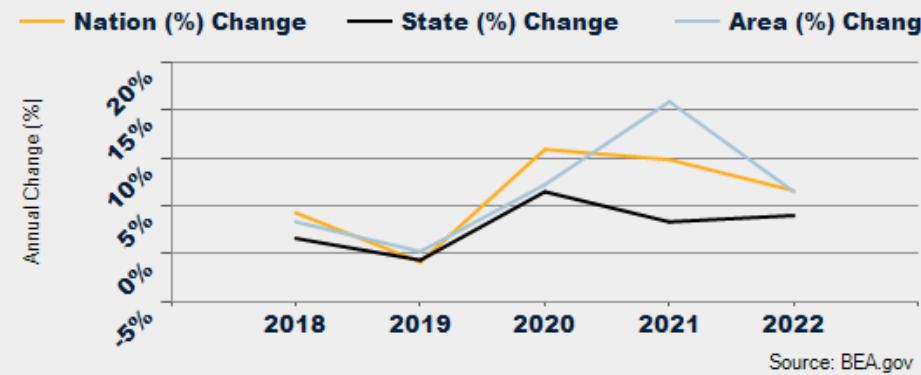


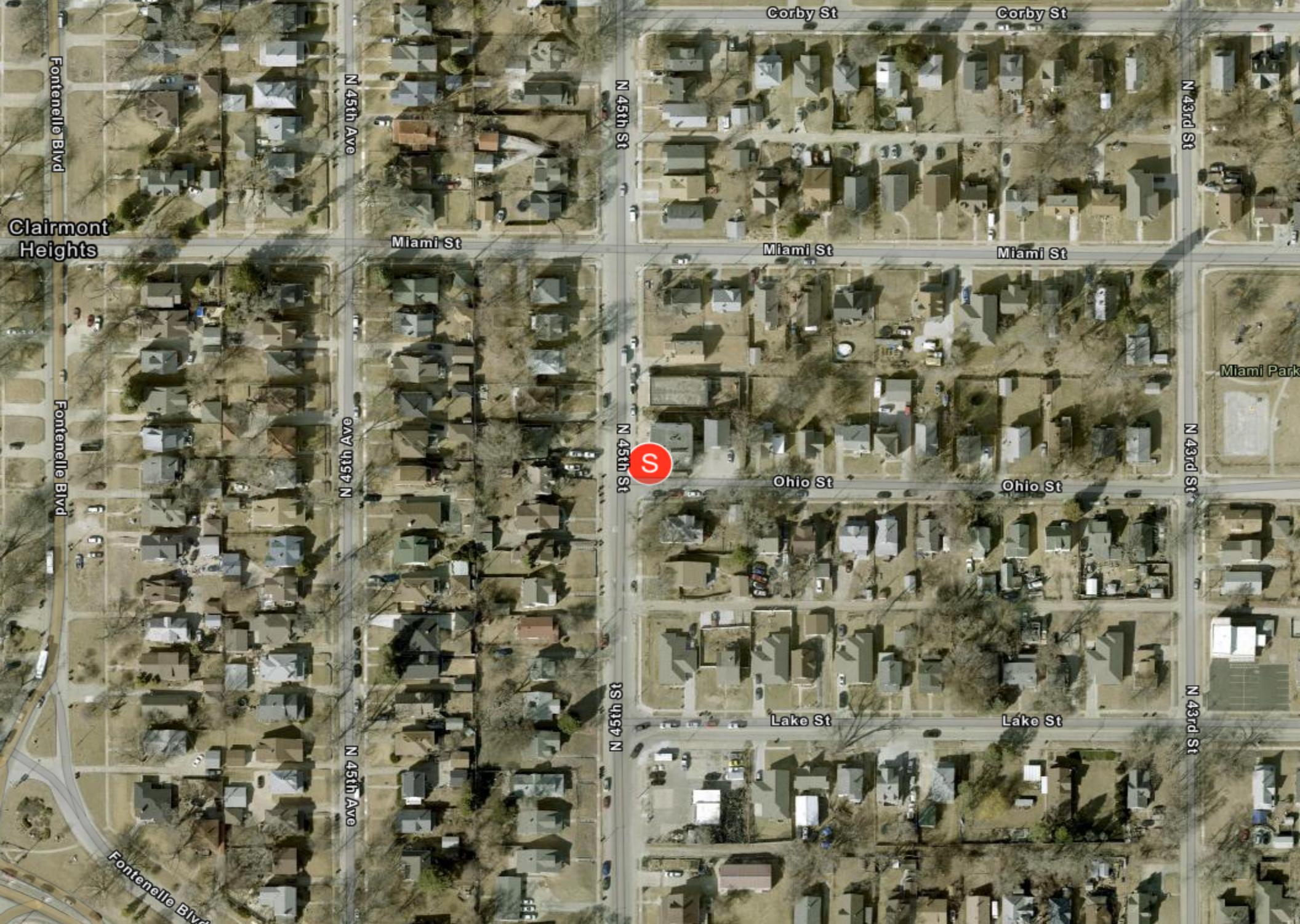
- The property is located in the Benson area of Omaha, which is a vibrant district known for its mix of commercial, residential, and entertainment offerings.
- Conveniently situated along public transportation bus line on 45th St.

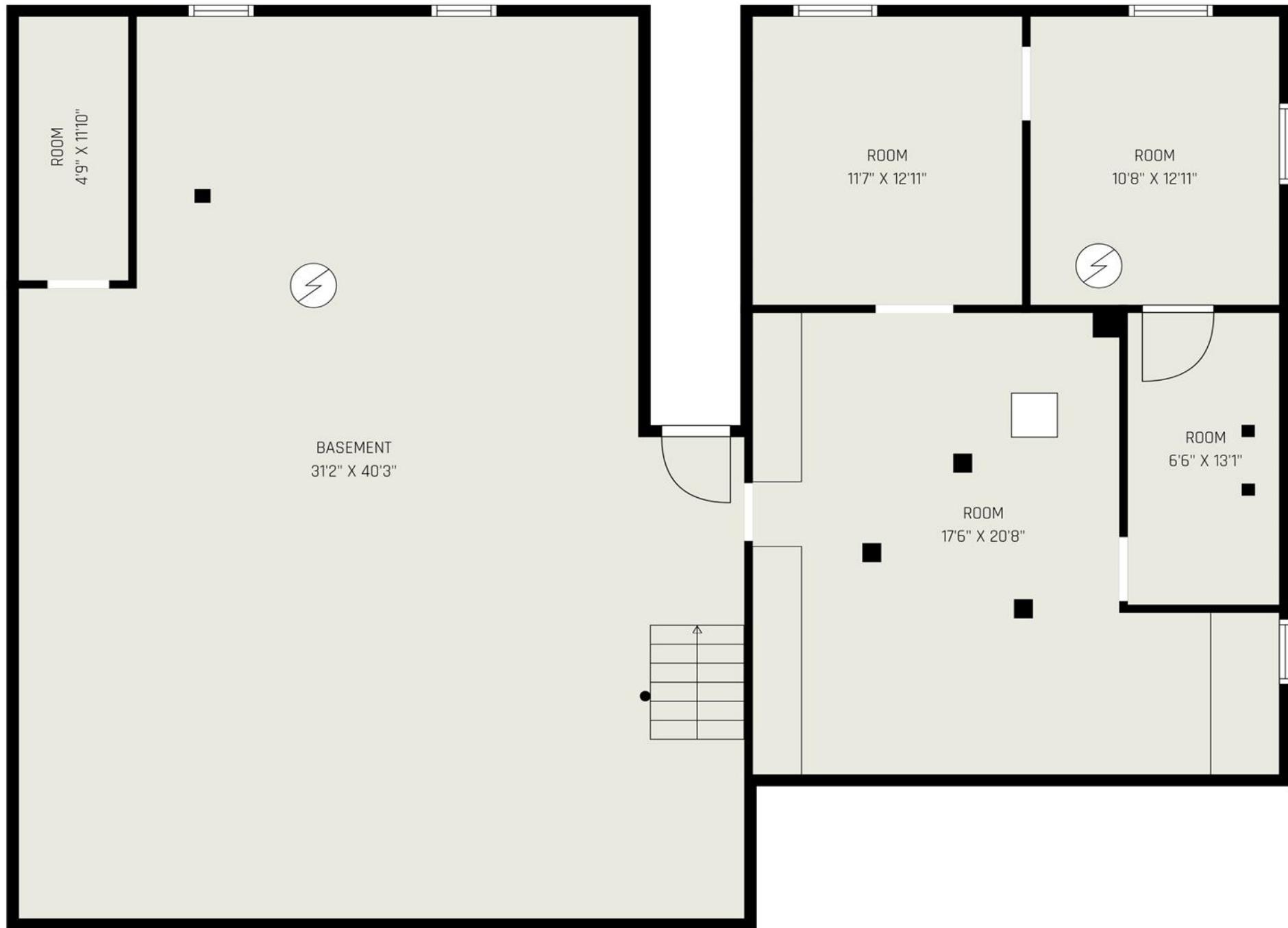
Major Industries by Employee Count

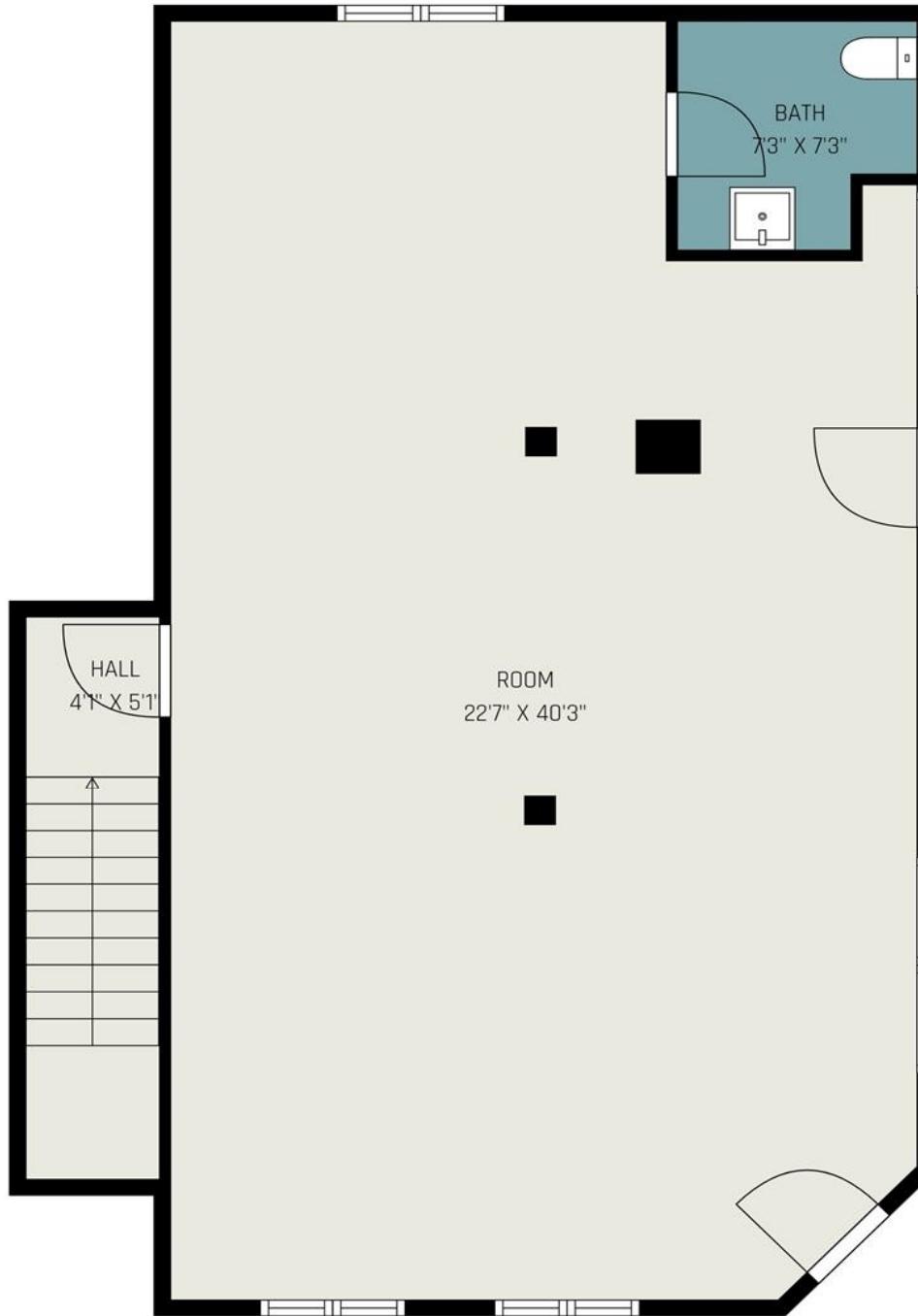


Douglas County GDP Trend









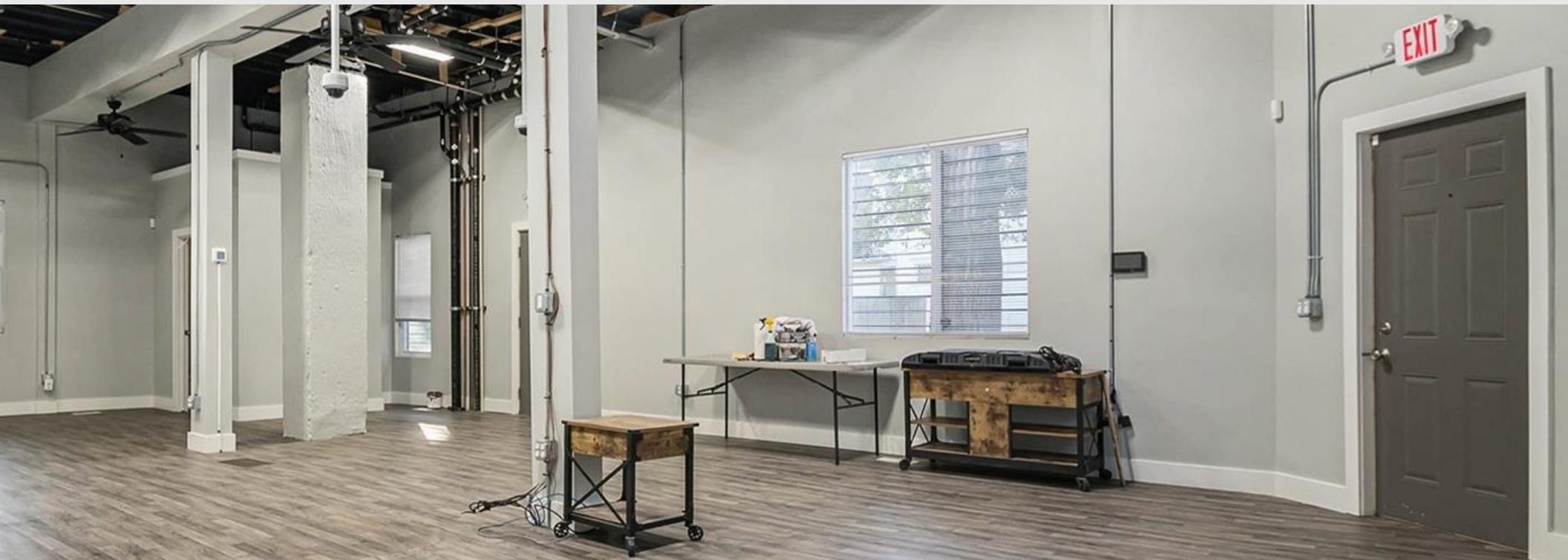


Open Concept Office





2 Exterior Doors





ADA Restroom



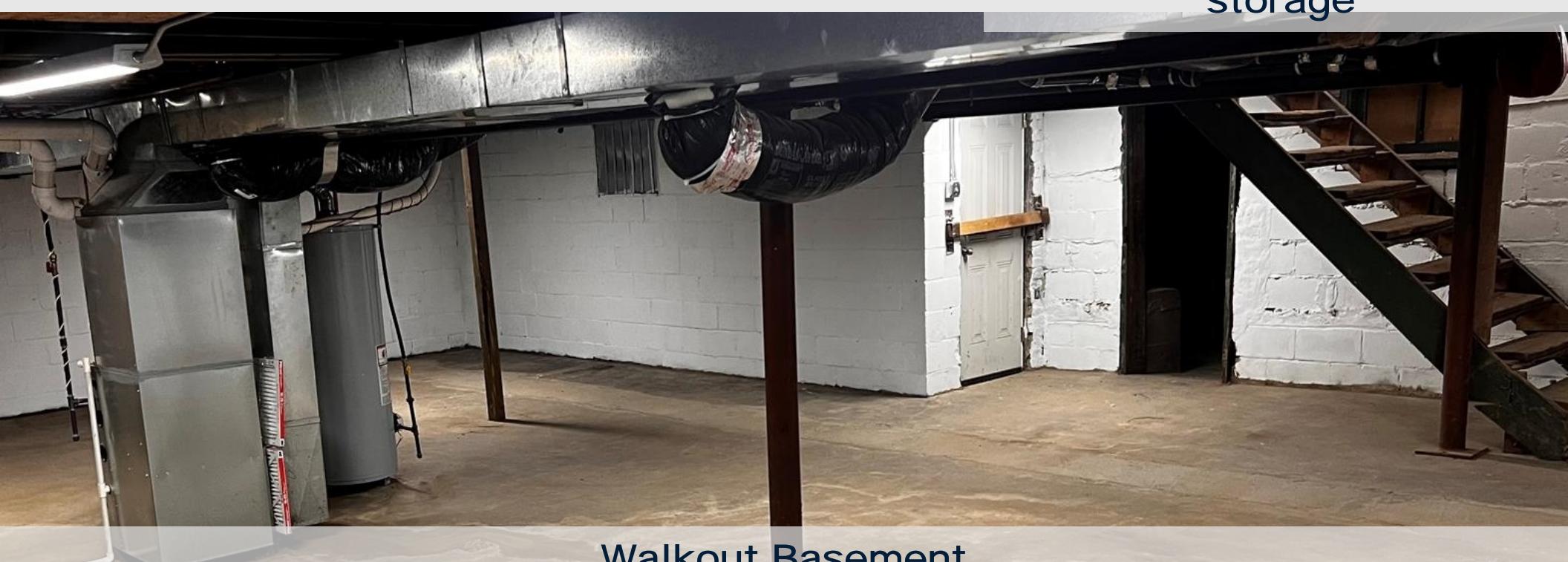
Inside Outbuilding



Washer/dryer hooks basement



2100 sf additional basement storage



Walkout Basement