



18,009 SF  
OFFICE BUILDING  
FOR SALE

The  
Firm

210 N 78th Street  
Omaha / Nebraska

CBRE



*Strategically positioned just north of the high-traffic Dodge Street corridor with 72,000 vehicles per day, **210 N 78th Street** offers an exceptional commercial real estate opportunity in one of Omaha's most established business submarkets.*

*With immediate access to major arterials and a strong local workforce base, this well-located office building presents versatility for investors or owner-occupiers looking to establish a prominent presence in Omaha.*





▶ Drone Video



# PROPERTY OVERVIEW

OFFICE BUILDING FOR SALE

**\$2.5M**  
Sale Price

**18,009**  
Building Size - SF

**1999**  
Year Built

**3**  
Stories

**0.55**  
Lot Size - AC

**+25**  
Surface Parking Spaces

**CC**  
Community Commercial  
Zoning

**\$33K**  
Cell Tower Revenue

# HIGHLIGHTS

The building features a beautiful three-story atrium with natural light.

The second floor is set up perfectly for an owner-occupant such as a law firm or financial services company with ten executive offices and two board rooms.

The third floor presents an opportunity for a new owner to generate additional rental income by leasing out existing office, training and event space.

An existing cell phone tower lease provides an additional \$33K in revenue.

A rare combination of location, scale and flexibility in a core Omaha market – ideal for a Buyer looking to customize a professional office environment in the heart of Omaha.

Surrounded by amenities such as the new \$140M Omaha Central Public Library and the new \$900M Crossroads mixed-use redevelopment project in addition to a variety of dining and retail options all within walking distance.

Central location with easy access to I-680 and West Dodge Expressway and great visibility.



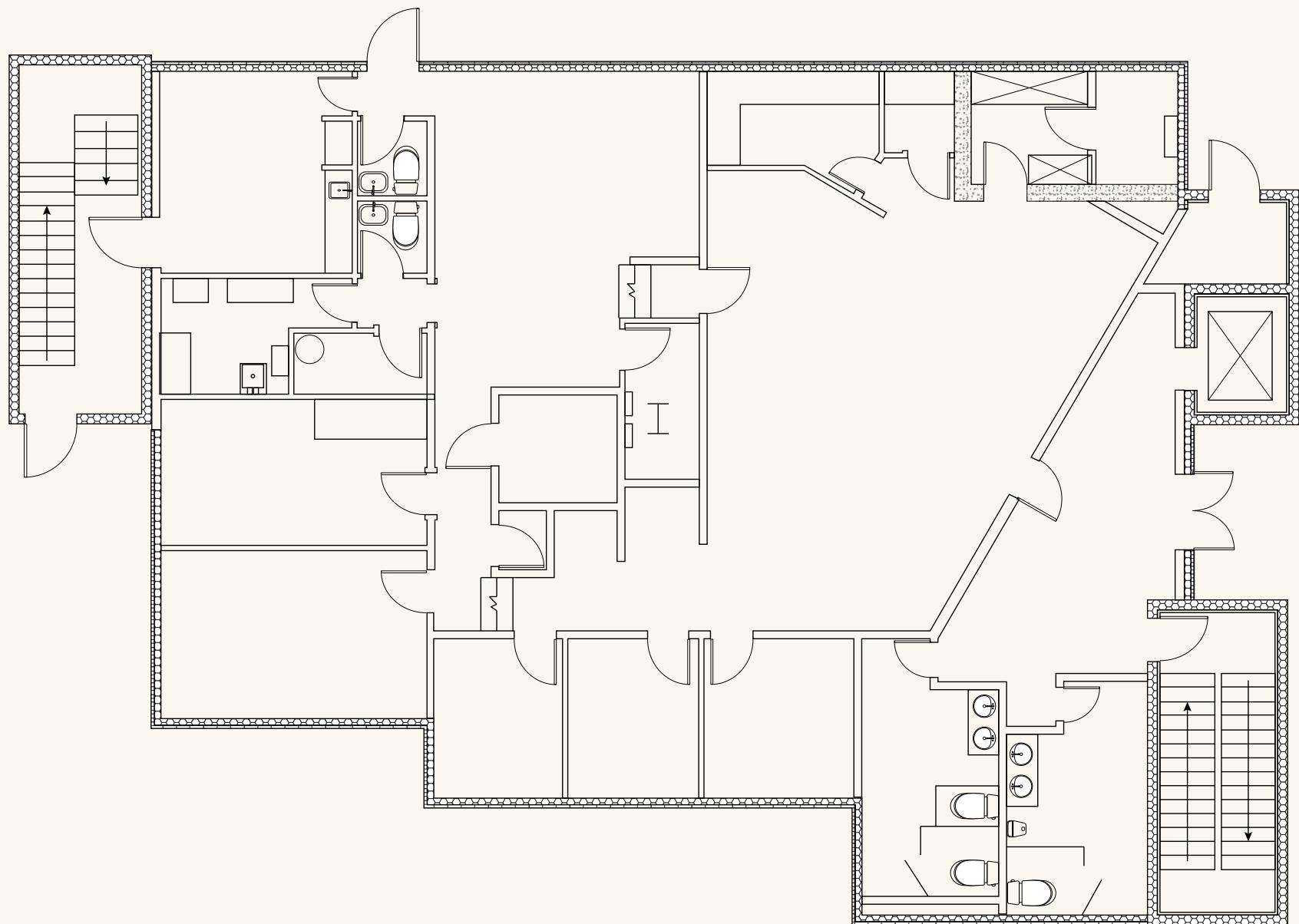


*Existing build-out offers opportunities for continued office use or targeted enhancements to maximize rental income and tenant appeal.*



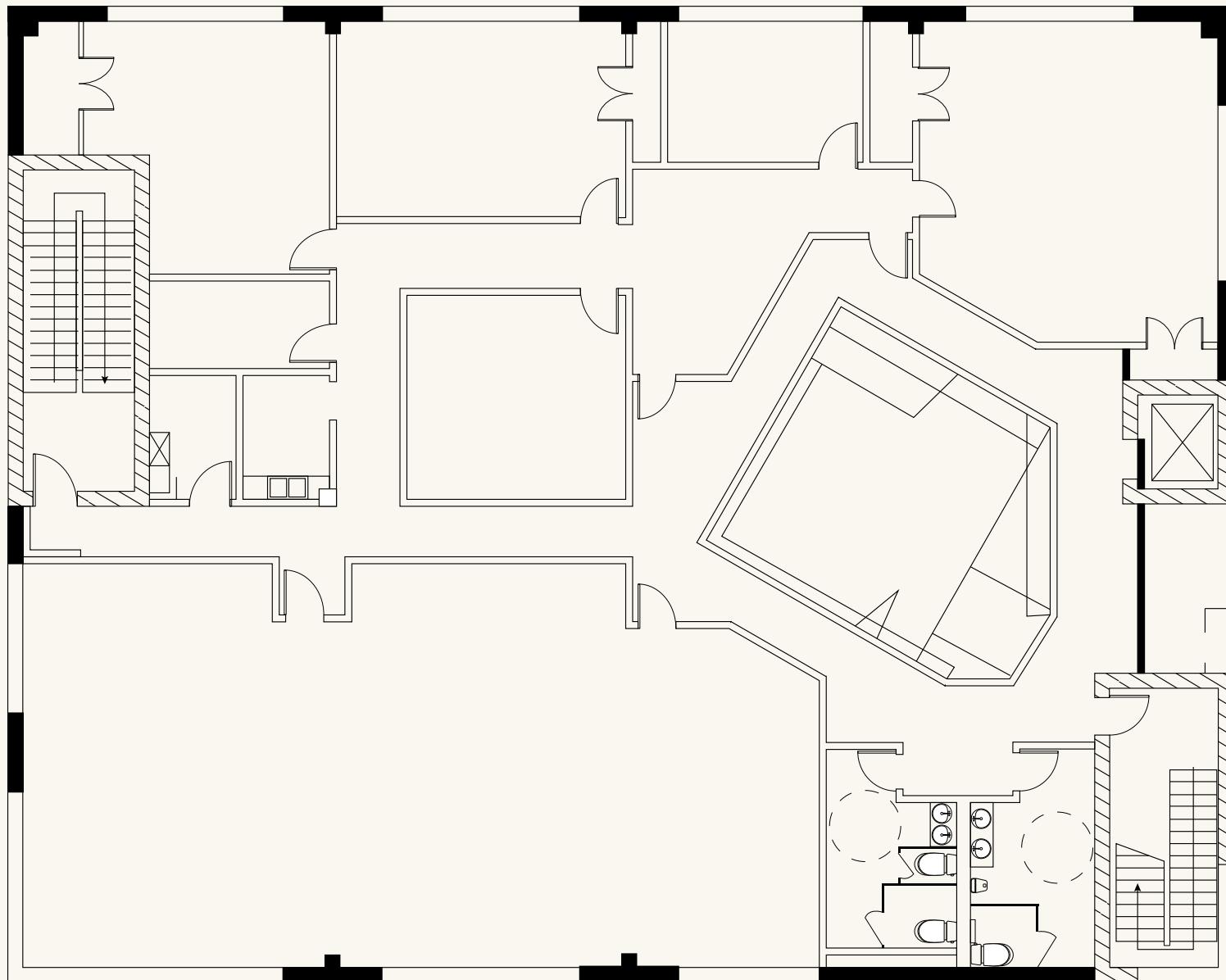
# FLOOR PLAN

FIRST FLOOR



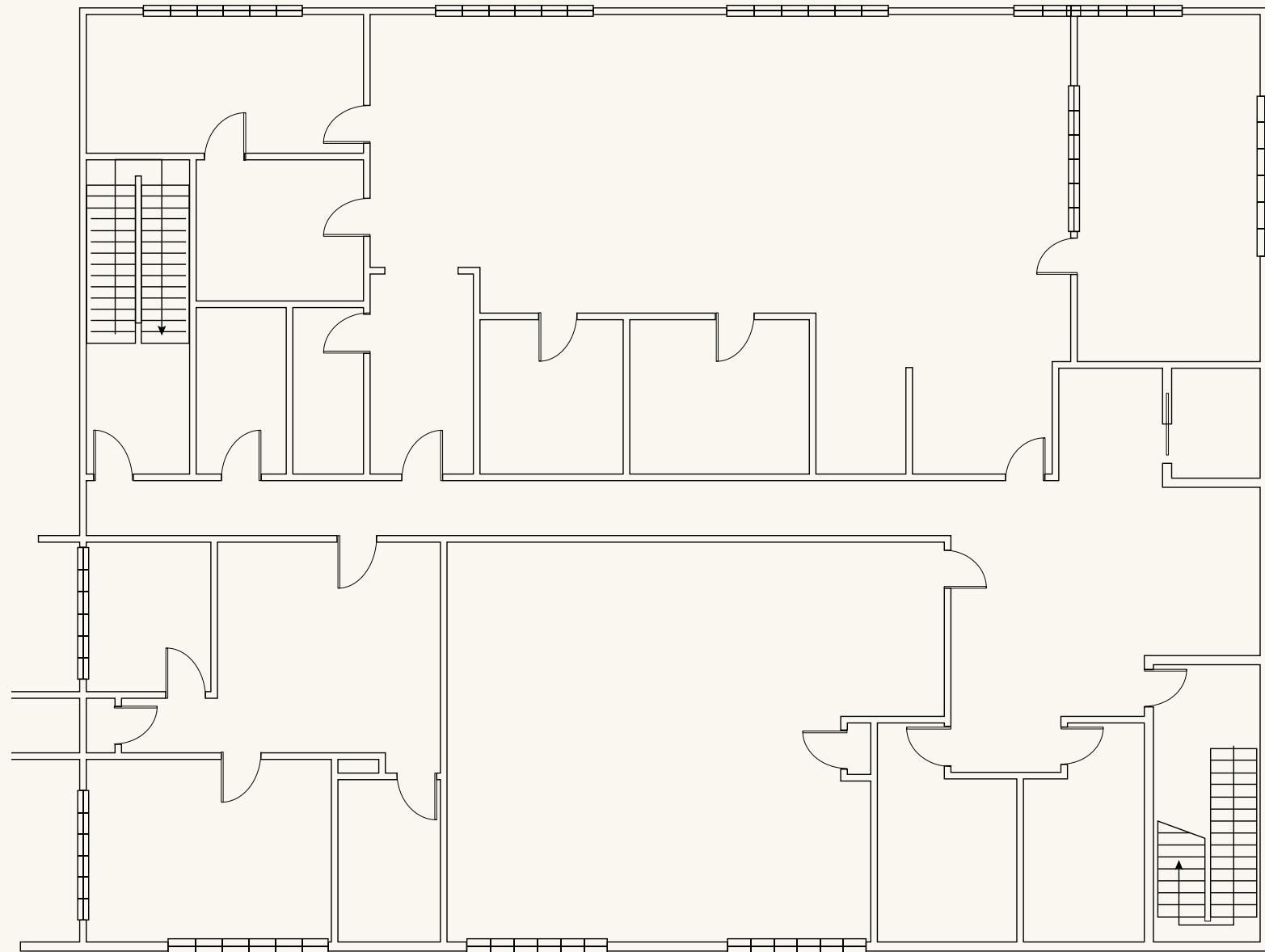
# FLOOR PLAN

SECOND FLOOR



# FLOOR PLAN

THIRD FLOOR



# RETAIL AERIAL

78TH & DODGE STREETS





DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	1 MILE	3 MILES	5 MILES
Population	9,541	107,390	301,146	Annual Pop. Growth Rate	0.82%	0.17%
Businesses	938	5,435	13,164	Households	4,532	49,426
Daytime Population	21,683	132,508	356,732	Annual HH Growth Rate	1.41%	0.62%
Median Age	36.9	36.0	34.9	Average HH Income	\$123,024	\$108,783
						\$95,327



# *Big cities do big things: Omaha metro population topped 1 million for the first time.*

*“Big cities do big things.”*

– Former Omaha Mayor - Jean Stothert

With Omaha's population increasing to over one million, it provides an ideal setting for business investments with its thriving economy, strategic location, skilled workforce, and business-friendly environment. Housing several Fortune 500 companies, it offers strong economic stability. Its central location in the U.S. ensures easy access to major markets with a well-connected transportation system. The city's educated workforce allows businesses to find qualified professionals. Omaha's streamlined regulatory system, low business taxes, and various incentives support businesses. Compared to other cities, Omaha offers lower operational costs, which could lead to increased profitability. It offers a high quality of life with excellent healthcare, low crime rate, and diverse amenities. Omaha's strong community spirit fosters local business support and customer loyalty.

[Learn more](#)



Omaha's economy, which includes Fortune 500 companies, provides stability and growth.



Lower operational costs compared to other major cities.



High quality of life with low crime rate, excellent healthcare, and diverse amenities.



Strong community spirit supports local businesses and fosters customer loyalty.



A business-friendly environment with low taxes and incentives for businesses.



The presence of reputable universities and colleges ensures a skilled workforce.



Strategic location in the heart of the U.S. allows easy access to major markets.

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