



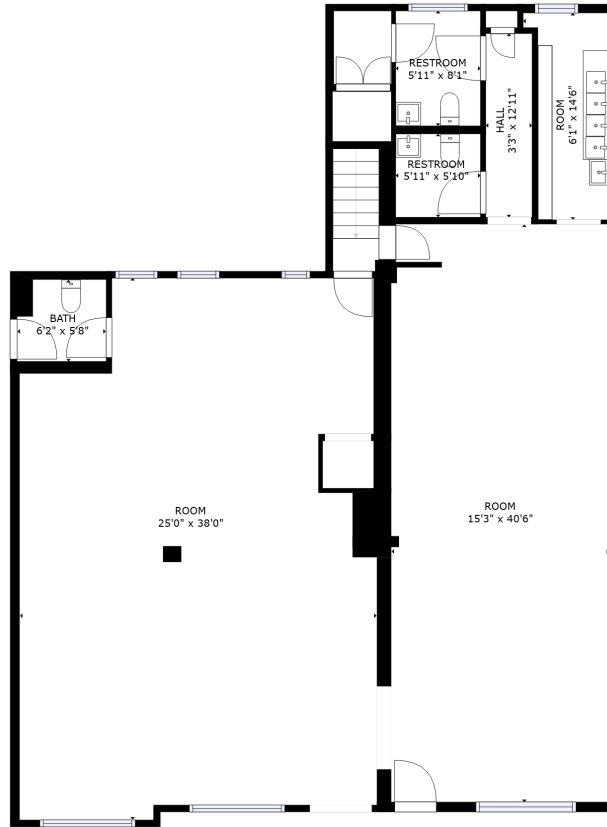
140 S. 40th STREET

OMAHA, NE 68131

BLACKSTONE RETAIL

FOR LEASE: \$16.00 PSF, NNN

[3D / VR Tour available at baroncre.com/listings](https://baroncre.com/listings)



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OMAHA, NE 68131

LEASE SUMMARY

Tenant pays rent and all separately metered utilities servicing the space; Tenant is responsible for it's share of NNN fees associated with the property. Tenant may make improvements with consent of the Landlord. Landlord pays for water/sewer services.

LEASE TERMS

Rental Rate: \$16.00 PSF

Rent Escalator: 3% Annual Rent Increases

Operating Type: NNN

Minimum Lease Term: 5 Years

Tenant Improvement Allowance: None offered

LEASE AVAILABILITY

Address	Size	Rent	Est. NNN	\$ per month
140 S. 40th Street	1,900 SF	\$16.00 PSF	\$5.50 PSF	\$3,404.17



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PROPERTY HIGHLIGHTS

BARON is thrilled to offer a prime opportunity for any business seeking a sought-after location in the lively Blackstone District of Omaha. The ground floor retail suite at 140 S. 40th Street is now available for lease and boasts a kitchen hood and partial restaurant build-out, providing an ideal space for a new restaurant or bar. The landlord is seeking a tenant who can complete the remaining work in exchange for a reduced market rent, offering a fantastic opportunity to create a customized space that perfectly suits your business needs. This property is perfectly situated in the midst of a vibrant community, surrounded by a plethora of dining establishments, retail stores, offices, and residential housing. Don't miss out on this chance to establish your business in a thriving location that offers boundless potential for growth and success.

- **1,900 SF**
- **Rent at \$16.00 PSF**
- **NNN's Estimated at \$5.50 PSF**
- **Partial Restaurant Build-out**
- **Prime Blackstone District Location**

FOR LEASE | \$16.00 PSF, NNN

**140 S. 40th STREET****OMAHA, NE 68131****SITE DETAILS****Total Site Area:** 6,228 SF/0.14 Acres**Site Dimensions:** 47 x 132.5**Traffic Count:** 11,704 EADT on 40th Street (2021)**Legal Description:** JEROME PARK LOT 10

BLOCK 6 1/2 VAC ALLEY & 47 X 132 1/2

Zoning Description: Neighborhood Business District**Zoning Code:** NBD-ACI-1(PL)**Zoning Overlay:** TOD-2-MX**Parcel Number:** 1422700000**IMPROVEMENT DETAILS****Total Building Area:** 4,656 SF + 2258 SF basement**Year Built:** 1930**Number of Buildings:** 1**Number of Floors:** 2**Foundation:** Concrete block**Framing:** Concrete block**Exterior:** Concrete block**Roof:** EPDM**Parking Type:** Surface**Number of Stalls:** 7**Parking Ratio:** 1.5 stalls per 1,000 SF

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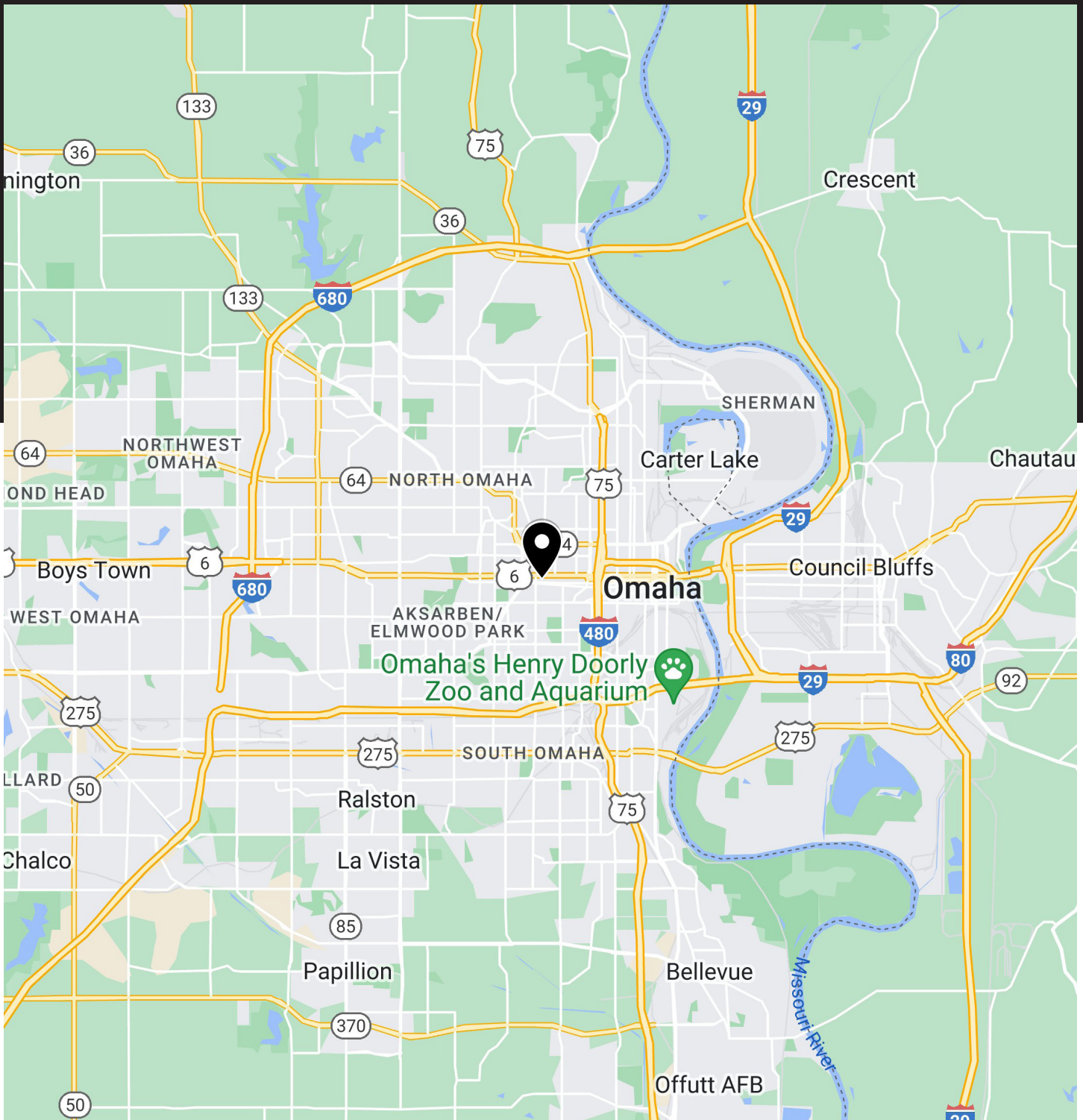
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**Call, text, or email Landlord's
Agent to explore this exceptional
opportunity today!**