

**FOR SALE**

4106 SOUTH 87TH ST , OMAHA, NE 68127

OFFICE | 28,665 SF | \$3,080,000



**Empowered Brokers. Exceptional Results.**

**PRESENTED BY:**

**Jared Wegner**

308.627.2136

[jwegner@lee-associates.com](mailto:jwegner@lee-associates.com)

**Benjamin Pearson**

402.740.6791

[bpearson@lee-associates.com](mailto:bpearson@lee-associates.com)

**Omaha:** 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

**Lincoln:** 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



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**360° VIRTUAL TOUR**

**PROPERTY DESCRIPTION**

Three-story South Central Omaha office building with approximately 28,655 square feet on about 1.25 acres on 87th and F Street. The building offers a versatile mix of open office areas, conference rooms, private offices, and workshop or storage zones, providing flexibility for a variety of business types.

Originally constructed in 1974, the property had a full renovation in 2018 on the interior and exterior. The property is fully configured as an office building, complete with parking and a dedicated entrance for each of its three floors. This layout provides exceptional flexibility, and potential for a drive-in door and dock door on lower level, allowing an owner occupant to occupy the entire building or to use only a portion while leasing out the remaining square footage. The configuration also positions the property well for an investor who may wish to reposition the asset and lease it to multiple tenants.

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**LOCATION DESCRIPTION**

Located just off I-80, one of the main east to west corridors through Omaha, the site benefits from convenient access to the broader metro area as well as strong visibility within an established industrial and business park environment. This combination of location, size, and layout makes this building an attractive option for companies seeking a centrally located Omaha office headquarters or a solid long term investment.

**OFFERING SUMMARY**

<b>Sale Price:</b>	\$3,080,000 Price/SF - \$107.45 PSF
<b>Building Size:</b>	28,665 SF
<b>Zoned:</b>	GI

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## PROPERTY HIGHLIGHTS

- Office building with approximately 28,655 square feet on 1.25 acres
- Interior and exterior renovated in 2018
- Parking and a dedicated entrance serving each of its three floors
- Versatile mix of open office areas, conference rooms, and private offices
- Potential for both a drive-in door and dock door on lower level
- Great location at 87th and F Street, just off I-80, one of the main east to west corridors in Omaha

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## 4106 South 87th Street Top Floor



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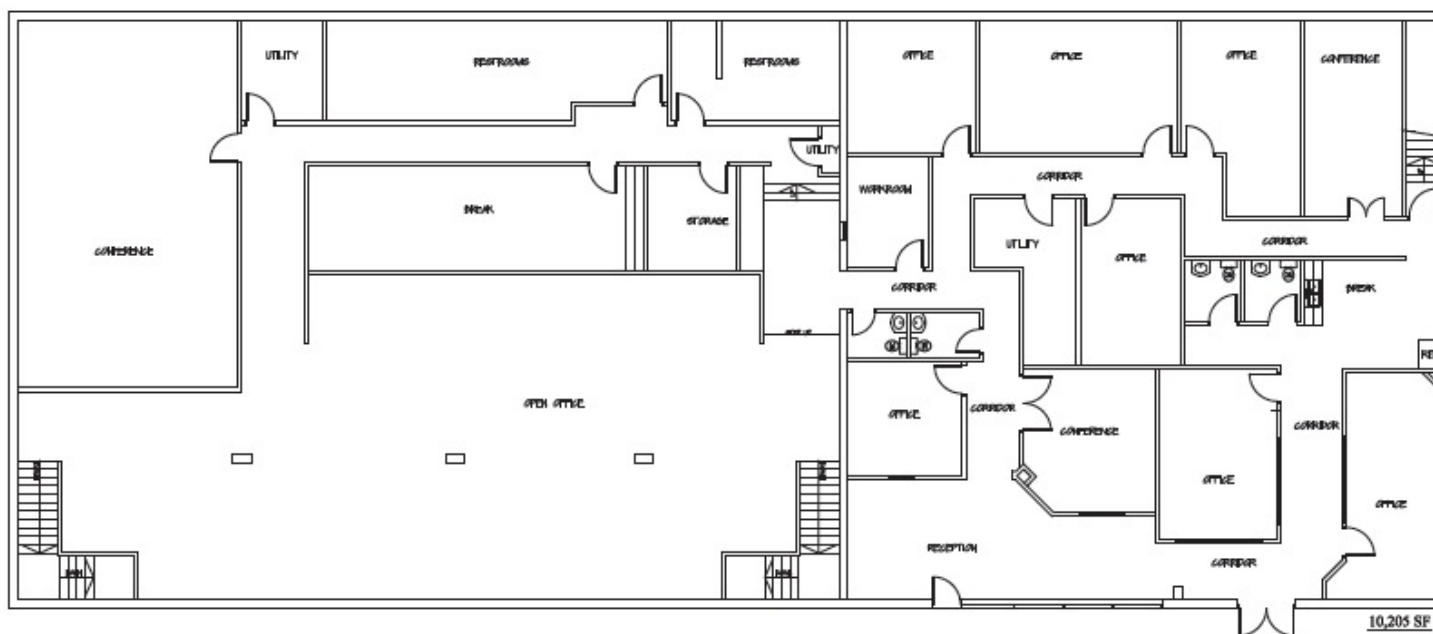
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## 4106 South 87th Street 2nd Floor



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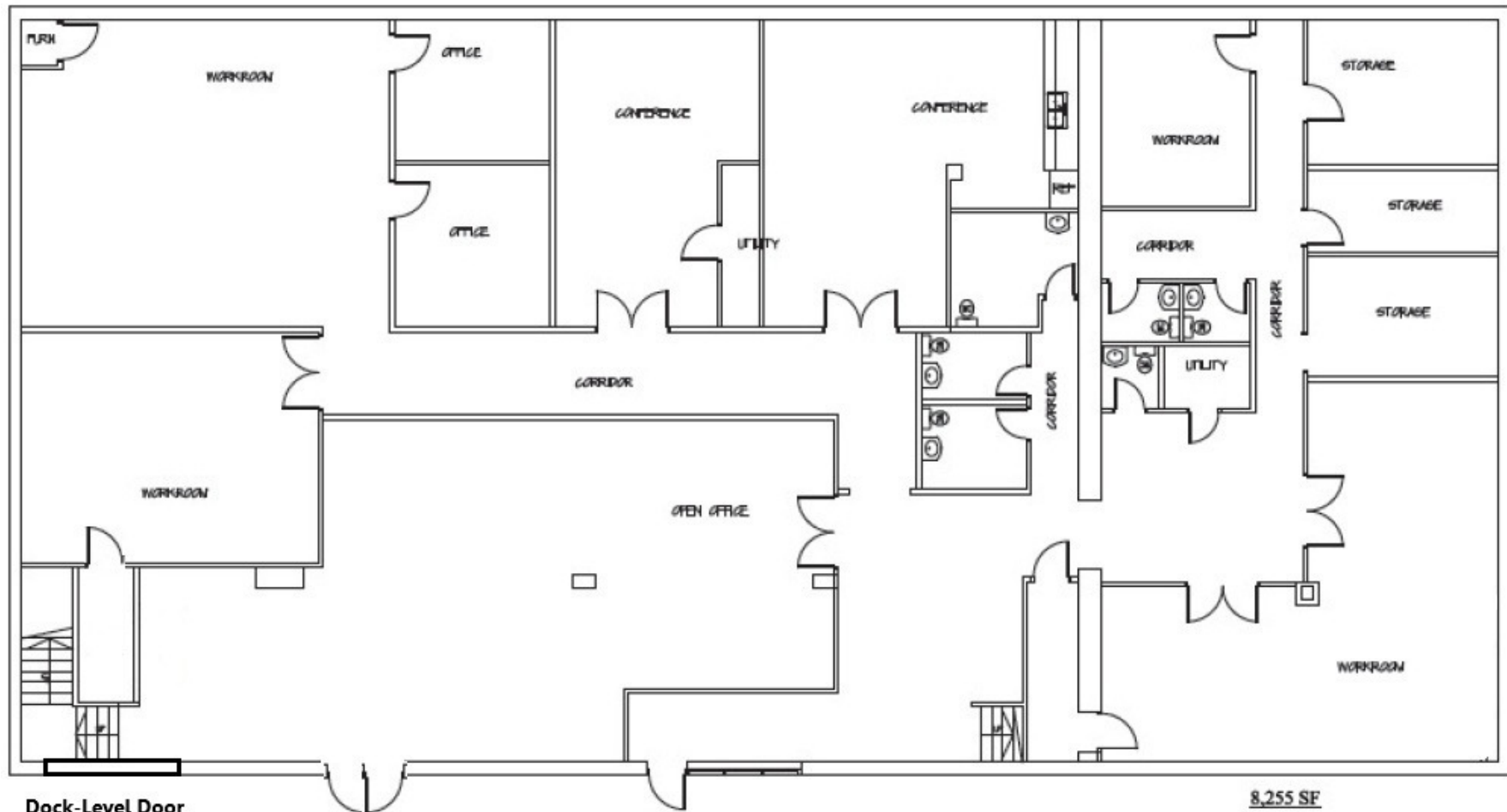
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**Dock-Level Door**  
Existing, Infilled on Exterior

**8,255 SF**

**LOWER FLOOR PLAN**

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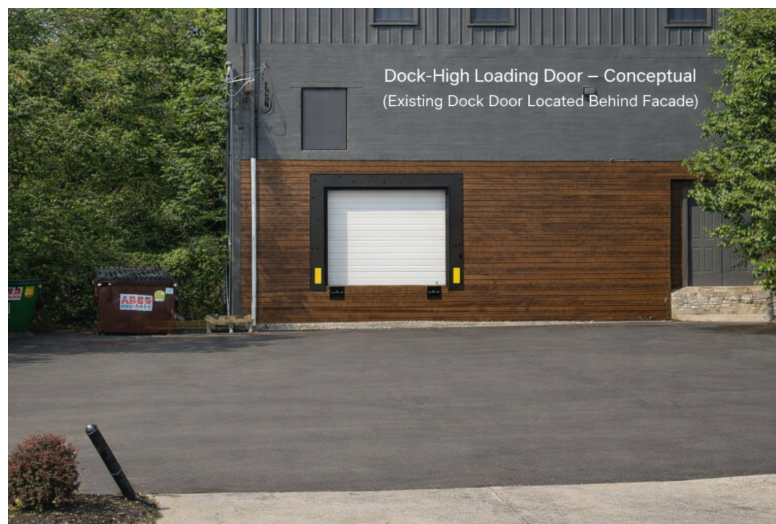
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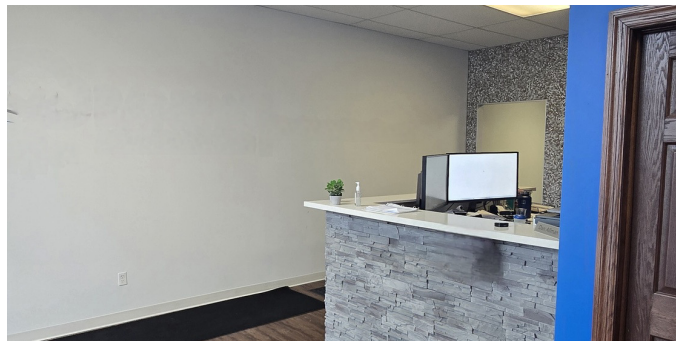
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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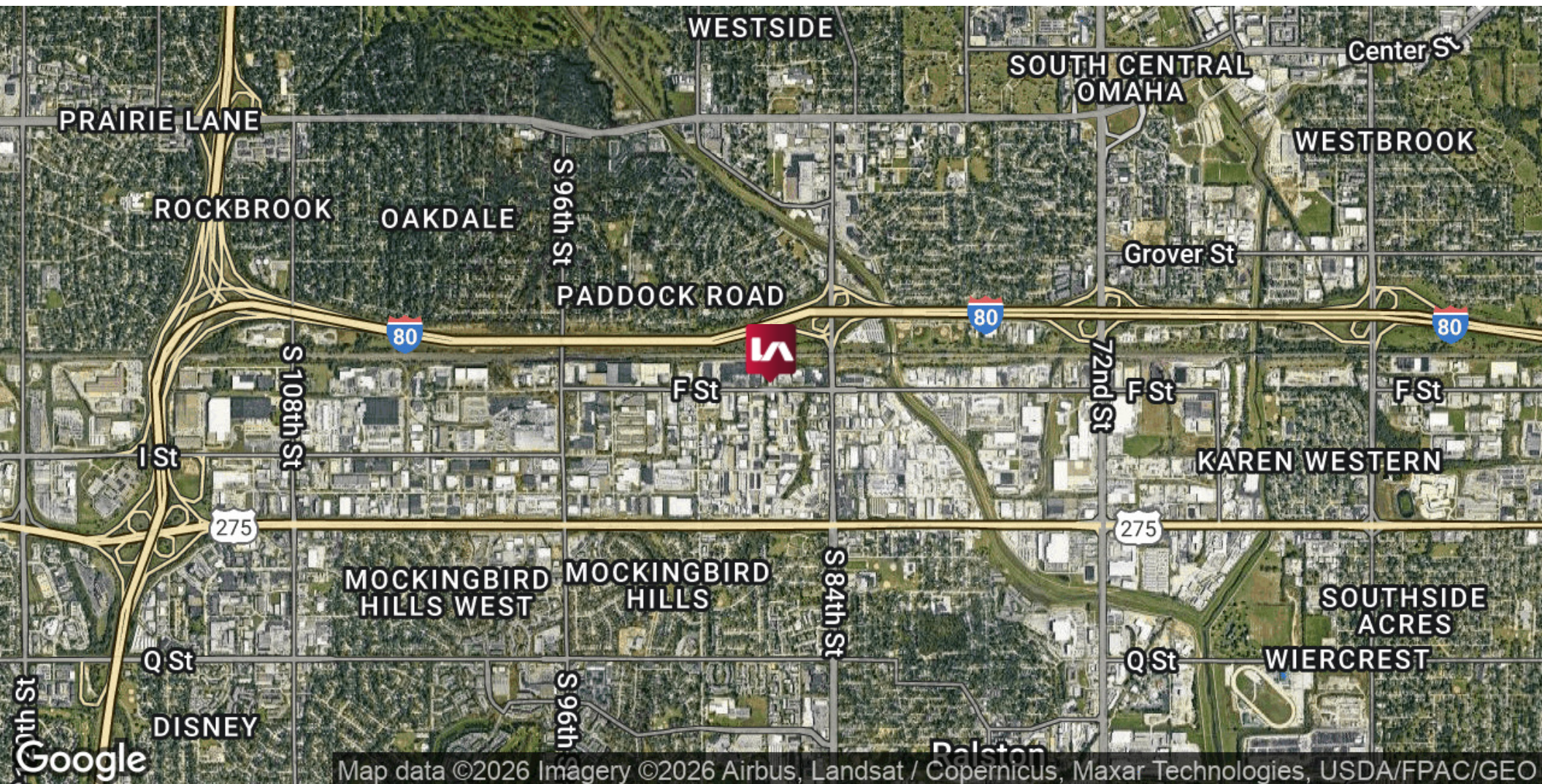
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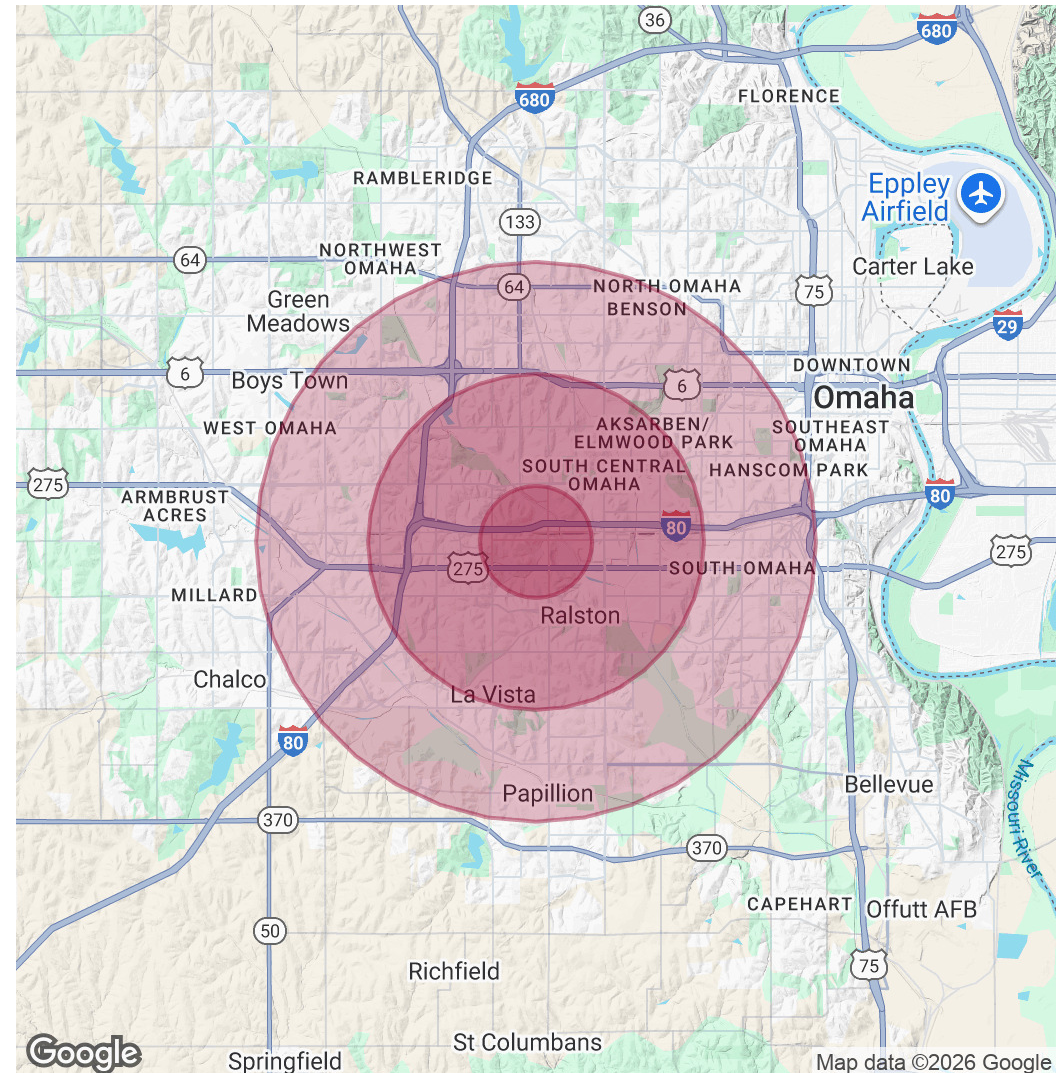
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,054	84,971	272,909
Average Age	39	40	39
Average Age (Male)	37	38	38
Average Age (Female)	40	41	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,582	37,036	115,033
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$84,757	\$100,086	\$96,721
Average House Value	\$243,324	\$303,299	\$285,083

Demographics data derived from AlphaMap



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