

FOR LEASE - ASH 93 BUILDING

3021-3035 N 93RD ST, OMAHA, NE 68134

RETAIL/OFFICE | 2,450 - 5,200 SF | \$8.50 SF/YR (NNN)



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

Cori Adcock

402.871.4506

cadcock@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



FOR LEASE

3021-3035 N 93RD ST, OMAHA, NE 68134

Retail/Office | 2,450 - 5,200 SF | \$8.50 SF/yr (NNN)



PROPERTY DESCRIPTION

Two spaces available on North 93rd Street. Suite 3033 has 2,450 SF with private offices, open work space and a drive-in door. Suite 3035 has 2,750 SF with private offices, a bullpen area and the potential to add a drive door. The spaces can be combined for a total of 5,200 SF.

PROPERTY HIGHLIGHTS

- Convenient location with many area amenities.
- Ideal for retail, office user or small contractor.
- Well maintained property that is owner occupied.

LOCATION DESCRIPTION

Property is located just off 90th & Maple. Great location with many area amenities.

OFFERING SUMMARY

Lease Rate:	\$8.50 SF/yr (NNN)
NNN:	\$2.50 PSF
Available SF:	2,450 - 5,200 SF
Building Size:	17,712 SF

CONTACT

Cori Adcock

cadcock@lee-associates.com

C 402.871.4506

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

FOR LEASE

3021-3035 N 93RD ST, OMAHA, NE 68134

Retail/Office | 2,450 - 5,200 SF | \$8.50 SF/yr (NNN)



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 3033	2,450 - 5,200 SF	NNN	\$8.50 SF/yr
Suite 3035	2,750 - 5,200 SF	NNN	\$8.50 SF/yr

CONTACT

Cori Adcock

cadcock@lee-associates.com

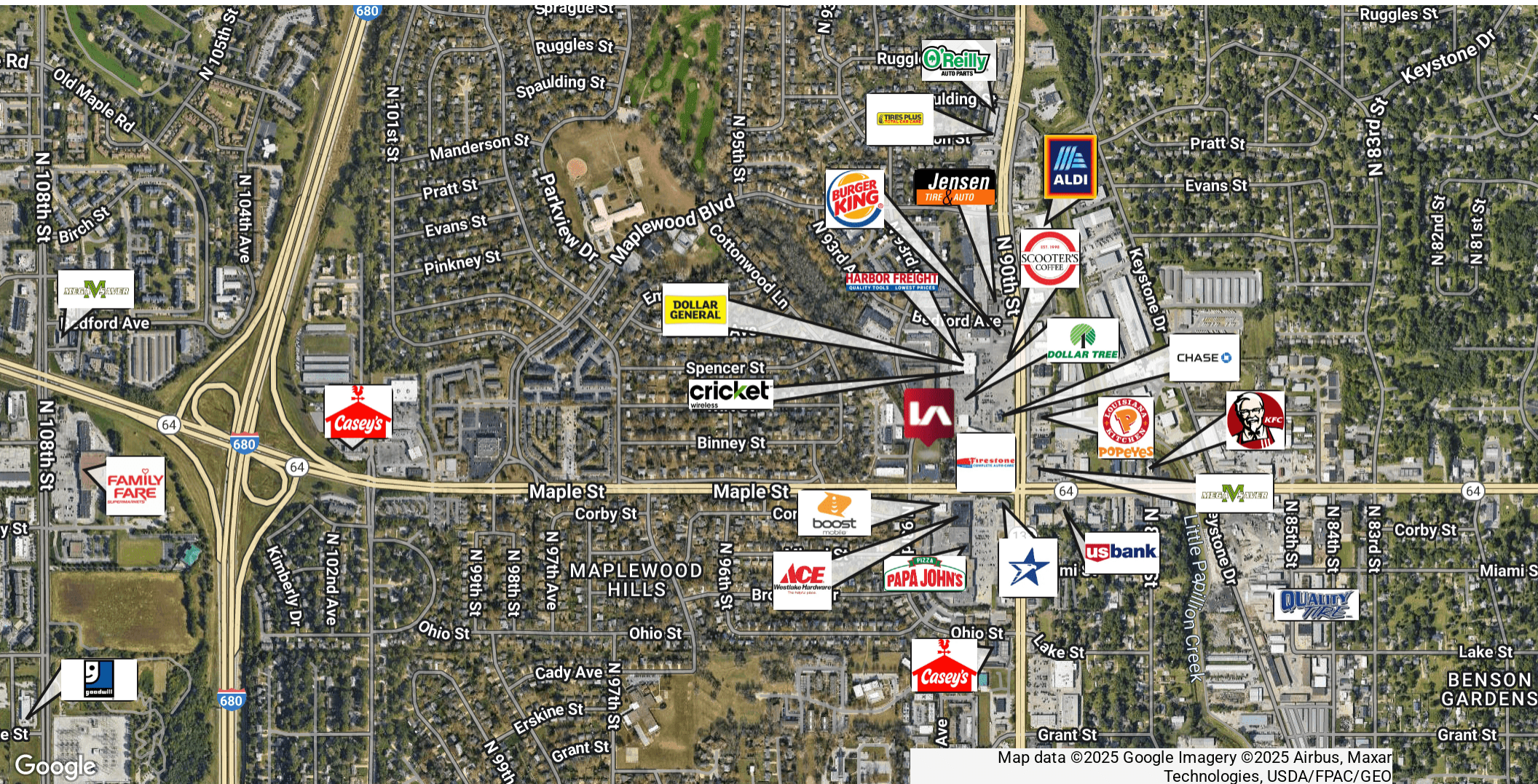
C 402.871.4506

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

FOR LEASE

3021-3035 N 93RD ST, OMAHA, NE 68134

Retail/Office | 2,450 - 5,200 SF | \$8.50 SF/yr (NNN)



CONTACT

Cori Adcock

cadcock@lee-associates.com

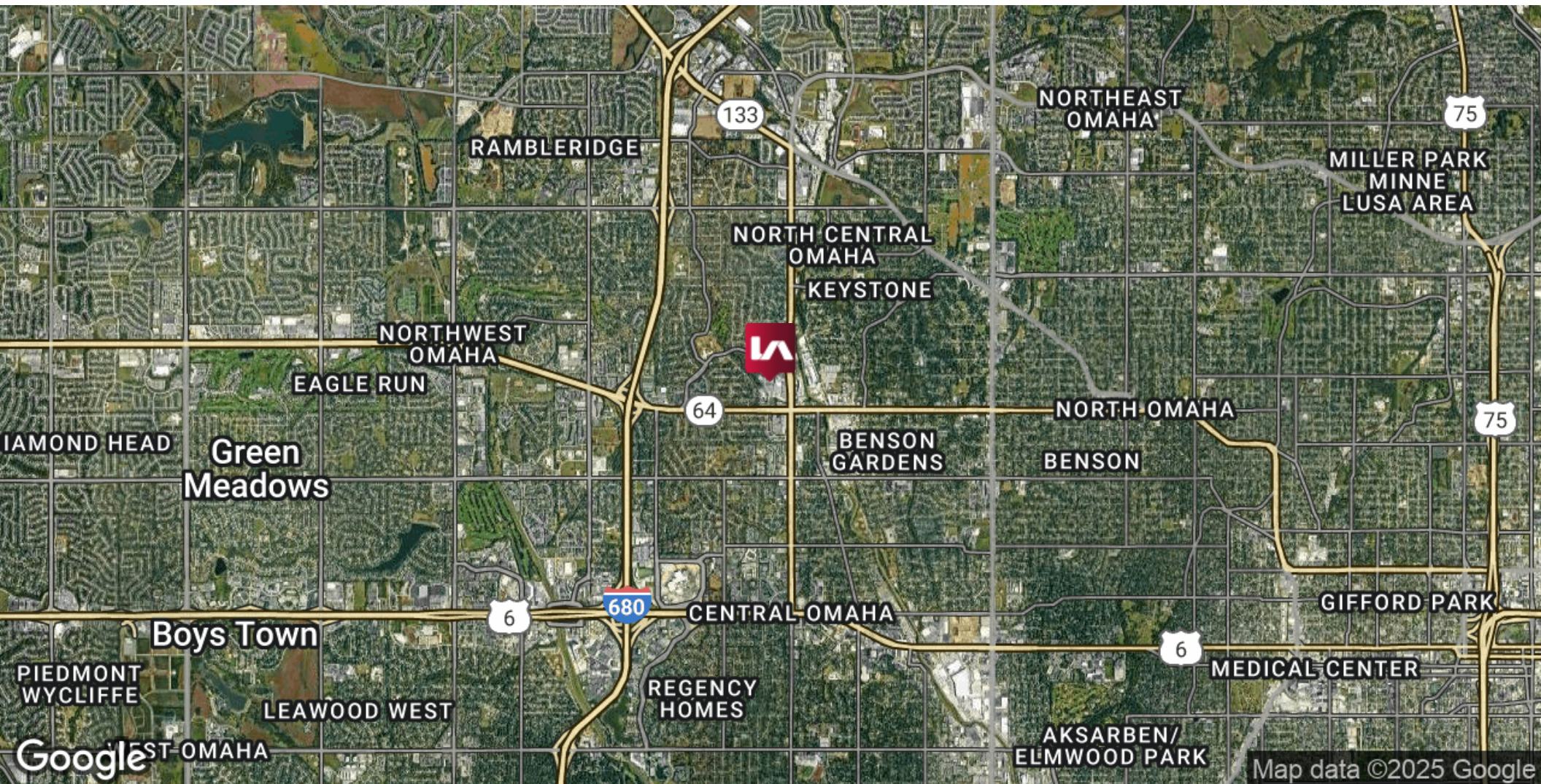
C 402.871.4506

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

FOR LEASE

3021-3035 N 93RD ST, OMAHA, NE 68134

Retail/Office | 2,450 - 5,200 SF | \$8.50 SF/yr (NNN)



CONTACT

Cori Adcock

cadcock@lee-associates.com

C 402.871.4506

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

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



FOR LEASE

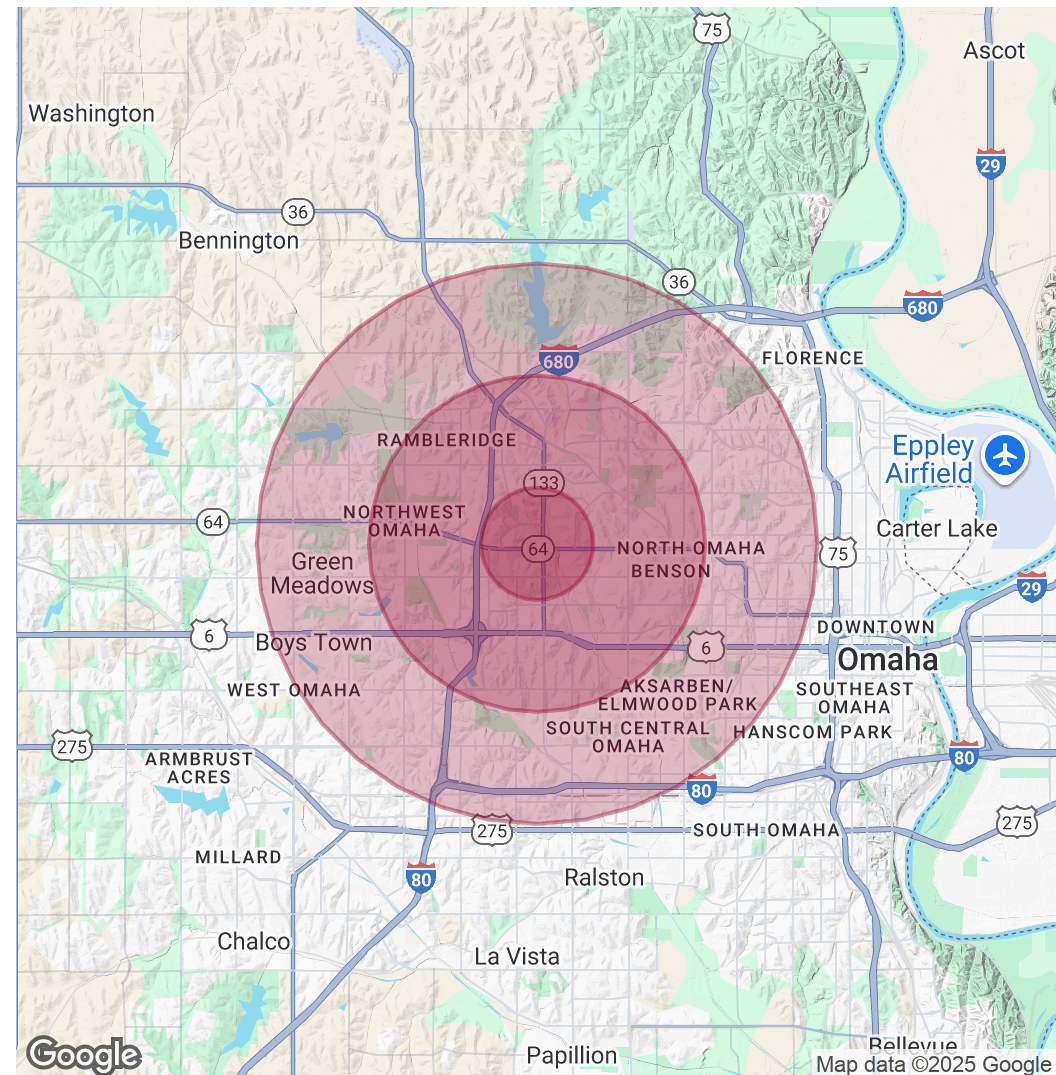
3021-3035 N 93RD ST, OMAHA, NE 68134

Retail/Office | 2,450 - 5,200 SF | \$8.50 SF/yr (NNN)

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,606	106,681	240,911
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,425	45,890	101,185
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$78,363	\$90,952	\$93,329
Average House Value	\$229,364	\$272,283	\$281,492

Demographics data derived from AlphaMap



CONTACT

Cori Adcock

cadcock@lee-associates.com

C 402.871.4506

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.