

FOR LEASE

5154 NORTH 90TH STREET, OMAHA, NE 68134

OFFICE | 720 SF | \$10 SF/YR (NNN)



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Empowered Brokers. Exceptional Results.

PRESENTED BY:

Cori Adcock

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

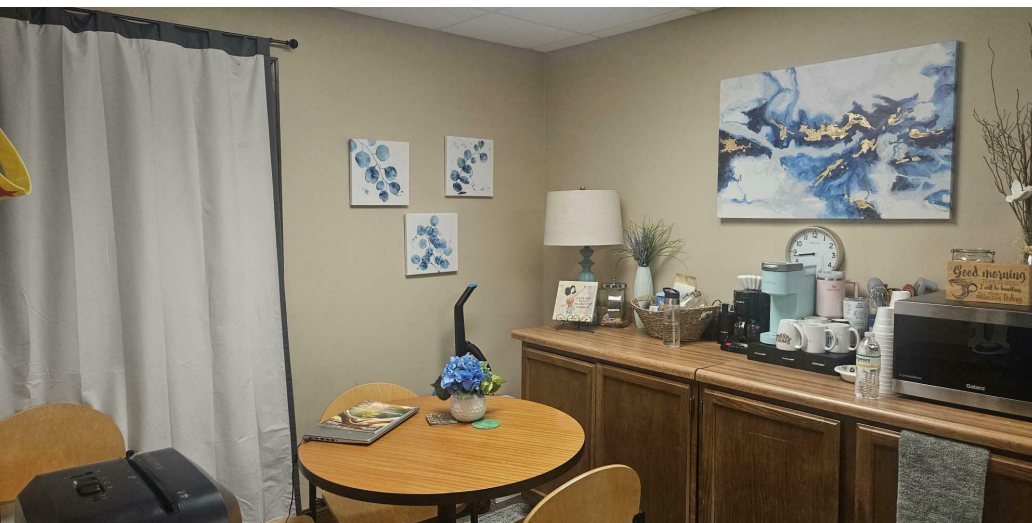
Lincoln: 1610 South 70th Street, Suite 102 | Lincoln, NE 68506 | 531.721.2888



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PROPERTY DESCRIPTION

Conveniently located off 90th & Fort, this property is ready for any office user looking for nicely finished space at affordable rates.

PROPERTY HIGHLIGHTS

- Nicely finished office space
- Ample on-site parking
- Landlord occupied property

LOCATION DESCRIPTION

Located on North 90th Street. Convenient to many services and amenities.

OFFERING SUMMARY

Lease Rate:	\$10 SF/yr (NNN)
NNN:	\$3.29 PSF
Available SF:	720 SF
Building Size:	4,800 SF

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5154	Available	720 SF	NNN	\$10.00 SF/yr	Small office suite.

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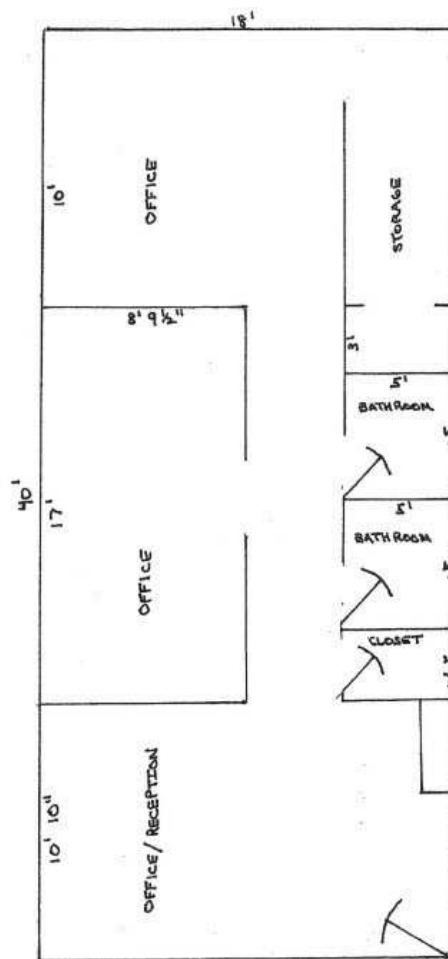
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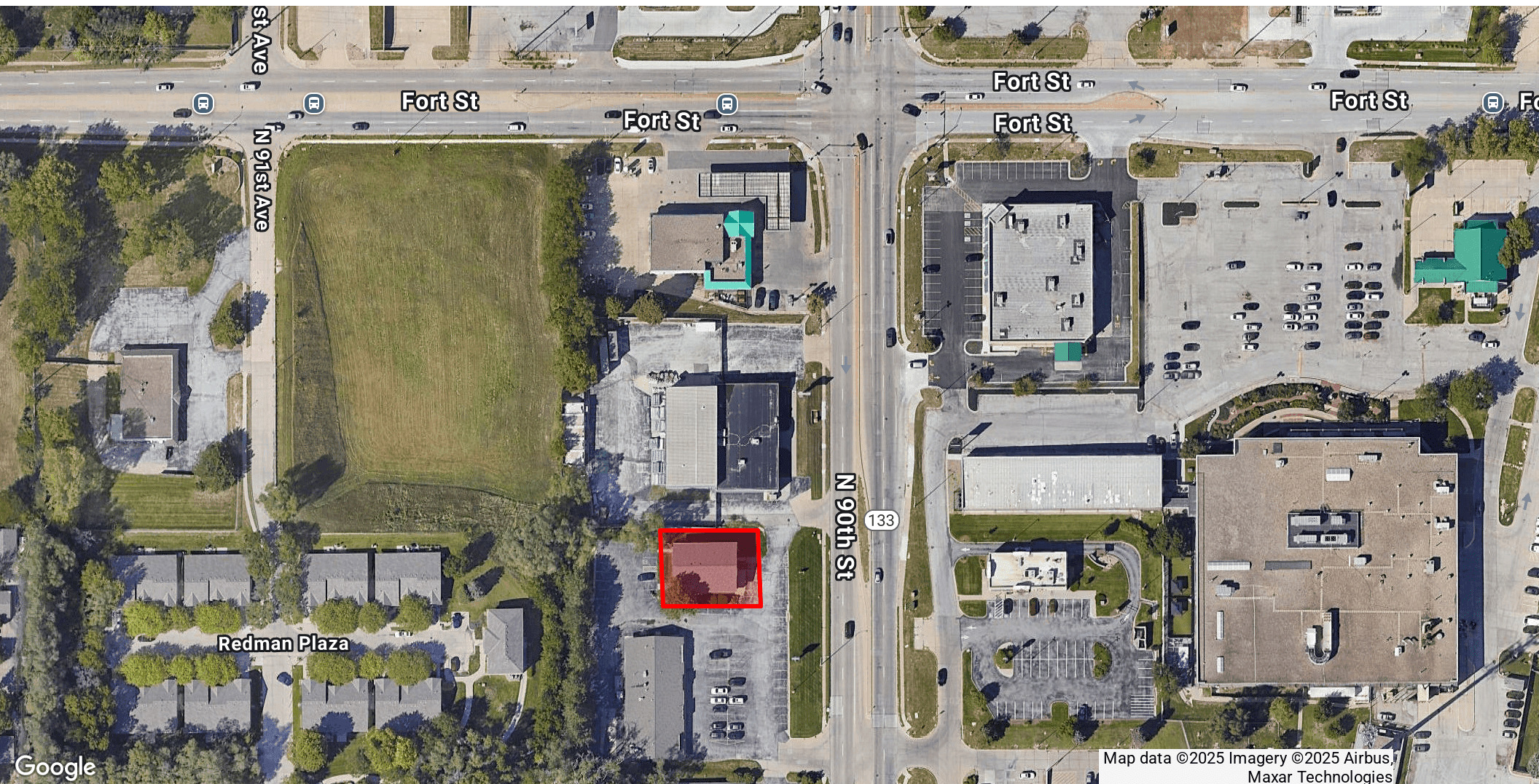
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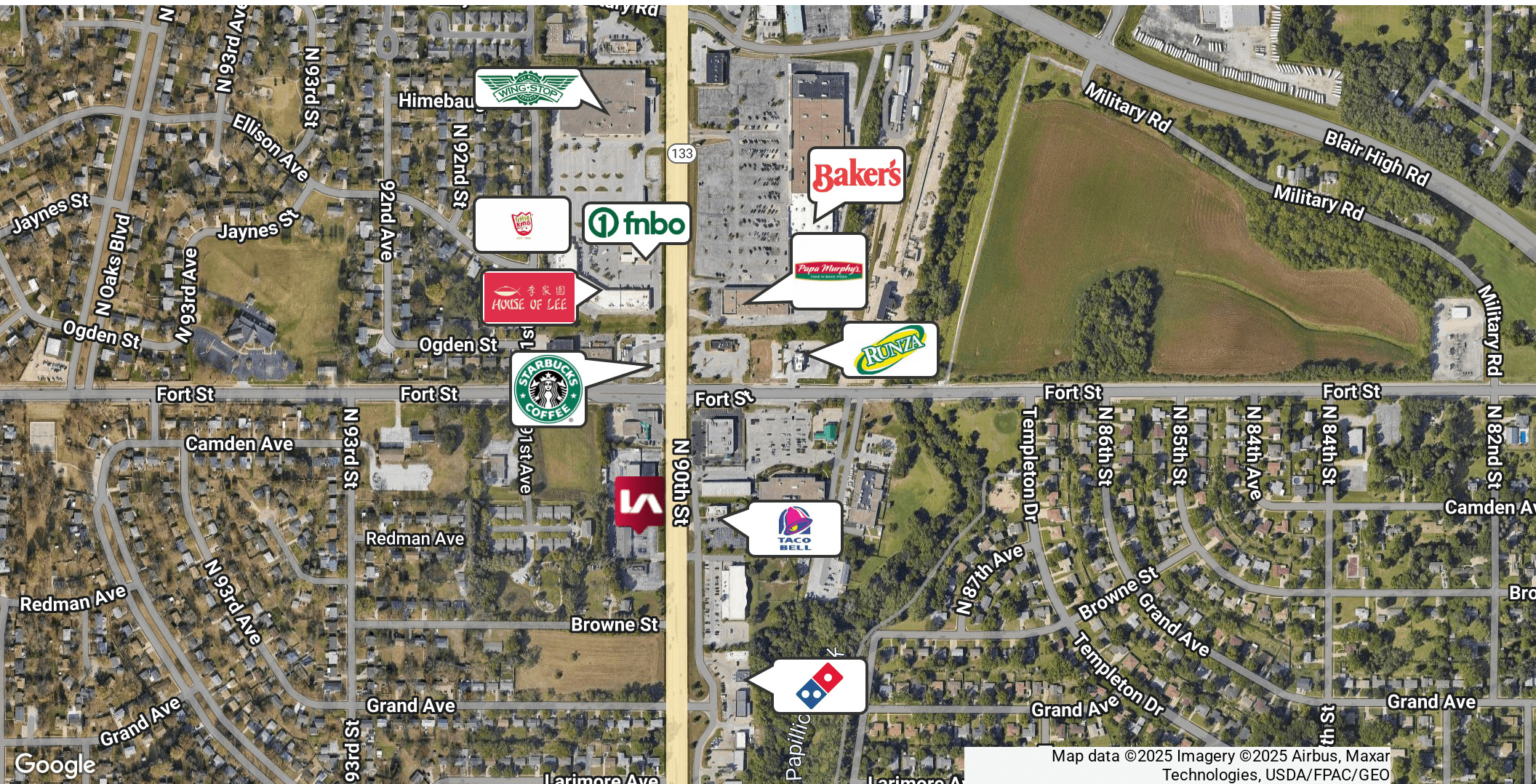


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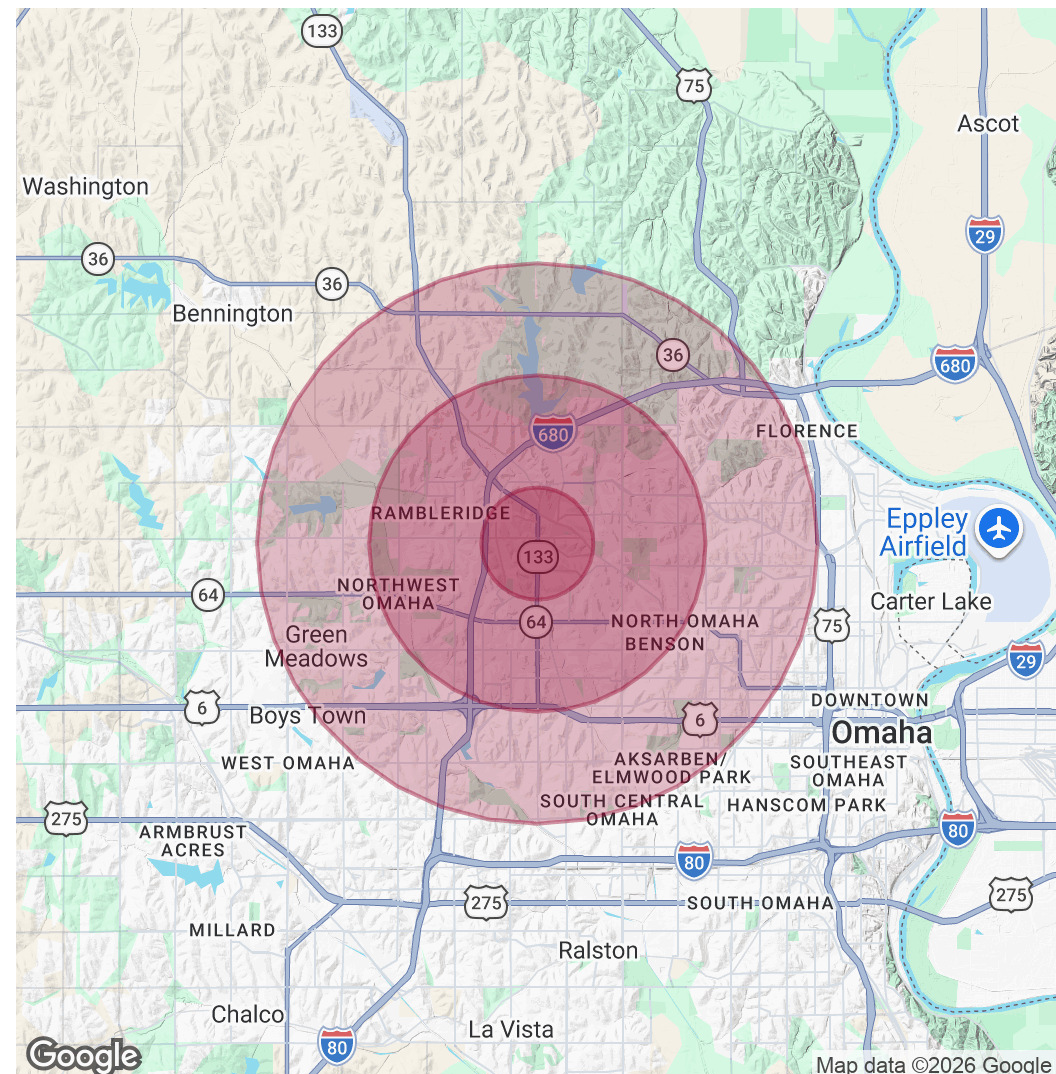
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,138	93,593	204,352
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	40	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,997	39,239	83,731
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$84,387	\$82,222	\$97,169
Average House Value	\$233,224	\$237,033	\$284,251

2020 American Community Survey (ACS)



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