

MIXED USE PROPERTY FOR LEASE

OFFICE/RETAIL SPACE WITH ATTACHED GARAGE/SHOP
6605 MAPLE STREET OMAHA, NE 68104



1,214 SF FOR LEASE

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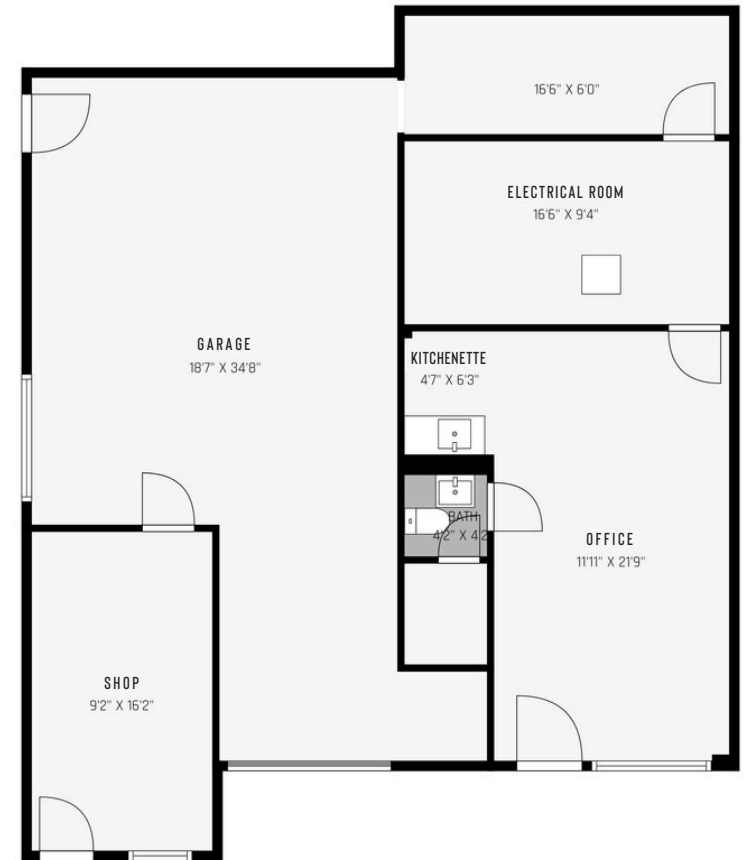
PROPERTY INFORMATION

MONTHLY RENT	\$1,395
LEASE TYPE	GROSS
LEASE TERMS	NEGOTIABLE
AVAILABILITY	IMMEDIATE
TOTAL BUILDING SF	8,032 SF
TOTAL AVAILABLE SF	1,214 SF
YEAR BUILT	1939
ZONING	GC - GENERAL COMMERCIAL

PROPERTY HIGHLIGHTS

This mixed-use property offers a versatile and functional layout, perfect for businesses looking for high visibility and convenient access to both office and workshop areas. Located on the south side of Maple Street, it offers excellent exposure for your business. The space offers a hybrid layout, ideal for businesses that need both retail/office space and workshop/garage space. It's perfect for service-based industries, retail stores, creative offices, or any business requiring a functional, well-located space.

- **Office/Retail Space (334 SF):** Open and versatile area ideal for office or retail use. Includes a private entrance and large front picture window, providing excellent natural light.
- **Attached Garage/Shop (880 SF):** A spacious garage/shop perfect for storage, service-related work, or any business needing room for vehicles, equipment, or inventory. Equipped with an automatic door opener and private entrance.
- **Kitchenette:** Features a sink and cabinet space, adding convenience for daily operations.
- **Bathroom:** On-site bathroom.
- **High Visibility:** Located on the south side of Maple Street, ensuring great exposure for your business.



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