



FOR LEASE: NEWLY RENOVATED & UPDATED OFFICE SPACE

230 E 22nd Street, Fremont, NE

Available Space: 1,450 Square Feet
Asking Rent: \$2,750 Per Month

****ASK ABOUT OUR MOVE-IN INCENTIVES****



NEWLY RENOVATED & UPDATED

Offered By: Nebraska Realty - Commercial Division
17117 Burt Street, Omaha, NE

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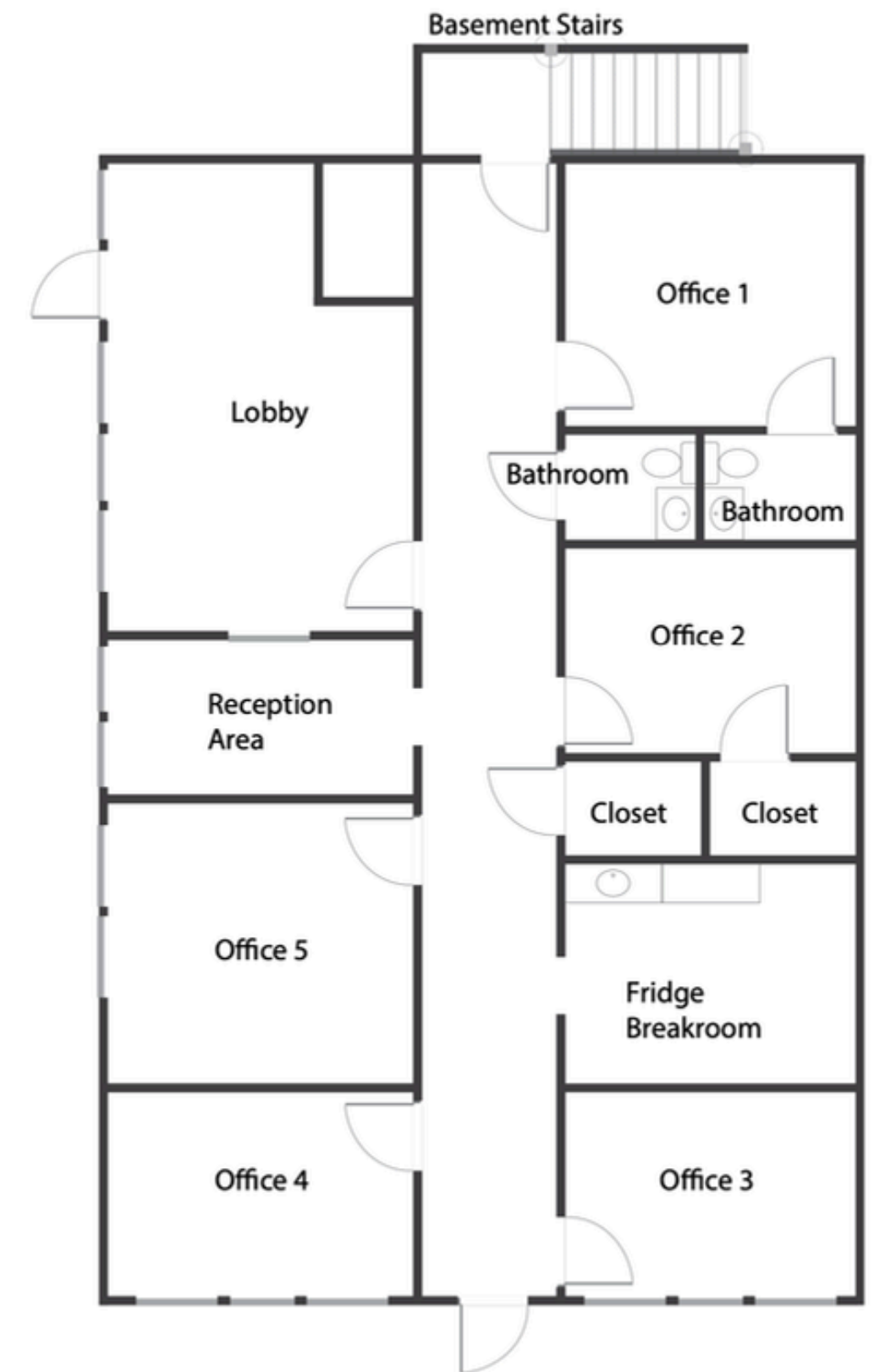
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PROPERTY SUMMARY

Nebraska Realty is pleased to present the **LAST available office space** at this newly renovated and upgraded property! The available **1,450 SF turn-key** office space boasts an exceptional fully-built out floorpan with multiple private offices, street frontage, direct access to the space for customers and employees, and secondary side-private access with functionality and sophistication at its core.

As a tenant, enjoy the **significant recent capital improvements**, including new sewer line (2022), HVAC updates, renovated suites, roof repairs, exterior paint, updated lighting, landscaping improvements, and upgraded security system.

For a limited time, ask about our **move-in incentive special!**



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PROPERTY DETAILS & HIGHLIGHTS

Price	\$2,800/Month
Available Space	1,450 SF
Preferred Lease Term	5 Years
Building Size	9,072 SF
Year Built/Renovated	1967 / 2025
Tenancy	Multi (5) 84% OCC.
Basement	Yes
Space Type	Turn-Key Office
Building Parking	~70 Parking Spots / 7.5:1,000
Security System	Yes, Upgraded

KEY HIGHLIGHTS

- MOVE-IN SPECIAL
- Turn-key executive office space
- Exceptional location to shopping, restaurants, and other amenities
- Expansive improved basement value-add potential
- En-suite bathroom in office
- Strong parking and accessibility
- Extensive Exterior upgrades and updates
- Security System Modernization



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TURN-KEY VACANT SPACE | 1,450 SF | PRIVATE ENTRANCE



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EXTERIOR PROPERTY PHOTOS



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