

# FULLY BUILT OUT OFFICE/RETAIL SPACE LOCATED IN OPPORTUNITY ZONE

2566 Leavenworth Street, Omaha, NE 68105

## FOR SALE OR LEASE



### OFFERING SUMMARY

Sale Price:	\$3,295,000
Lease Rate:	\$15 SF/yr (NNN)
Space Available:	
1st Floor:	11,740 SF
2nd Floor:	2,050 SF
Lot Size:	0.762 Acres
Building Size:	24,020 SF

### PROPERTY HIGHLIGHTS

- Historic building with character
- Located in Opportunity Zone
- One block south of Omaha's new streetcar system
- High visibility on Leavenworth Street
- Versatile spaces available
- Outdoor Patio area for entertaining
- Secure 30 lot parking on site
- 2 existing tenants
- Extra parking available with the purchase of the neighboring lot



ACCESS Commercial, LLC

AMBER OLSON

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402.618.5523

Senior Broker Associate

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## LOCATION MAP



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## LOCAL AERIAL



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## PROPERTY DESCRIPTION



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This office space is filled with abundant natural light with multiple skylights. The architecture throughout features spectacular brick, beams and large windows. This property has 2 tenants: The House of Conundrum and Craft Axe with leases current until April 2028 and April 2027 respectively. Space available includes a large open space perfect for an event center/retail or office user. This space also has a breakroom with full kitchen, high-end finishes and fixtures throughout, printing area, office space and a large conference room. The 2nd floor has a large office space available with plenty of sunlight and high-end finishes and fixtures. There is also an outdoor patio area on the 2nd floor perfect for entertaining. Secure 30 lot gated parking on site with extra parking available with the purchase of the neighboring lot.



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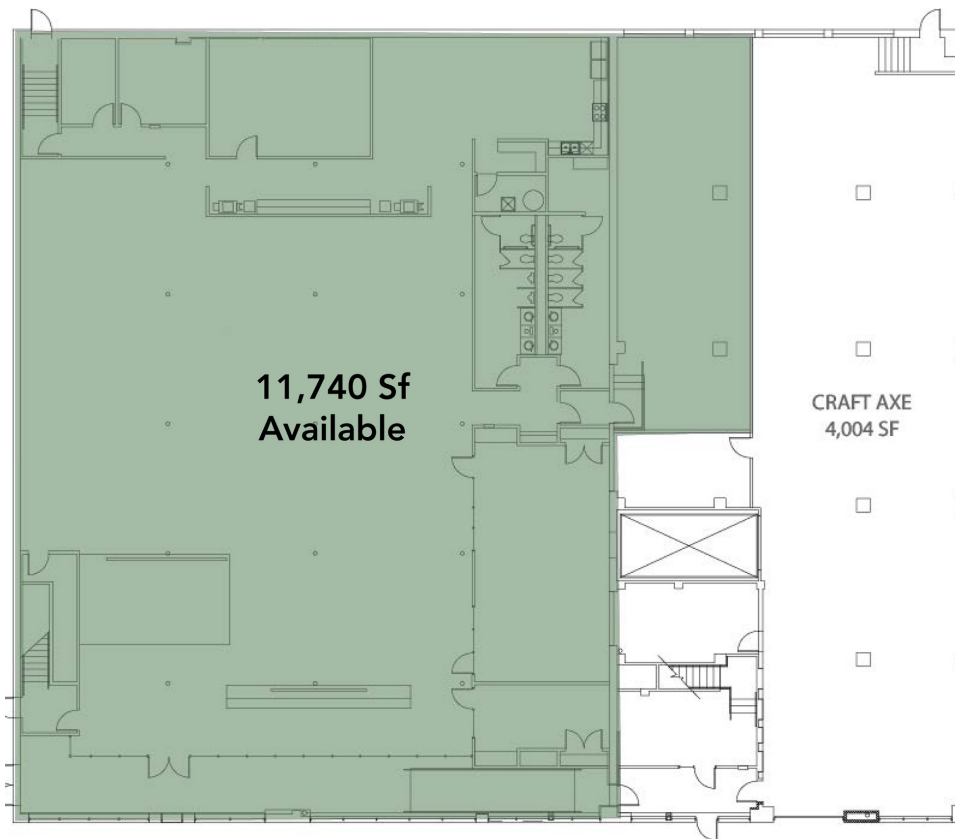
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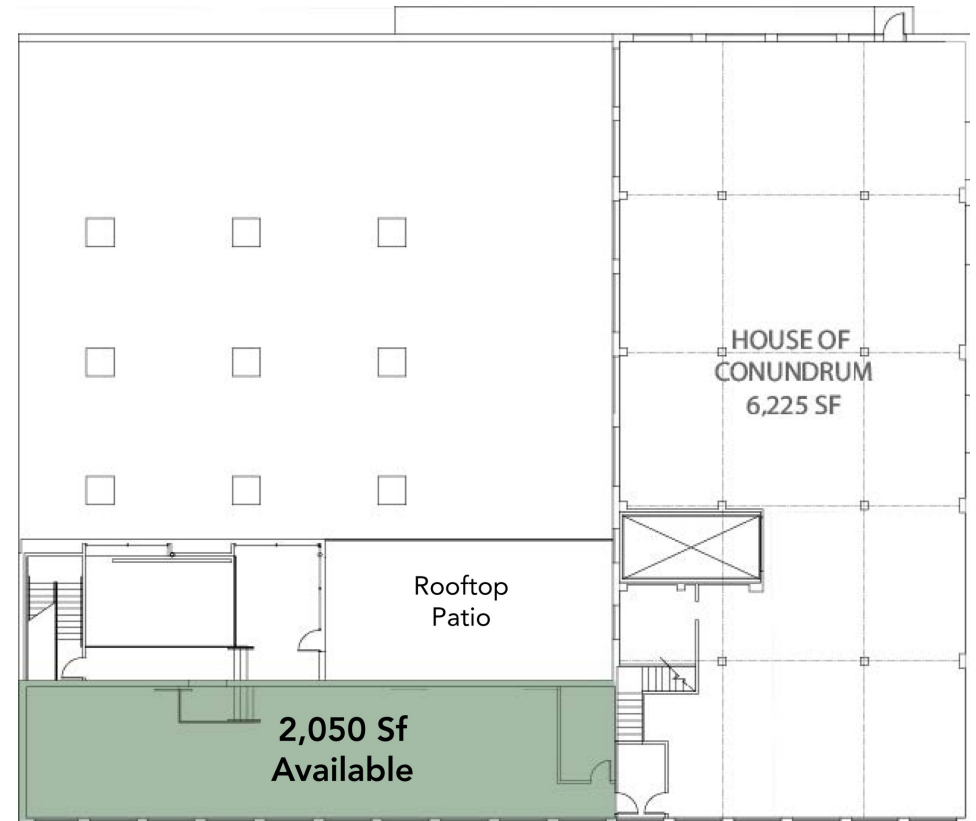
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## SITE PLANS



1st Floor Site Plan



2nd Floor Site Plan



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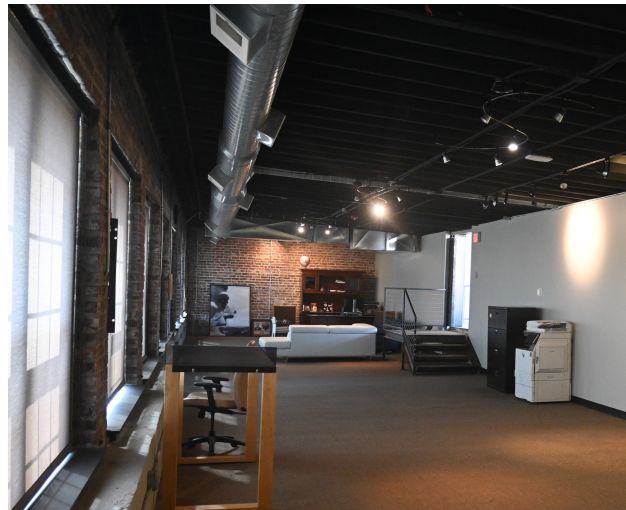
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## ADDITIONAL PHOTOS



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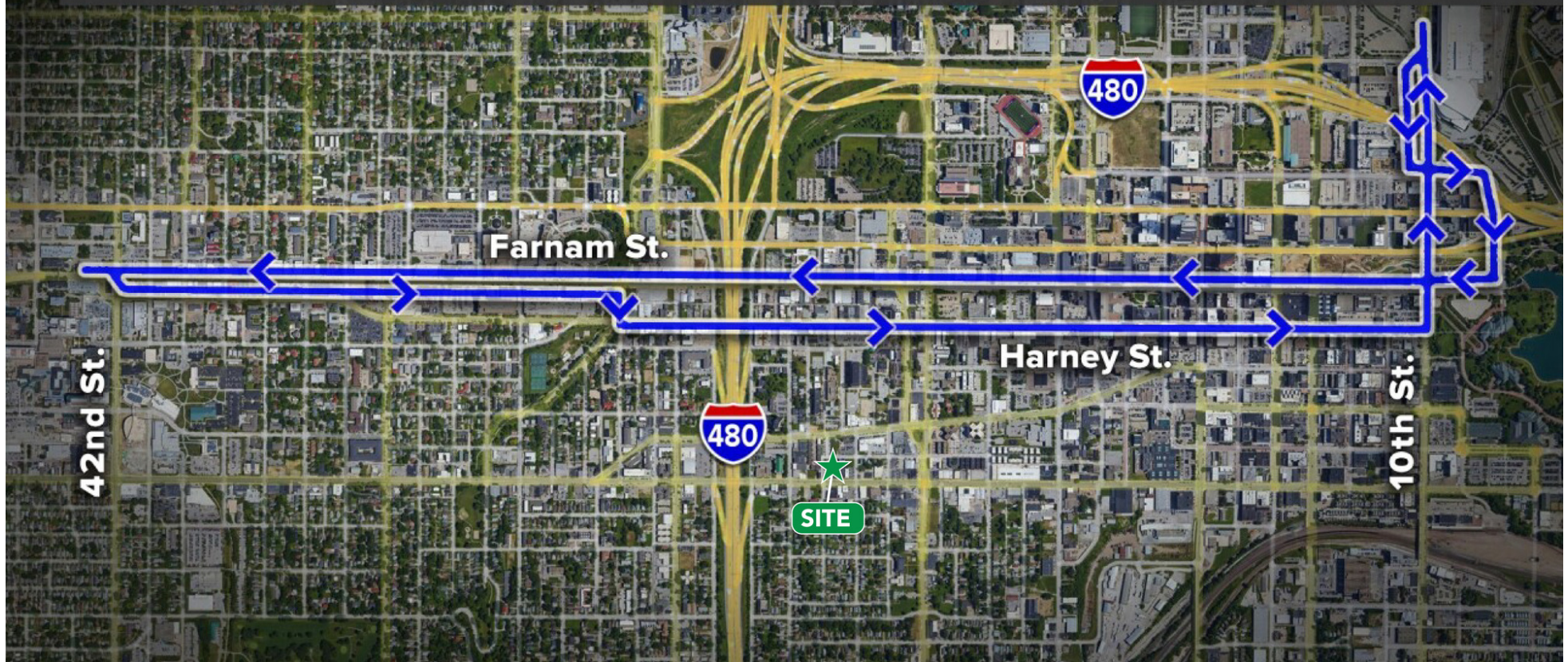
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## OMAHA STREETCAR MAP

### OMAHA STREETCAR ROUTE: APPROVED ALIGNMENT



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## LISTING TEAM

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## PROFESSIONAL BACKGROUND

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development. Amber majored in Business Administration at the University of Nebraska-Lincoln.

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