

# OFFICE FOR LEASE 11340 BLONDO STREET, OMAHA NE 68164

## PROPERTY DETAILS

Lease Rate	\$12.00-16.00	Minimum Divisible	2,000SF
NNN's	\$6.00	Maximum Contiguous	19,737 SF
Available	10/01/2024	Suite 200	9,168 SF

## DESCRIPTION

Two story all brick office building in a park like setting. Two second floor spaces available The second floor tenants will have access to first class amenities remodeled in 2024 including a break room, wellness room, board room, and soft seating areas. Both spaces on the second floor available can be demised to around 2-6,000 SF, or combined to a maximum contiguous space of 19,737 SF. Monument and potentially building signage available on Blondo Street with 28,000+ cars driving by daily. Parking ratio nearly 6:1.



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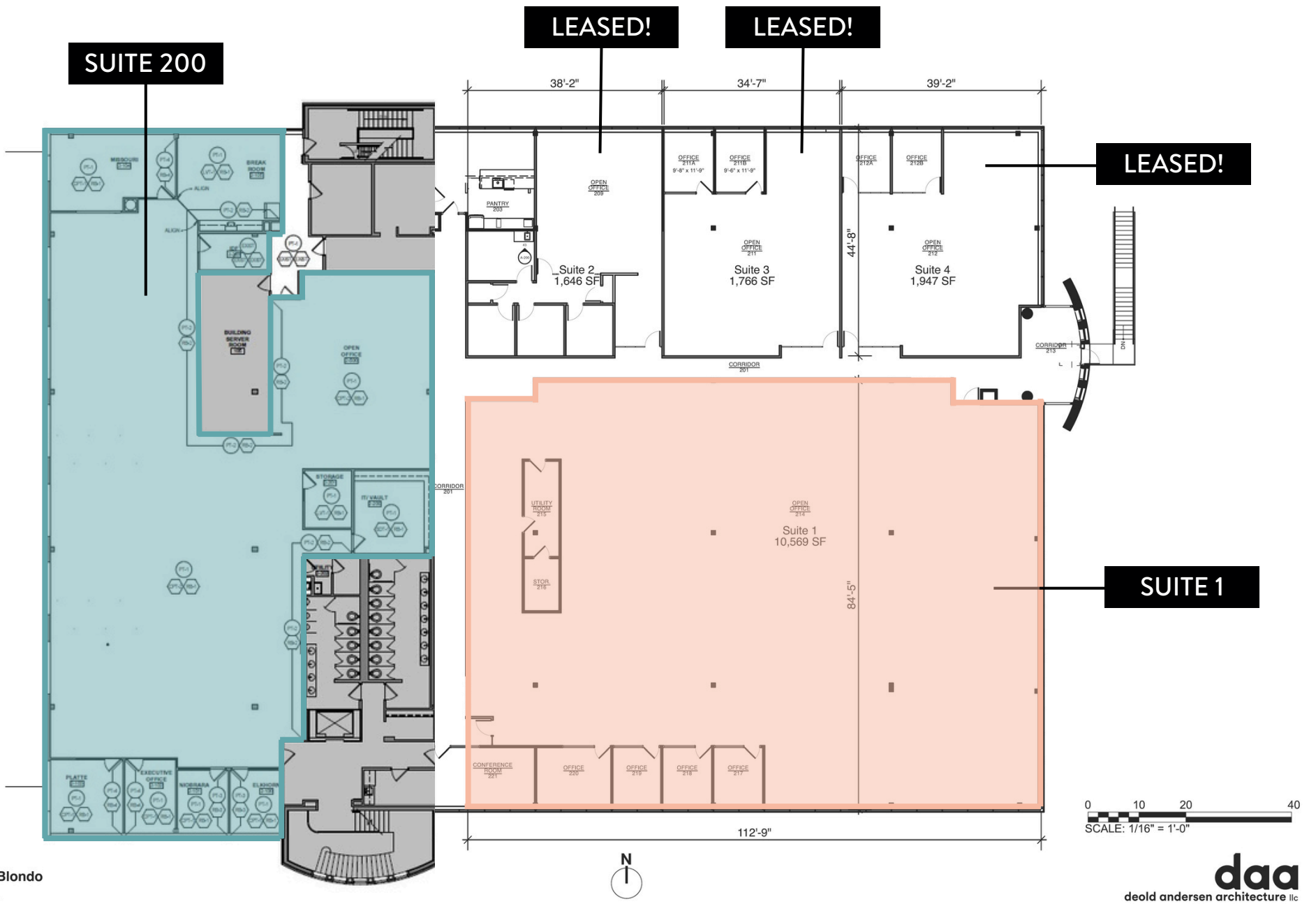


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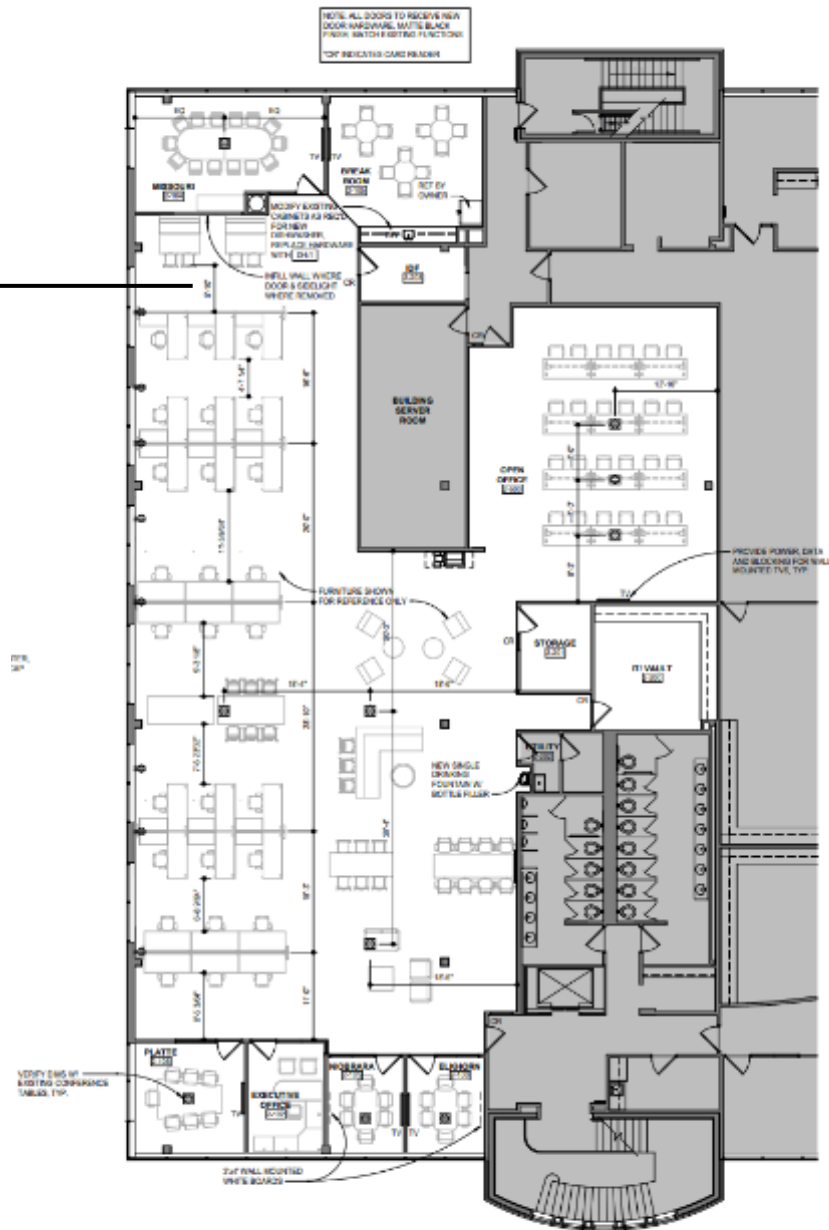
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# FLOOR PLAN

SUITE 200

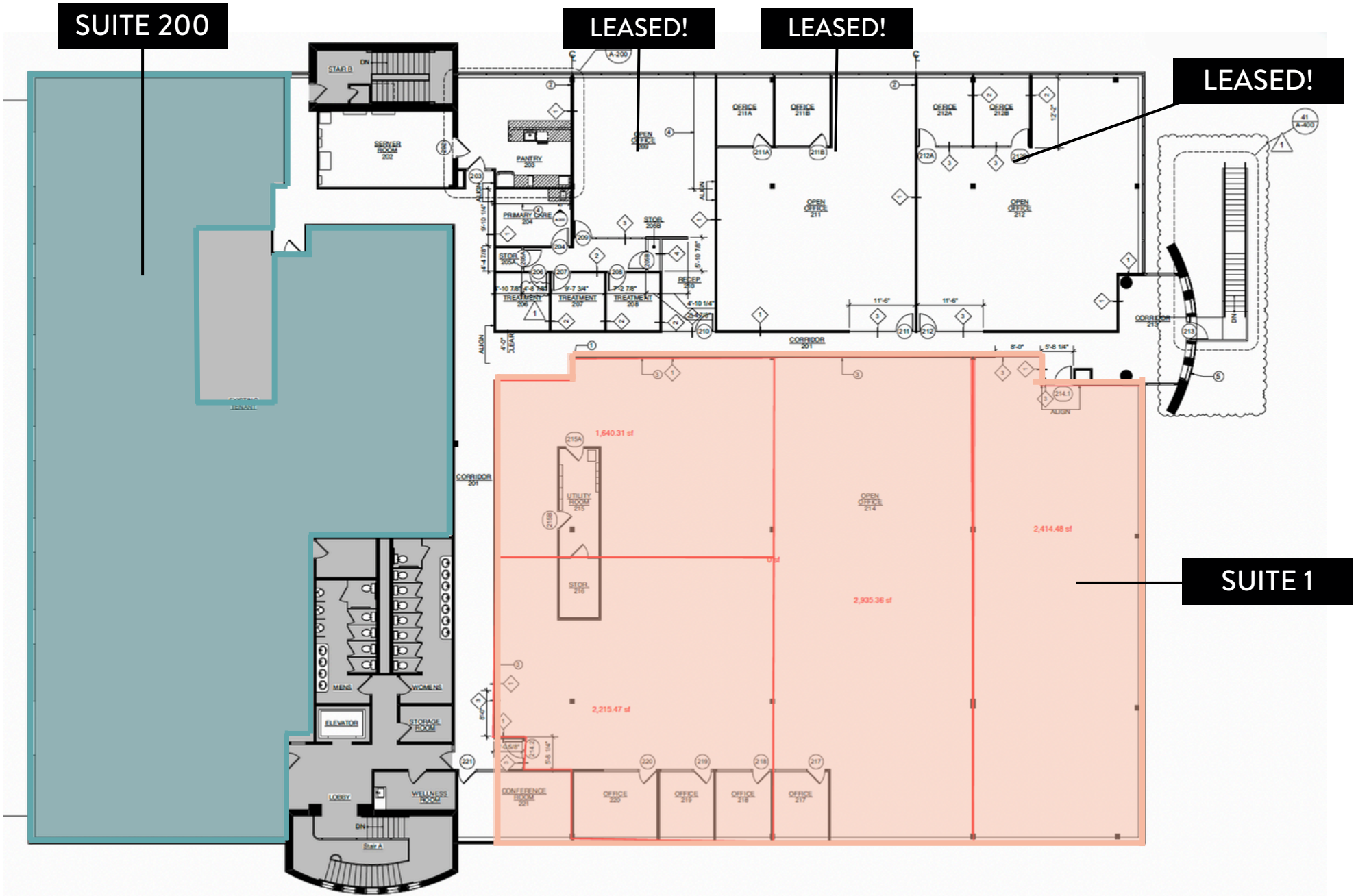


1 SECOND LEVEL FLOOR PLAN  
 A2.1 1/8" = 1'-0"

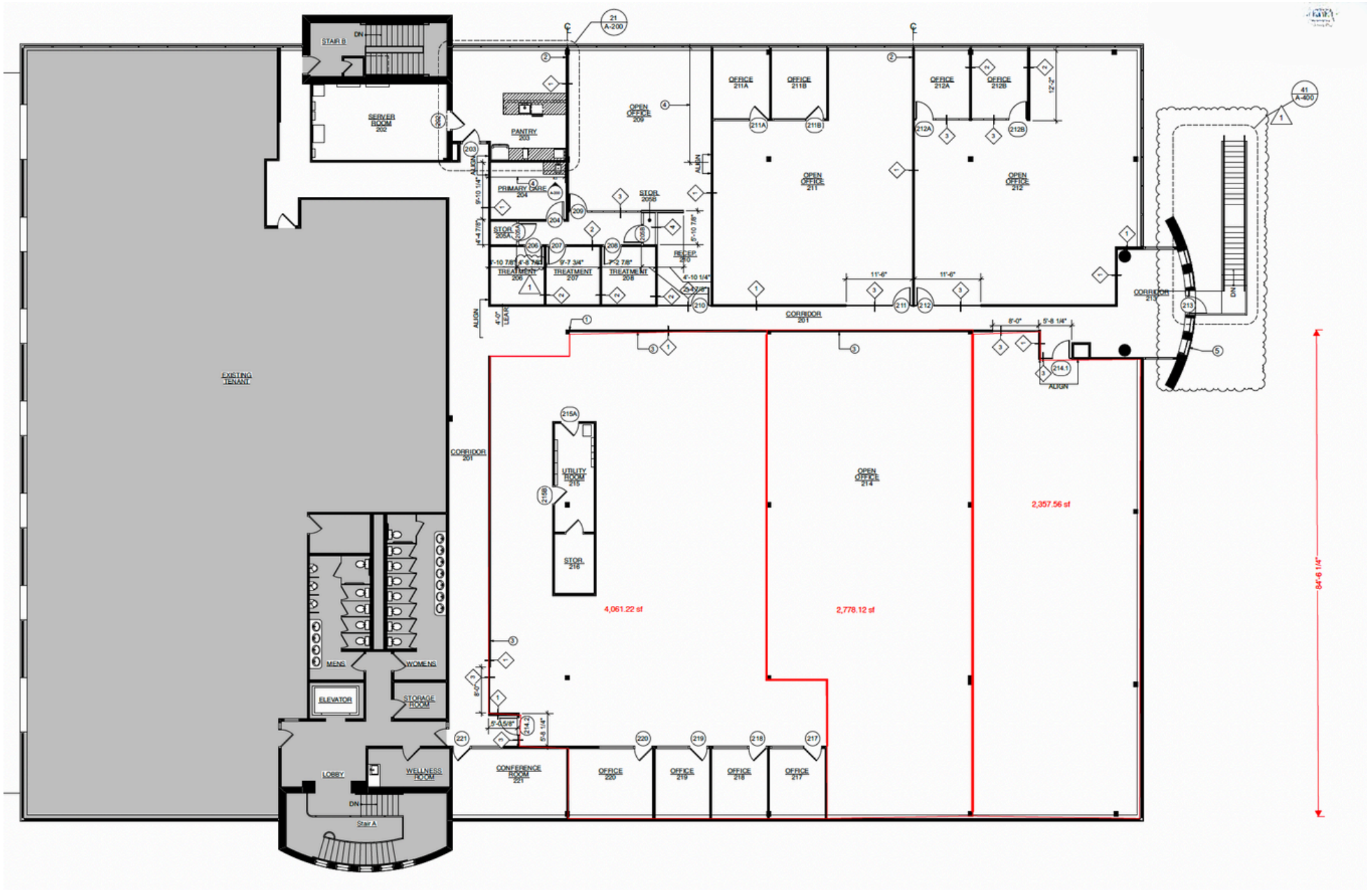


# SUITE 200 FLOOR PLAN





## SECOND FLOOR PARTITION PLAN



## SECOND FLOOR PARTITION PLAN





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## SUITE 200 PHOTOS

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PJ MORGAN REAL ESTATE