

# 45th & Leavenworth

Midtown / UNMC

4516, 4520, 4524 & 4532  
Leavenworth Street  
Omaha, Nebraska 68106  
[www.cbre.com/nebraska](http://www.cbre.com/nebraska)

Building A: 4524-32



Building B: 4516-20



# Industrial | Two Buildings

S 45th Street & Leavenworth Street | Omaha, Nebraska 68106

For Lease

## Property Information

<b>Building A Address</b>	4524 & 4532 Leavenworth St, Omaha, NE 68106	<b>Building B Address</b>	4516 & 4520 Leavenworth St, Omaha, NE 68106
<b>Land Area</b>	16,808 SF; 0.378 AC	<b>Land Area</b>	16,834 SF; 0.386 AC
<b>County / Parcel No.</b>	Douglas / 2409200000, 2409190005 & 2409190007	<b>County / Parcel No.</b>	Douglas / 2409160005, 2409160007 & 2409170003
<b>Total Building Size</b>	10,982 SF	<b>Total Building Size</b>	6,402 SF
<b>Year Built / Renovated</b>	1948 / 1994	<b>Year Built / Renovated</b>	1945 / 1992
<b>Stories</b>	One (1) + second floor office space	<b>Stories</b>	One (1)
<b>Ceiling Height</b>	14'	<b>Ceiling Height</b>	9'
<b>HVAC</b>	Fully heated / partially air-conditioned	<b>HVAC</b>	100%
<b>Doors</b>	Six (6) drive-ins / One (1) dock	<b>Drive-in Doors</b>	Two (2)
<b>Zoning</b>	GI-ACI-2 (PL)	<b>Zoning</b>	GI-ACI-2 (PL)



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### Available Size and Lease Rate

#### Total Size and Price

Total Building Size 17,384 SF  
Total Lot Size 33,642 SF; 0.764 AC

#### Building A: 4524 & 4532

Lease Rate \$8.50 PSF, NNN  
Building Size 10,982 SF  
Lot Size 16,808 SF; 0.378 AC

#### Building B: 4516 & 4520

Lease Rate \$8.50 PSF, NNN  
Building Size 6,402 SF  
Lot Size 16,834 SF; 0.386 AC

#### Property Features

- + Ideal for contractors & service-related businesses
- + Property features two buildings totaling 17,384 SF on 0.764 AC lot along Leavenworth Street
- + Buildings leased together or separately
- + Located in the shadow of University of Nebraska Medical Center campus and near Omaha's Blackstone and Midtown areas
- + High-visibility along Leavenworth Street
- + Right next to Metro Line Route 11 bus stop

#### + Building A (4524-32) building features:

- fully-heated; forced-air
- partially air-conditioned
- six (6) drive-in doors
- one (1) dock door
- additional second floor office space

#### + Building B (4516-20) building features:

- former paint booth within the space
- fully-heated and air-conditioned
- two (2) drive-in doors



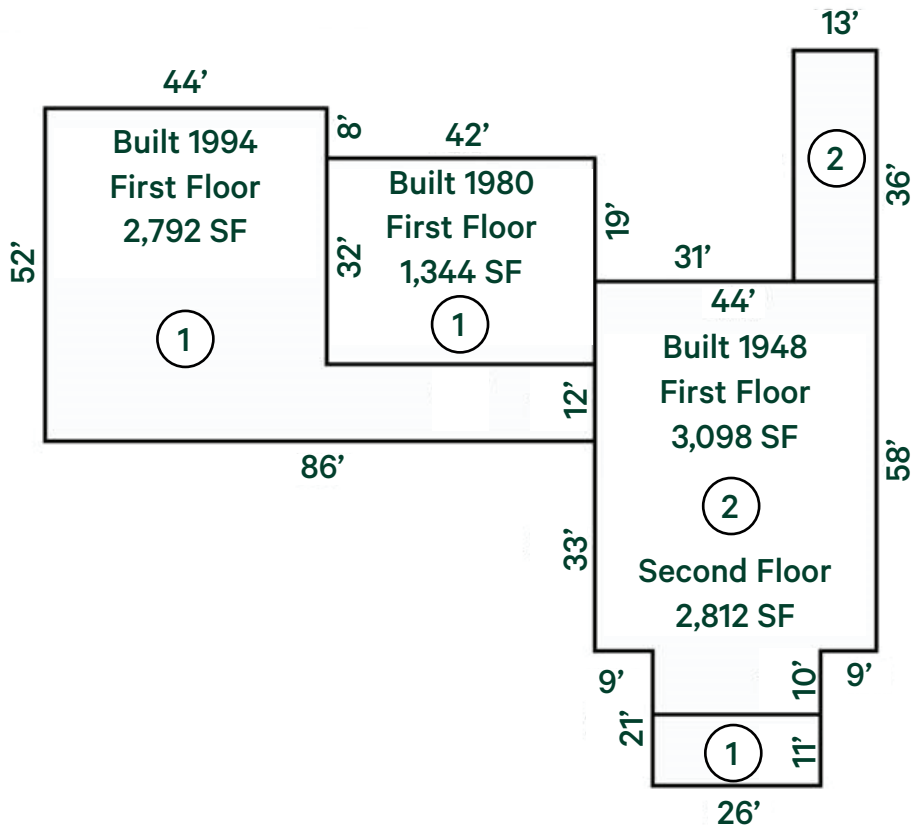
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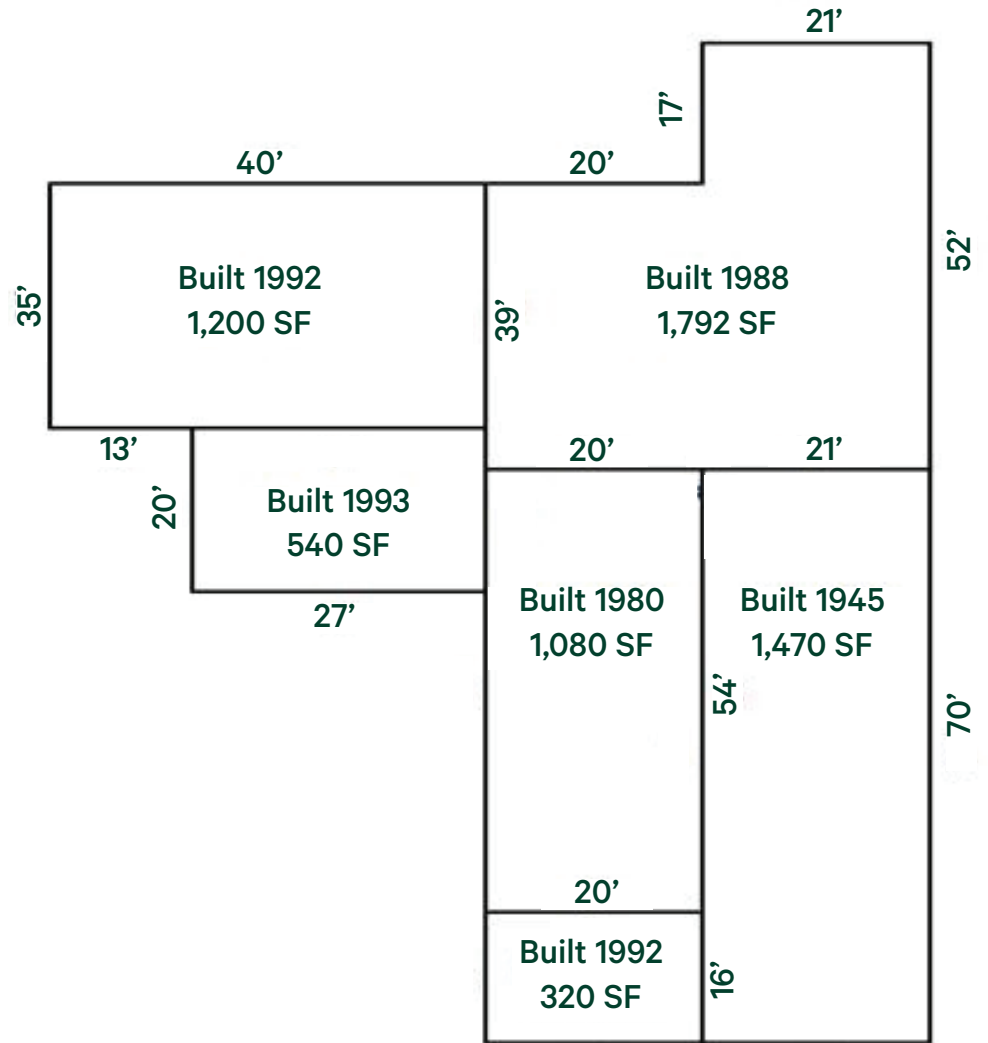
For Lease

## Floor Plans

**Building A**  
4524-32



**Building B**  
4516-20



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## Building A Photos



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## Exterior Photos - Building A (4524-32)



## Exterior Photos - Building B (4516-20)





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## Contact Us

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