



1005 S 76TH STREET | OMAHA, NE
SUITE 102 | 1,200 SF

OFFICE | FOR LEASE



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PJ MORGAN
REAL ESTATE



PROPERTY DETAILS

RENT	\$22
NNN	\$8
SF AVAILABLE	1,200
BUILDING CLASS	B

DESCRIPTION

A contemporary masterpiece designed by iconic architect Bruce Frasier! Located in the heart of Omaha, you will need to see the space first hand to experience all of the well thought out features. The building offers an abundance of amenities including covered parking, storage facility and tall ceilings. The common area is thoughtfully crafted with choice finishes, natural light and includes shared restrooms. Visitor/Employee parking in front and rear of the building. The available space is a unique design for a modern, yet timeless office space at 1,200 sq ft, unit 102 offers 2 large offices, 1 standard office, large gathering space, reception area, and a kitchenette. Call now while it's still available!

Information furnished is from sources deemed reliable, but is not guaranteed by PJ Morgan Real Estate, or its agents and is subject to change, corrections, errors, omissions, prior sales or withdrawal, without notice.



BUILDING INFORMATION

BUILDING SIZE	6,585 SF
MIN DIVISIBLE	1,200 SF
NUMBER OF FLOORS	2
YEAR BUILT	2004

ADDITIONAL INFORMATION

ZONING	GO
NUMBER OF ACRES	0.79

PARKING & TRANSPORTATION

PARKING SPACES	29
PARKING TYPE	Surface Lot
TRAFFIC COUNT	2000

PROPERTY & LOCATION HIGHLIGHTS

- 2-car heated garage with storage space included in base rent
- Designed and built by well-respected architect Bruce Frasier
- Located within central Omaha, minutes from interstate I-80 and Dodge Street

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,670	95,779	314,358
AVERAGE AGE	35	37	35

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,507	42,458	131,823
PEOPLE PER HH	2.1	2.1	2.3
AVERAGE HH INCOME	\$107,424	\$92,412	\$77,681
AVERAGE HH VALUE	\$341,015	\$219,702	\$189,093

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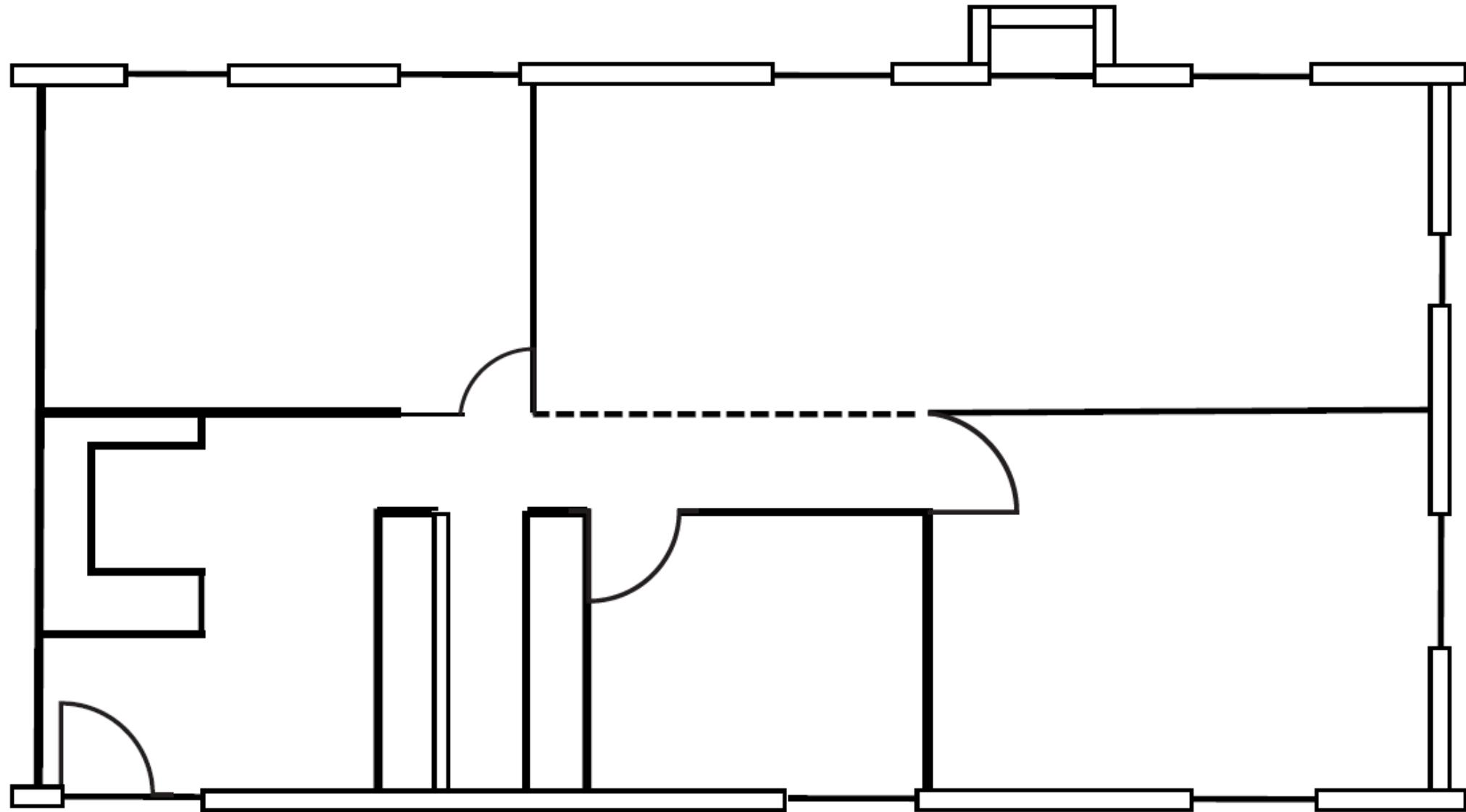


PHOTOS

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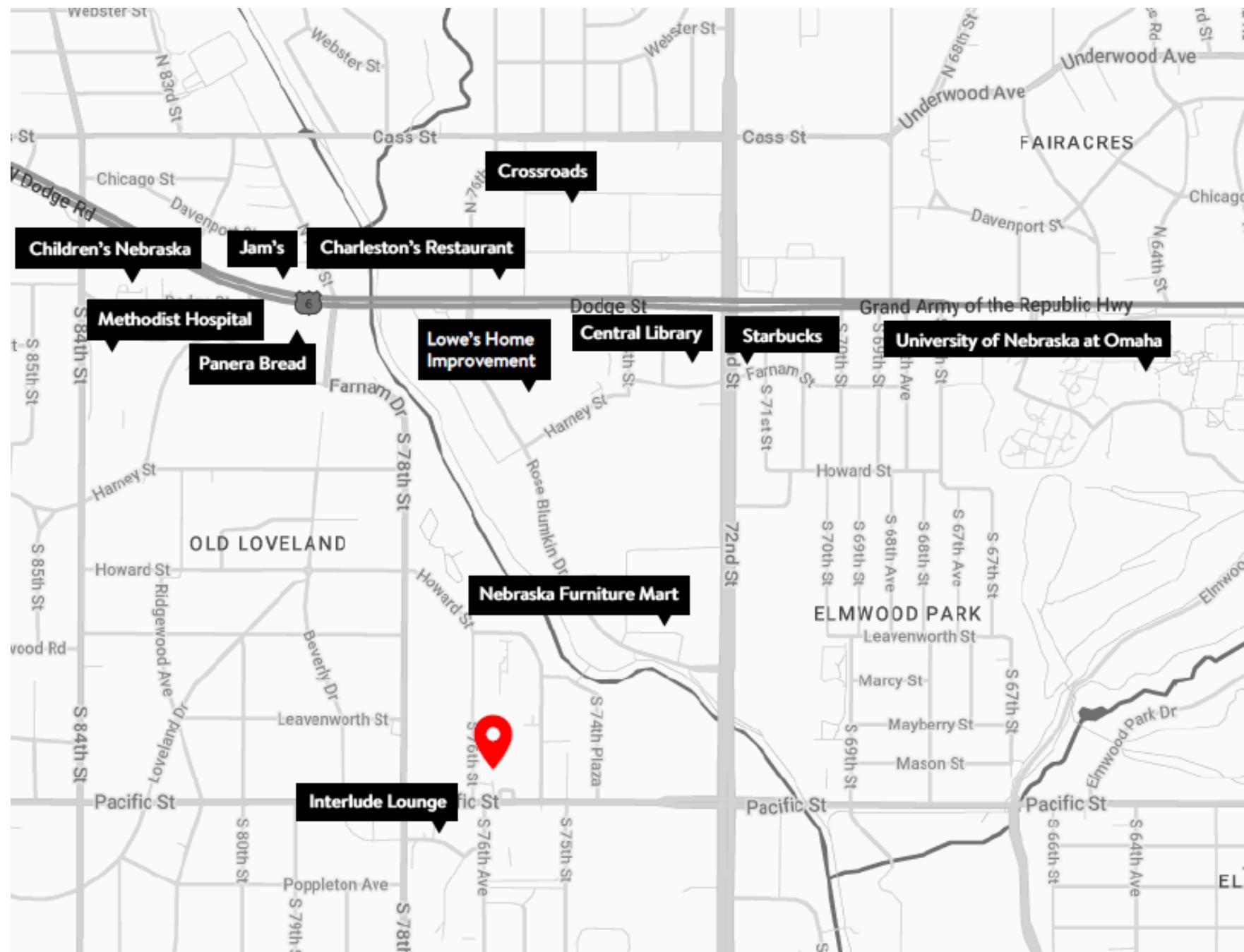


FLOOR PLAN

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AREA BUSINESSES

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