

FOR LEASE

4928-4944 S 114TH ST, OMAHA, NE 68137

OFFICE | 1,450 - 2,000 SF | \$12.00 SF/YR (NNN)



PRESENTED BY:

Benjamin Pearson

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Dakotah Smith, CCIM

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360° VIRTUAL TOUR

PROPERTY DESCRIPTION

This office building features two available suites, both with direct exterior access, offering a functional layout ideal for a variety of small business users. Suite 4942 includes multiple private offices, a restroom, open workspace, and a rare attached garage. Suite 4936 features 6 private offices, conference room, breakroom and two bathrooms.

PROPERTY HIGHLIGHTS

- Attached 10'x20' warehouse/garage
- Ample surface parking at your front door
- Quiet and professional atmosphere

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LOCATION DESCRIPTION

This office building offers easy access to I-80 and Q Street, positioning businesses in a well-established Empire Park commercial district. The surrounding area provides a strong employment base and retail amenities.

OFFERING SUMMARY

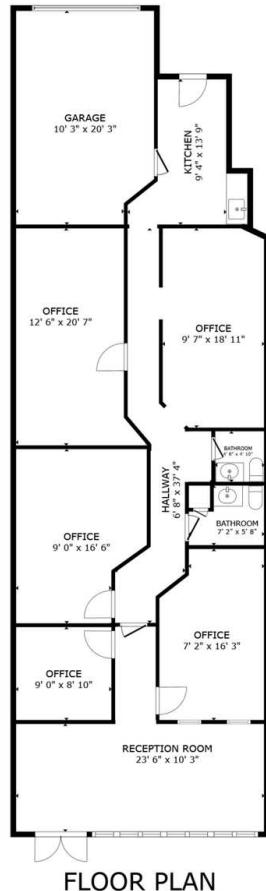
Lease Rate:	\$12.00 SF/yr (NNN)
NNN:	\$5.00 PSF
Available SF:	1,450 - 2,000 SF
Building Size:	19,500 SF

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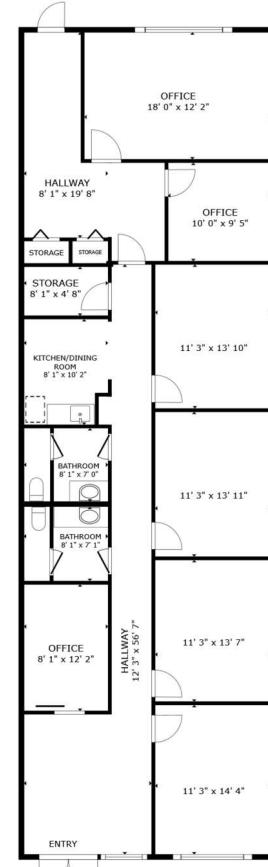
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FLOOR PLAN



FLOOR PLAN

SUITE 4942

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SUITE 4936

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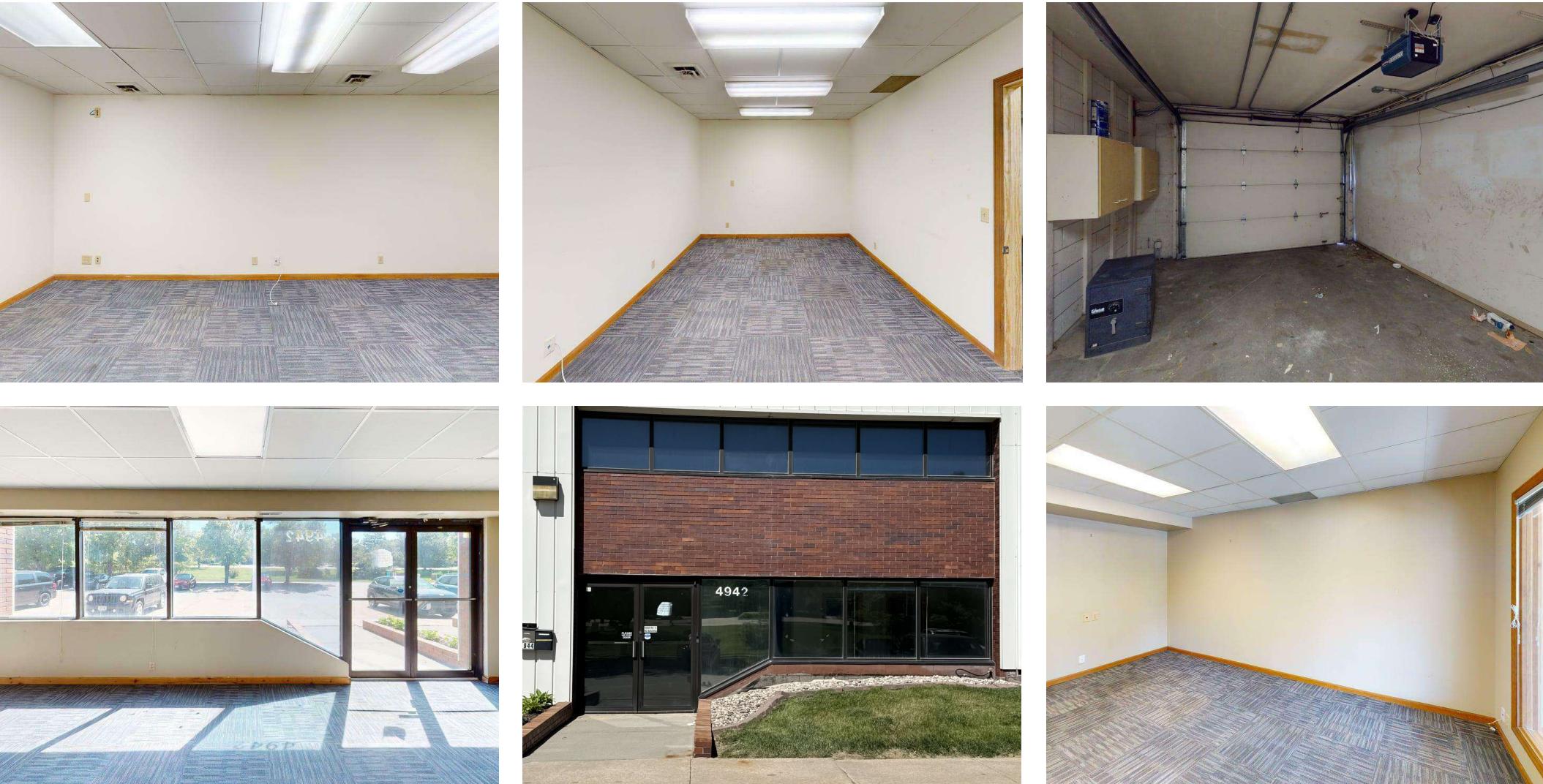
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FOR LEASE SUITE 4942

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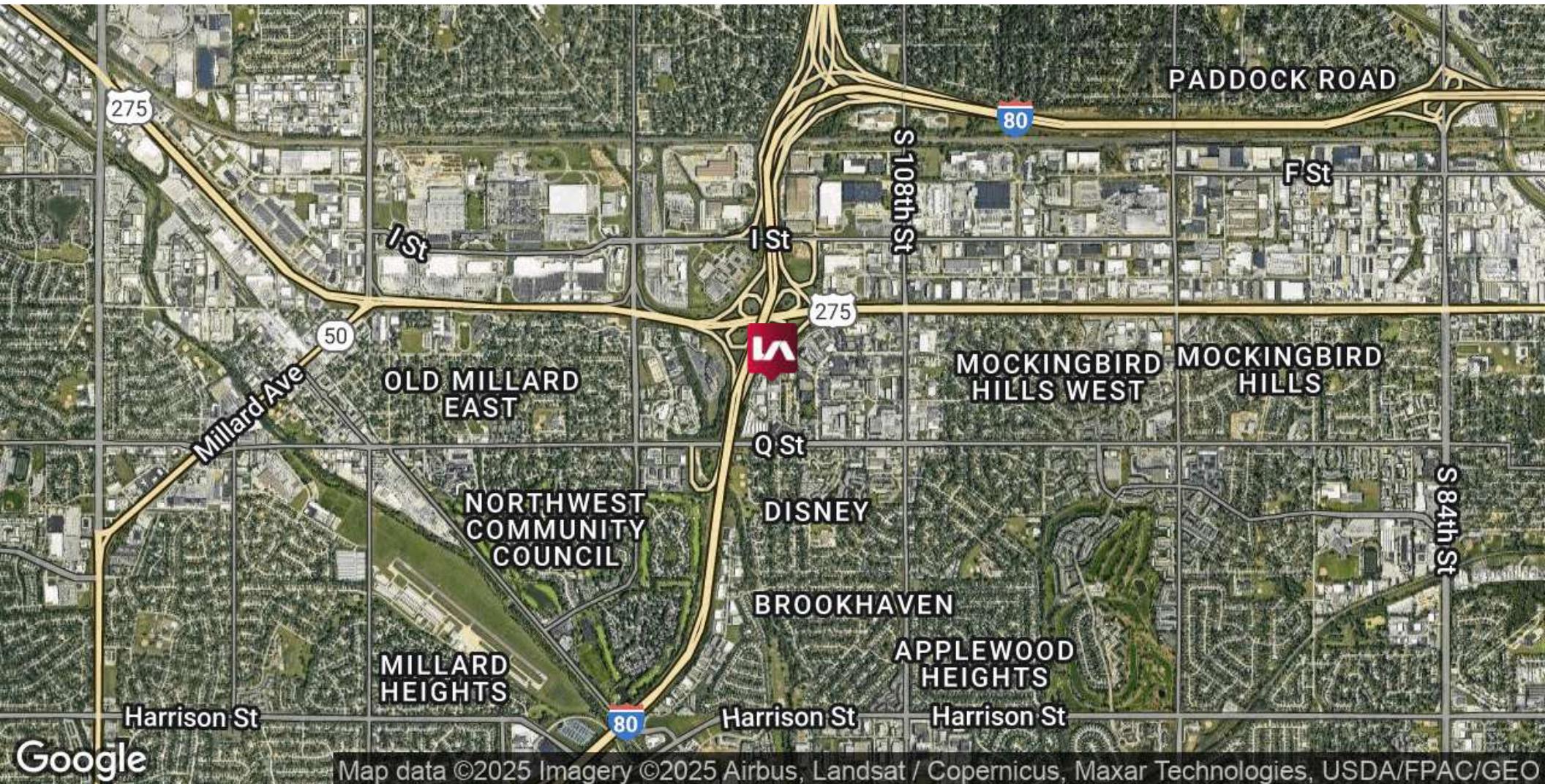
Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888

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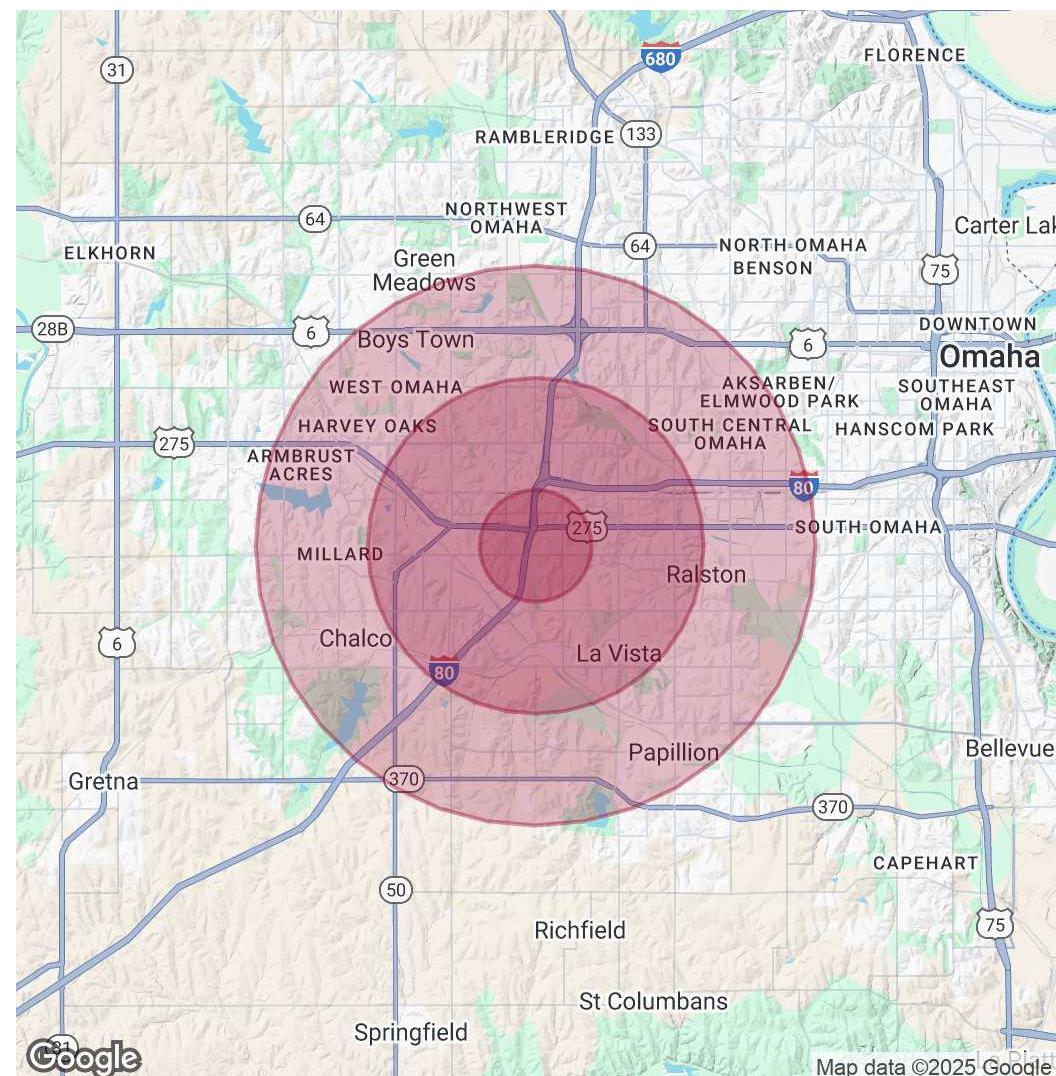
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,723	84,230	226,829
Average Age	40	40	39
Average Age (Male)	38	38	38
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,588	35,423	94,567
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$89,117	\$100,306	\$112,178
Average House Value	\$253,622	\$288,882	\$312,750

Demographics data derived from AlphaMap



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