

# 4106 S 87th ST - FOR SALE/LEASE

---

OFFICE | 28,665 SF | \$2,950,000 | \$10-\$12 PSF (NNN)



**JARED WEGNER**  
Associate  
308.627.2136

[jwegner@lee-associates.com](mailto:jwegner@lee-associates.com)

**BENJAMIN PEARSON**  
Principal  
402.740.6791

[bpearson@lee-associates.com](mailto:bpearson@lee-associates.com)

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# EXECUTIVE SUMMARY |



## SPACES

SUITE	SIZE (SF)	LEASE RATE
Top Floor	10,205 SF	\$12.00 SF/yr
2nd Floor	10,205 SF	\$12.00 SF/yr
Lower Level	8,255 SF	\$10.00 SF/yr

## PROPERTY HIGHLIGHTS:

<b>SALE PRICE:</b>	\$2,950,000 (\$102.91 PSF)
<b>LEASE RATE:</b>	\$10.00 - \$12.00 SF/yr (NNN)
<b>AVAILABLE SF:</b>	8,255 - 28,665 SF (by floor)
<b>LEASE TYPE:</b>	NNN
<b>BUILDING SIZE:</b>	28,665 SF
<b>ZONED:</b>	GI

## PROPERTY HIGHLIGHTS:

- Office building with approximately 28,665 square feet on 1.25 acres
- Interior and exterior renovated in 2018
- Parking and a dedicated entrance serving each of its three floors
- Versatile mix of open office areas, conference rooms, and private offices
- Potential for both a drive-in and dock door on lower level
- Great location at 87th and F Street, just off I-80, one of the main east to west corridors in Omaha



### 360° VIRTUAL TOUR

## PROPERTY DESCRIPTION

Three-story office building totaling 28,665 square feet on approximately 1.25 acres at 87th and F Street in South Central Omaha, available now for sale or for lease. Originally built in 1974 and fully renovated inside and out in 2018, the building offers a versatile mix of open office, conference rooms, private offices, and workshop or storage areas suited to a wide range of users.

Each of the three floors has its own dedicated entrance, so the building can be purchased or leased whole or floor by floor. The top and second floors each offer 10,205 square feet of built-out office space, and the 8,255-square-foot lower level adds flexible space with potential for a drive-in and dock-high door. All three floors are vacant and available for immediate occupancy.

For an owner-user, the building offers the option to occupy one floor and lease the others to offset ownership costs. For an investor, the floor-by-floor layout and separate entrances make for a straightforward multi-tenant lease-up. For a tenant, it is move-in-ready office space with parking and quick I-80 access in an established business park.

## LOCATION DESCRIPTION

Located just off I-80, one of the main east to west corridors through Omaha, the site benefits from convenient access to the broader metro area as well as strong visibility within an established industrial and business park environment. This combination of location, size, and layout makes this building an attractive option for companies seeking a centrally located Omaha office headquarters or a solid long term investment.

TOP FLOOR | 10,205 SF | \$12.00 SF/YF (NNN)

## 4106 South 87th Street Top Floor



FLOOR 2

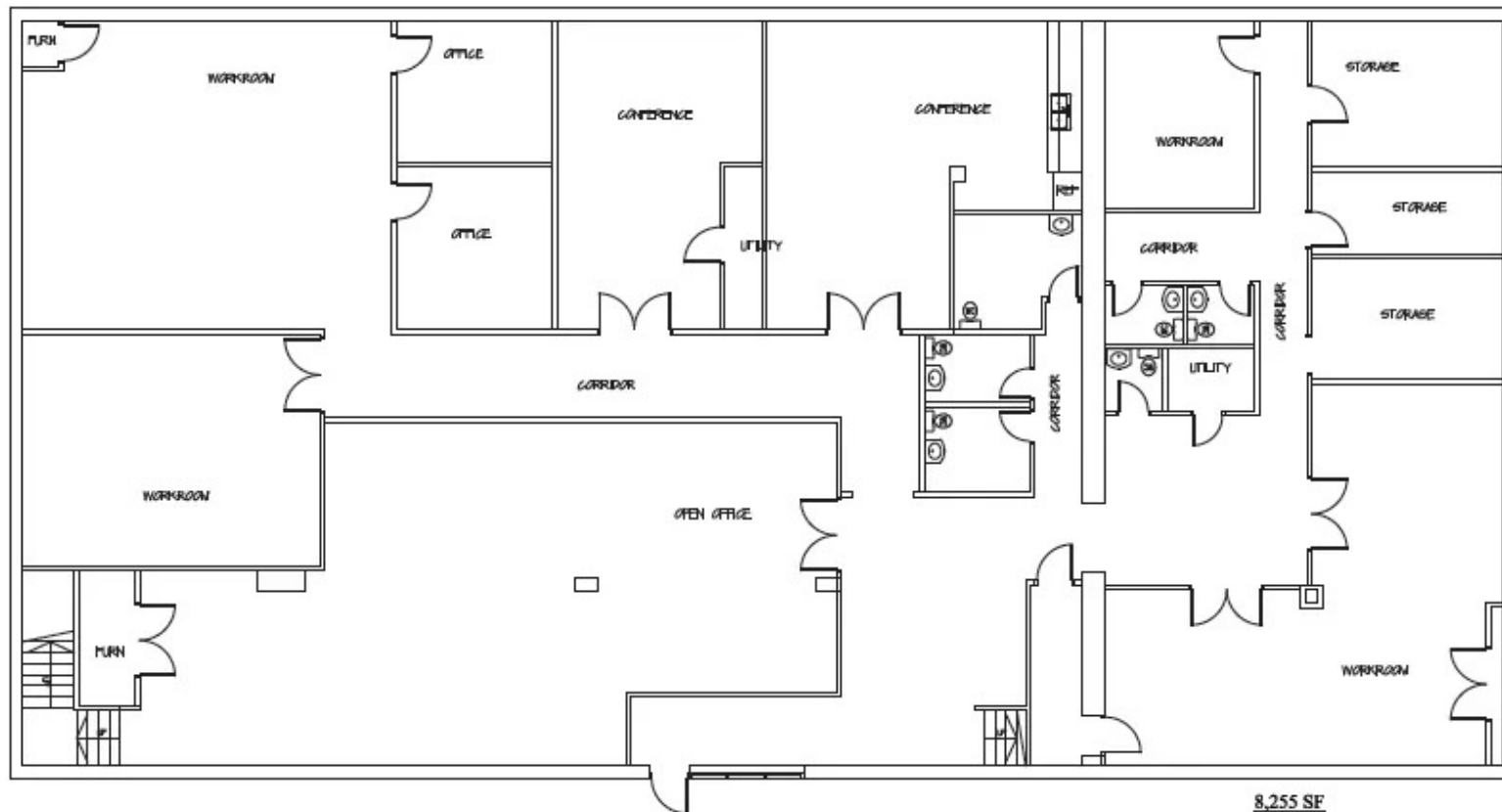
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





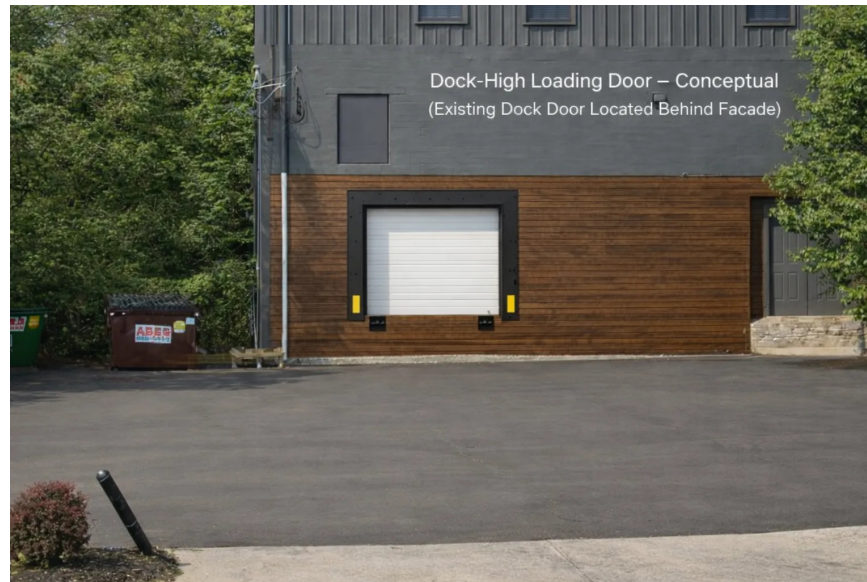
LOWER LEVEL | 8,255 SF | \$10.00 SF/YF (NNN)

## 4106 South 87th Street Lower Level

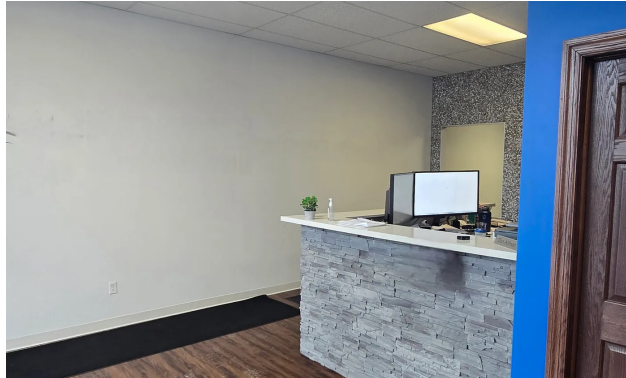


 LOWER FLOOR PLAN

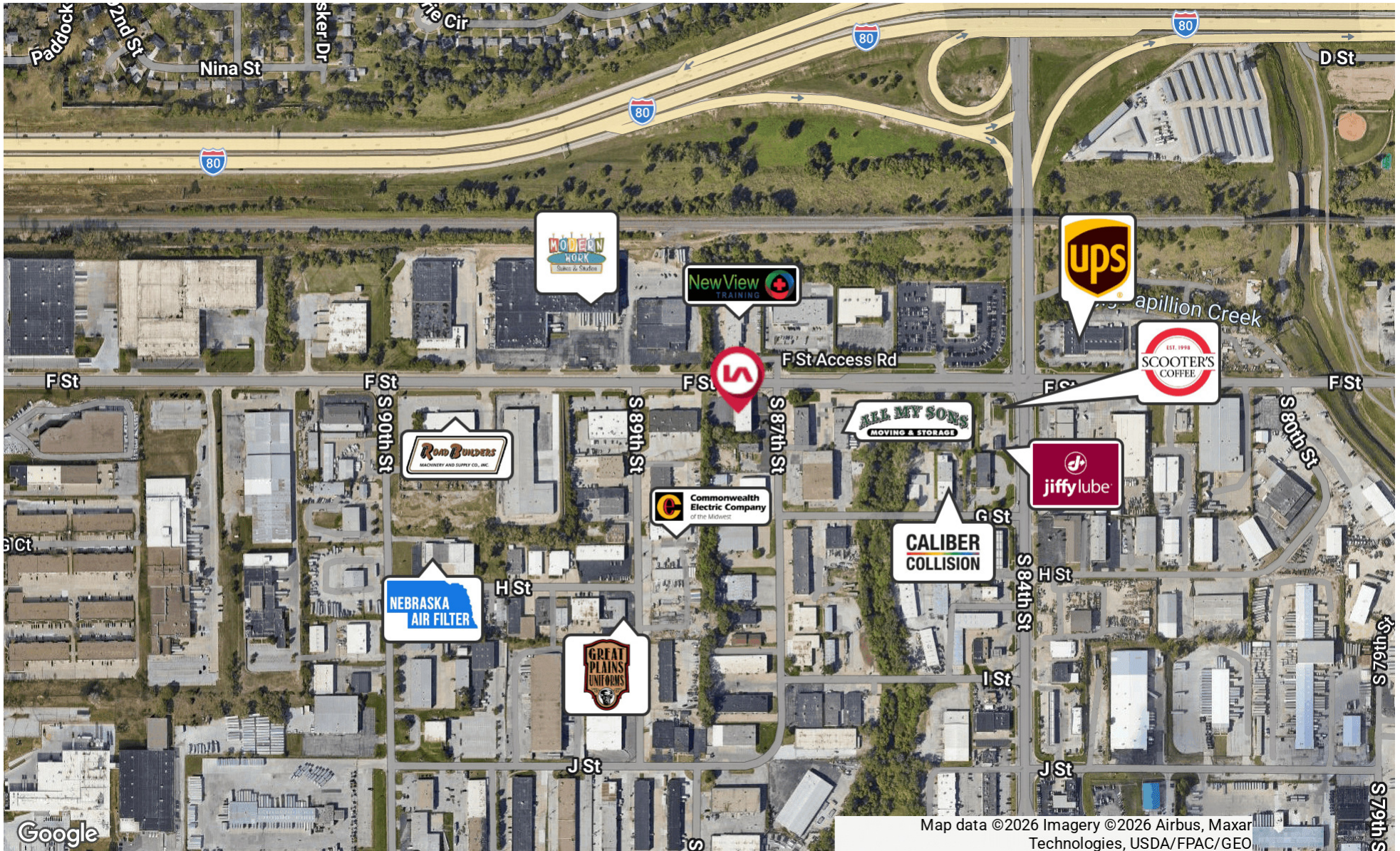
# AERIAL & DOCK DOOR RENDERING



# ADDITIONAL PHOTOS

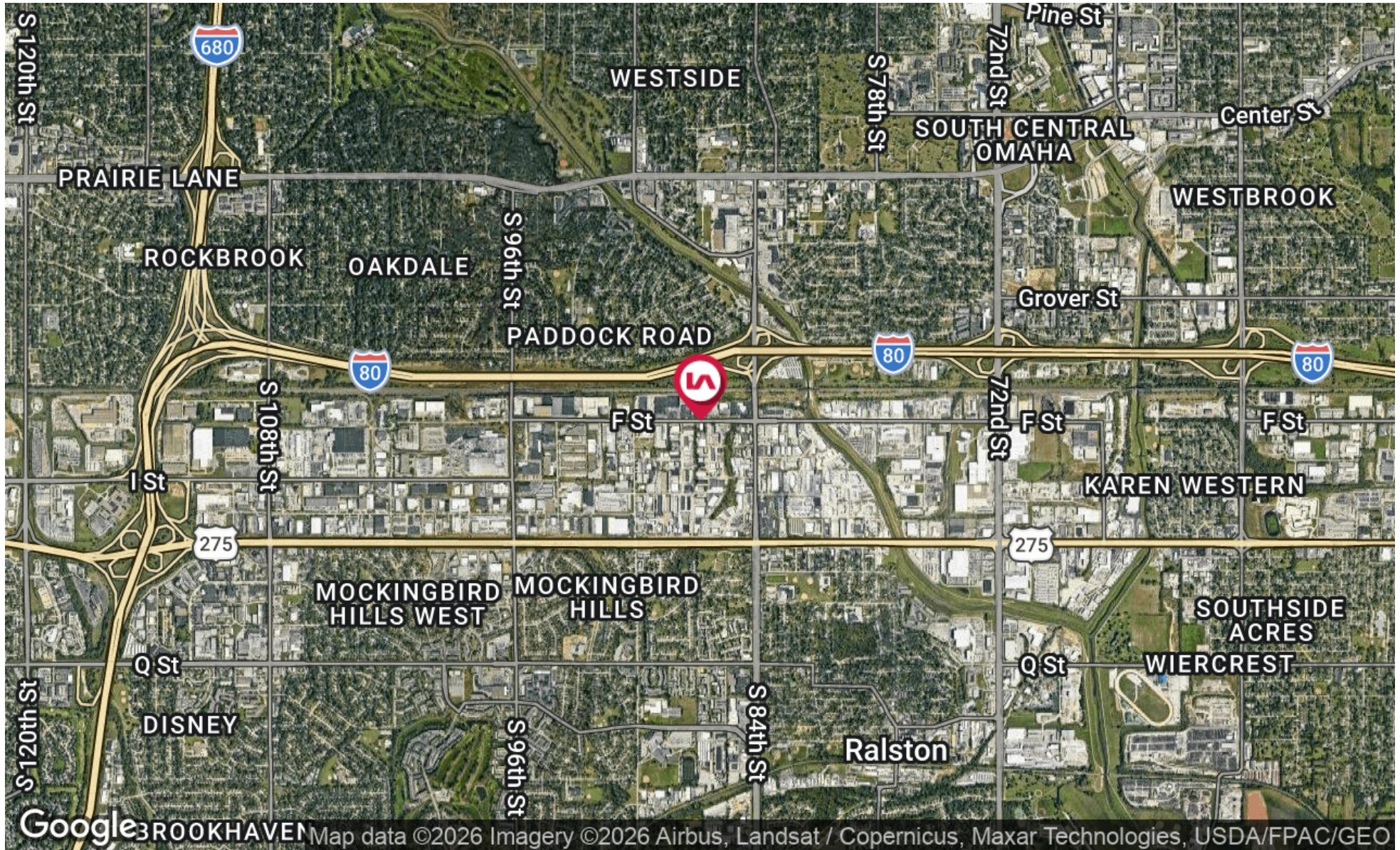


# RETAILER MAP



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/Geo

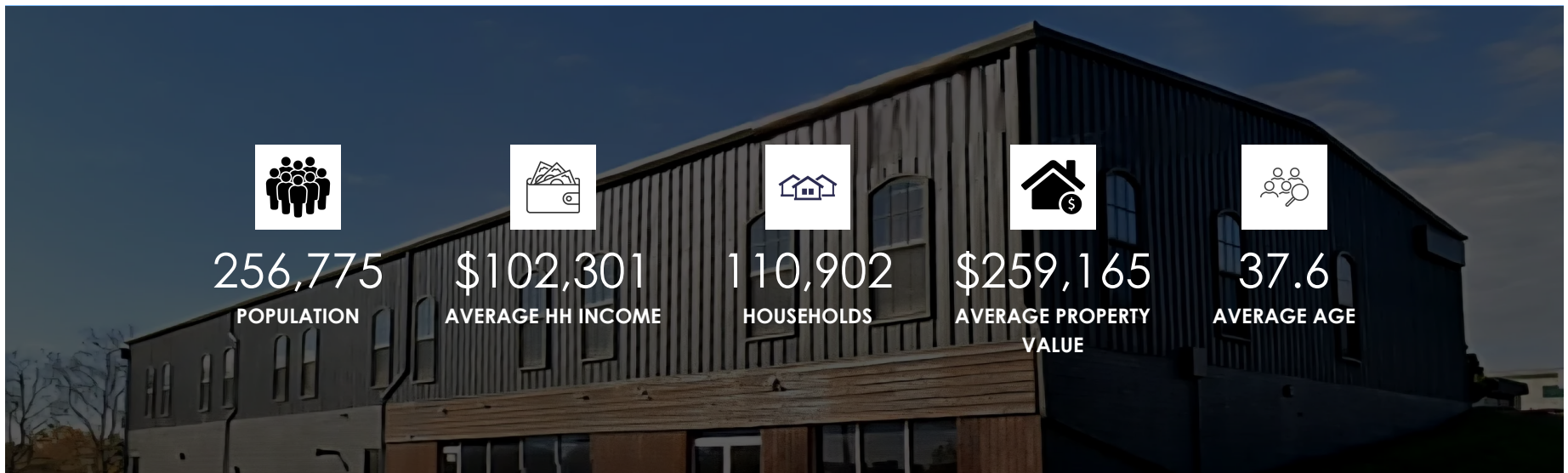
# LOCATION MAP



# OMAHA OVERVIEW

	1 Mile	3 Miles	5 Miles
Total Population	7,052	81,158	256,775
Average Age	35.5	38.2	37.6
Average HH Income	86,909	110,095	102,301

2023 American Community Survey (ACS)



FOR  
SALE / LEASE

**4106 South 87th**  
OMAHA, NE 68127



**JARED WEGNER**

Associate

**308.627.2136**

[jwegner@lee-associates.com](mailto:jwegner@lee-associates.com)



**BENJAMIN PEARSON**

Principal

**402.740.6791**

[bpearson@lee-associates.com](mailto:bpearson@lee-associates.com)



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

**Omaha**

12020 Shamrock Plaza, Suite 333  
Omaha, NE 68154  
531.721.2888

**Lincoln**

1610 South 70th Street, Suite 102  
Lincoln, NE 68510  
531.721.2888