

Space For Lease

Bricktown Office

117 South 25th Street
Omaha, NE 68131

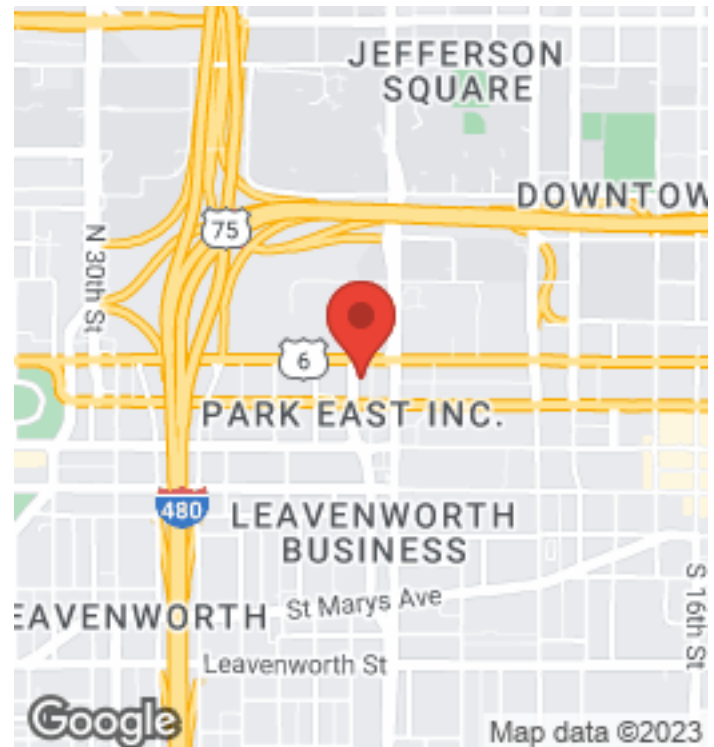
Negotiable Lease



— 117 South 25th Street —

Property Highlights

- 635 SF Office Available Immediately
- Negotiable Lease Rate & Terms
- Shared Conference Room, Break Room
- Access to Additional Storage Area
- Podcast Studio on-site
- Park at your front door



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PROPERTY SUMMARY

Bricktown Office Building
117 South 25th Street | Omaha, NE 68131

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Property Summary

Building SF:	9,504
Lease Rate:	Negotiable
Lease Term:	Negotiable
Rentable SF:	4,752
Available SF:	635
Lot Size:	0.55 Acres
Building Class:	C
Parking:	Lot
Parking Ratio:	6.7
Year Built:	1958

Property Overview

Shared office space offered for lease. Join the dynamic groups at Bricktown Management, Leavenworth Capital, Cascade Commercial and Quickdraw Lending
Private parking
Conference Room Available
Access to additional storage
Minimal buildout required
Access to premier podcast studio facilities
New carpet throughout prior to move in

Location Overview

Excellent access and visibility with nearly 140 feet of Dodge Street frontage. Easy interstate access and minutes from downtown Omaha. Close proximity to local dining, entertainment and hospitality make this an ideal location for clients and staff alike.

PROPERTY PHOTOS

Bricktown Office Building
117 South 25th Street | Omaha, NE 68131

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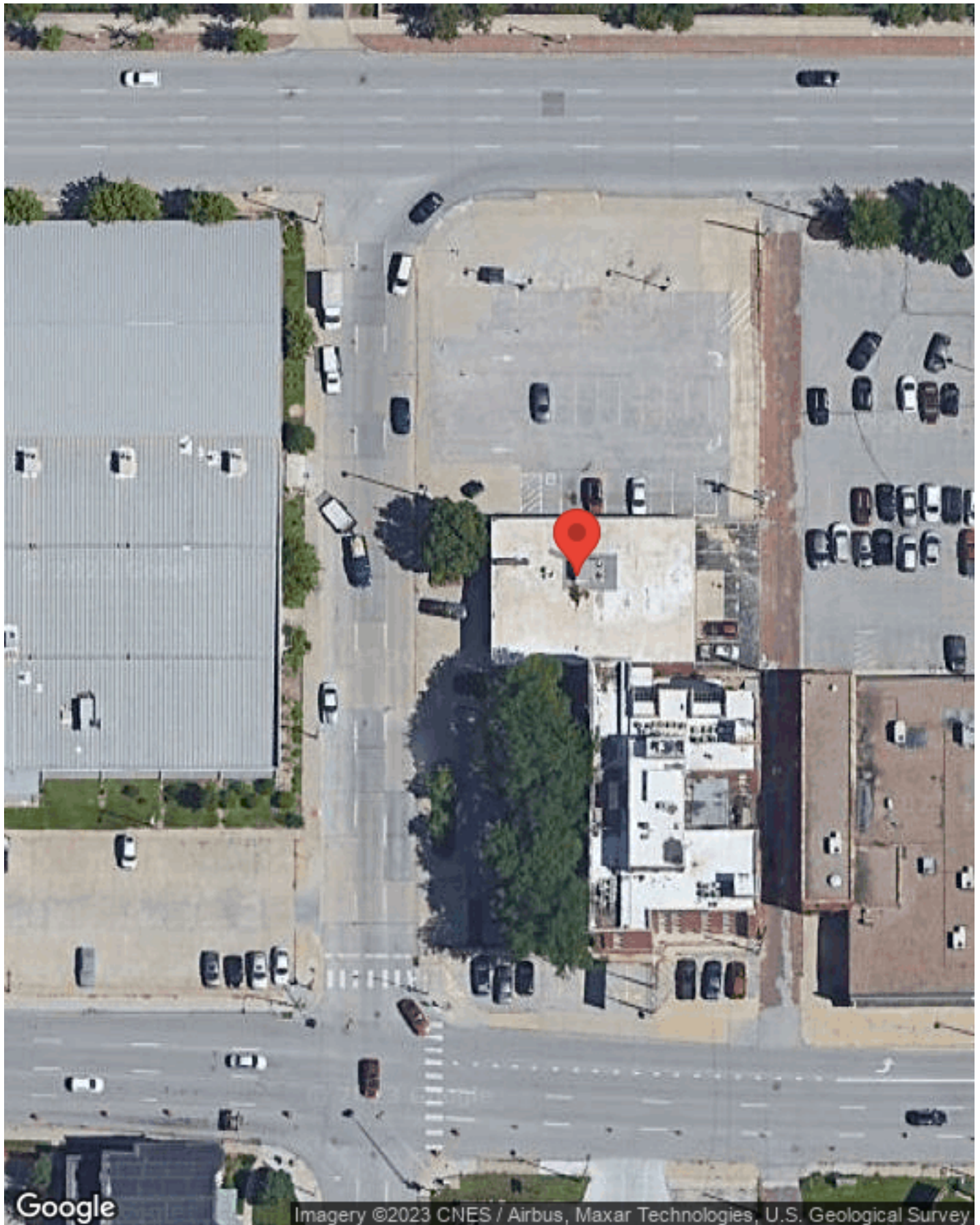
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AERIAL MAP

Bricktown Office Building
117 South 25th Street | Omaha, NE 68131

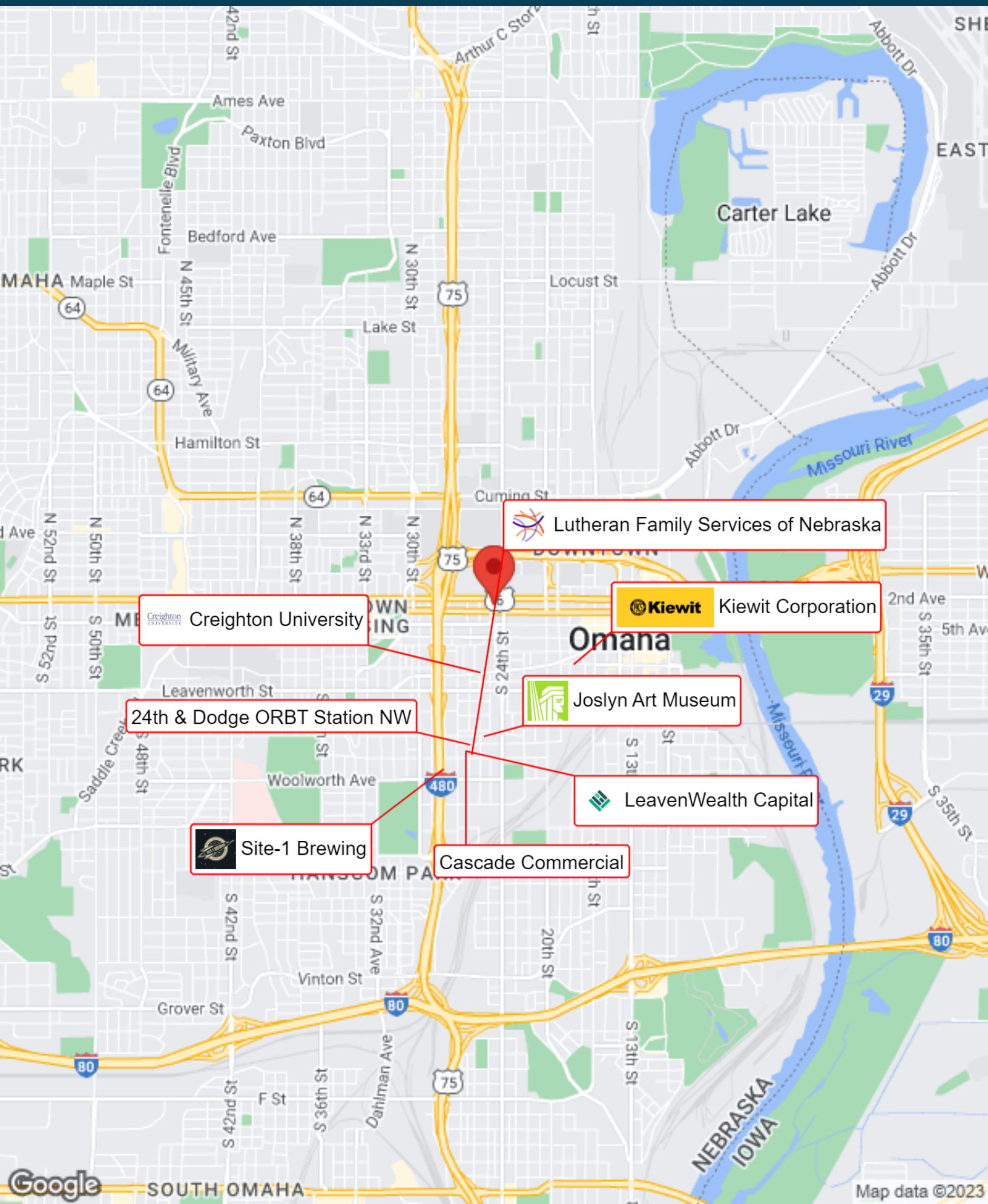
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BUSINESS MAP

Bricktown Office Building
117 South 25th Street | Omaha, NE 68131

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DEMOGRAPHICS

Bricktown Office Building
117 South 25th Street | Omaha, NE 68131

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\$290,698

2022 Median Home Value (Esri)

\$870

2020 Median Contract Rent (HHs Paying Cash Rent) (ACS 5-Yr)



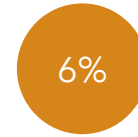
Average Household Size



Median Age

\$53,487

Median Household Income



No High School Diploma



19%
High School Graduate



19%
Some College



56%
Bachelor's/Grad/Pr of Degree

BUSINESS



139

Total Businesses



3,036

Total Employees

EMPLOYMENT



77%

White Collar



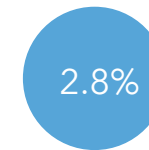
13%

Blue Collar



10%

Services



2.8%
Unemployment Rate

INCOME



\$53,487

Median Household Income



\$53,837

Per Capita Income



\$13,154

Median Net Worth

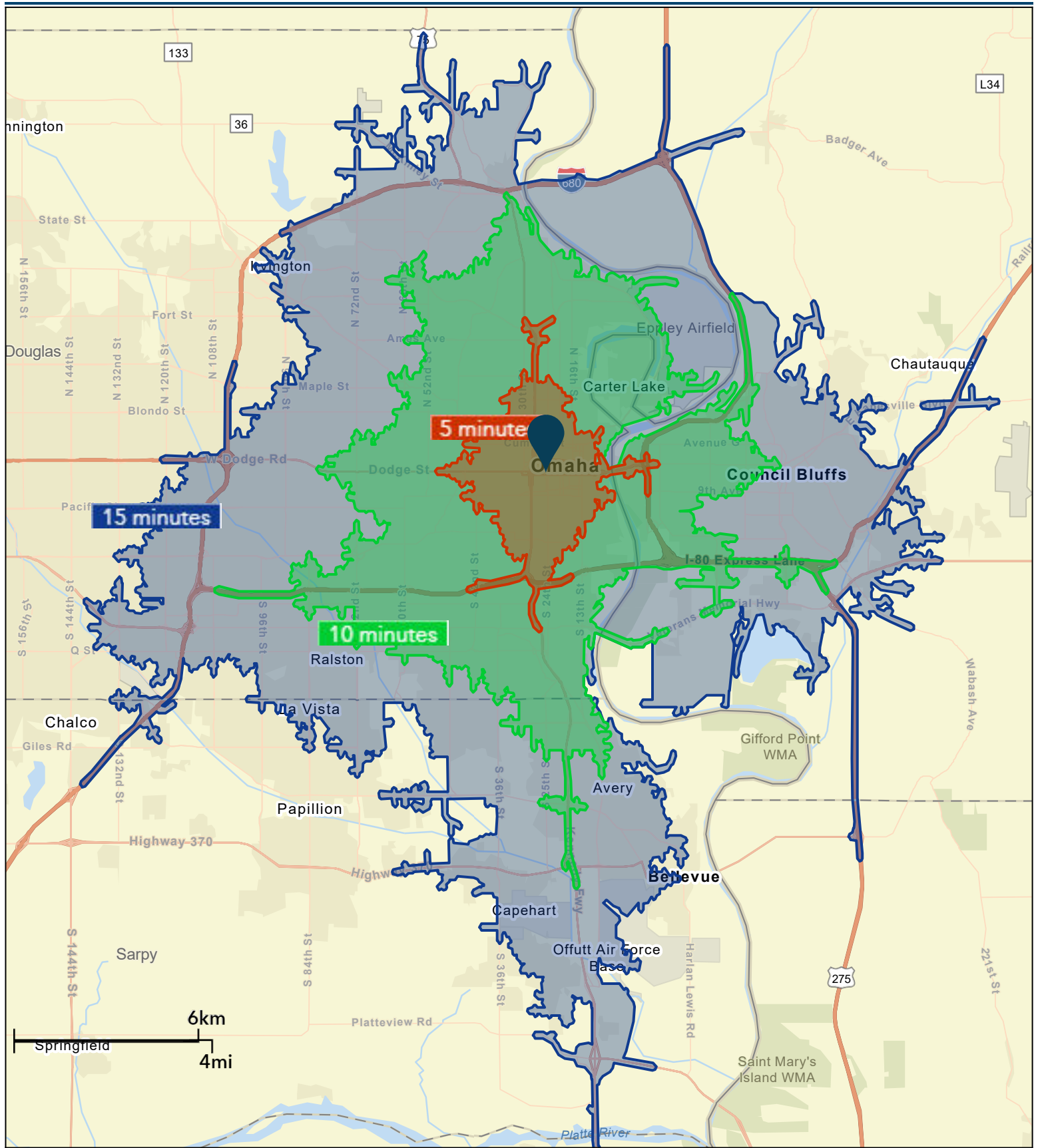
Households By Income

The largest group: \$50,000 - \$74,999 (20.2%)

The smallest group: \$150,000 - \$199,999 (1.7%)

Indicator ▲	Value	Diff		
<\$15,000	17.9%	+10.4%		
\$15,000 - \$24,999	9.8%	+3.1%		
\$25,000 - \$34,999	7.6%	+0.6%		
\$35,000 - \$49,999	10.6%	-0.2%		
\$50,000 - \$74,999	20.2%	+1.4%		
\$75,000 - \$99,999	12.6%	-2.5%		
\$100,000 - \$149,999	14.1%	-3.9%		
\$150,000 - \$199,999	1.7%	-6.2%		
\$200,000+	5.3%	-2.9%		

Bars show deviation from Douglas County





With roots in the Midwest, Texas, and the Pacific Northwest Stephen Sykes began investing in real estate in 2005 in Portland and in Omaha in 2015. In his roles as Principal Broker at Cascade Commercial, Stephen seeks to leverage his experience in real estate investing and development for the benefit of clients and partners. Designed for passive investors, real estate entrepreneurs, and top producing agents, we structure real estate projects for long term wealth generation.

Founder

- Stephen Sykes
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- stephen@cascademultifamily.com



Jim is an Associate Broker with a Bachelor's Degree in Real Estate and Land Use Economics from the University of Nebraska at Omaha. As a broker, his primary focus has been in the sale and acquisition of multi-family apartment buildings. He has also represented both owners and buyers for office and retail properties and as a leasing agent for both owners and tenants. In November of 2020, Jim achieved the CCIM (Certified Commercial Investment Member) designation.

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