

# FOR SALE/LEASE - SKYLINE LANDING

1630 NORTH MAIN STREET, OMAHA, NE 68022

OFFICE | SALE PRICE - SUBJECT TO OFFER; LEASE RATE - \$26.00 PSF/YR (NNN)



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**PRESENTED BY:**

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**Daniel Dutton**

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1630 NORTH MAIN STREET, OMAHA, NE 68022

Office Building



## PROPERTY DESCRIPTION

One-story new construction office building. Perfect location for owner/user, investment property and all types of professional users.

## PROPERTY HIGHLIGHTS

- 2024 construction
- Flexible suite sizes
- Easily customizable for your needs
- Perfect for owner/user

## LOCATION DESCRIPTION

Situated on the main road that connects Downtown Elkhorn to 204th Street. Neighboring properties include various medical, professional and retail users. Easy access to all areas of Omaha.

## OFFERING SUMMARY

<b>Sale Price:</b>	Subject to Offer
<b>Lease Rate:</b>	\$26.00 SF/yr (NNN)
<b>Available SF for Lease:</b>	1,565 - 11,180 SF
<b>Building Size:</b>	11,180 SF

## CONTACT

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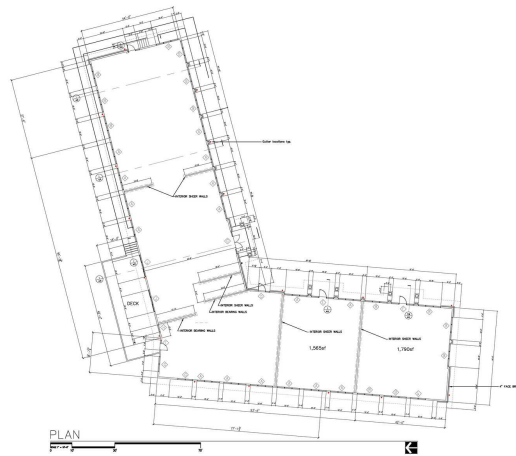
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### Office Building



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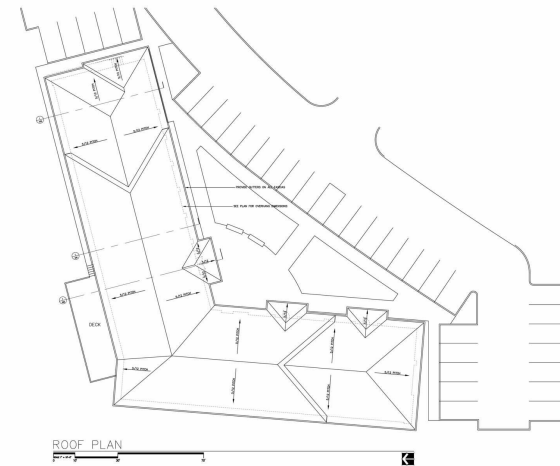


rch Design  
1630 N Main Street  
Omaha, NE 68022

CCA Elkhorn  
1630 N Main Street  
Omaha, NE 68022

New Building Shell  
Permit Documents

DATE: 08/20/2024  
SCALE: AS SHOWN  
SHEET: A1.01



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DATE: 08/20/2024  
SCALE: AS SHOWN  
SHEET: A1.02

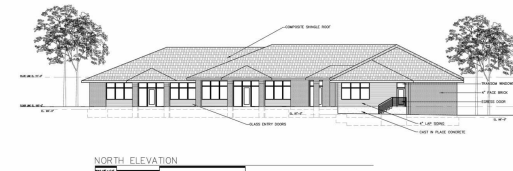
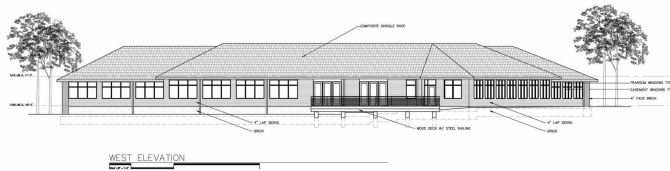


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SHEET: A2.01

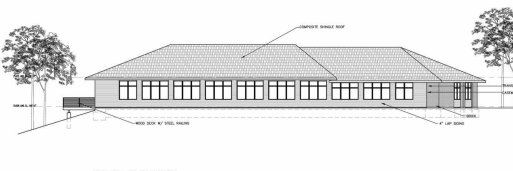


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## AVAILABLE LEASE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	1,790 - 11,180 SF	NNN	\$26.00 SF/yr	1st generation space.
Suite 101	1,565 - 11,180 SF	NNN	\$26.00 SF/yr	1st generation space.
Suite 102	7,825 - 11,180 SF	NNN	\$26.00 SF/yr	1st generation space.

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Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO

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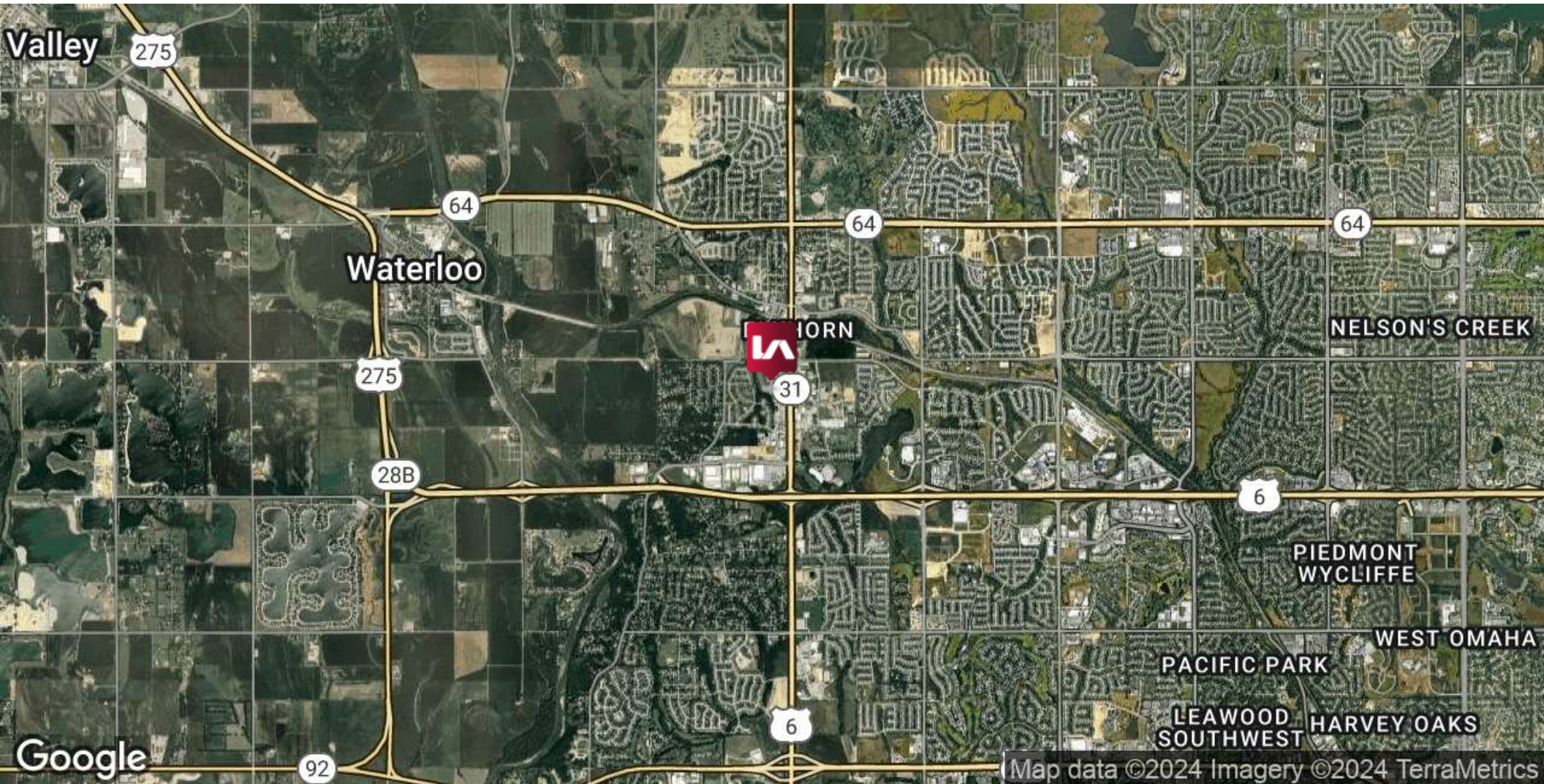
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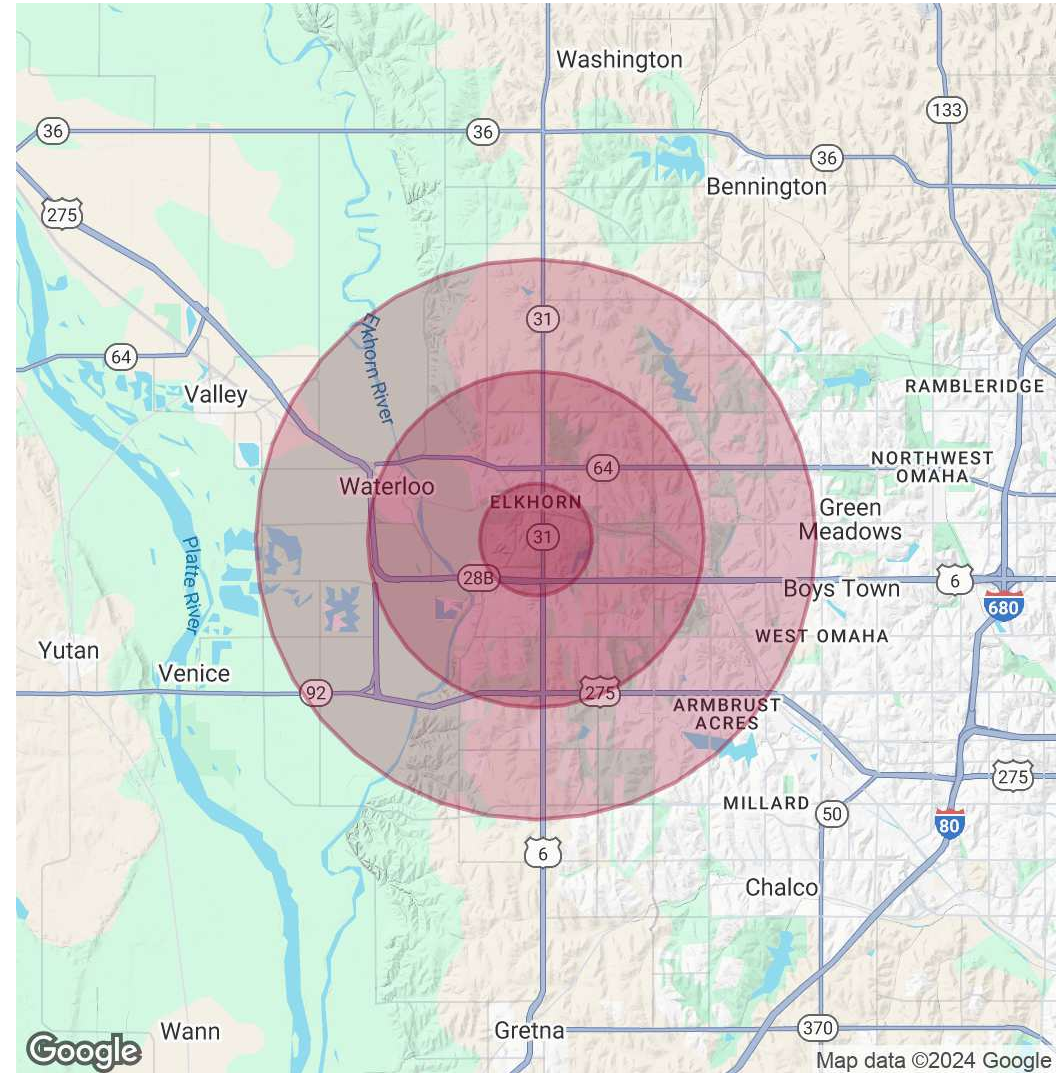
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,717	43,457	114,938
Average Age	38	36	38
Average Age (Male)	36	36	37
Average Age (Female)	39	37	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,862	15,212	41,277
# of Persons per HH	2.5	2.9	2.8
Average HH Income	\$141,535	\$189,133	\$166,337
Average House Value	\$456,386	\$520,713	\$448,443

Demographics data derived from AlphaMap



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