



1408 Fort Crook Rd S | Bellevue, NE 68005

\$3,900,000 | \$9.50 SF/yr NNN

Property Features

- Strong Tenancy Record with major Defense Contractor
- Completely renovated and modernized 3rd Floor w/ long term Tenant, Regus
- Two elevators in building, one freight and one personnel
- Ideal location located 1 mile from Offutt AFB Flag Gate
- 600-2,900 SF available for lease on first floor
- 2,874 SF available for lease on second floor

13321 California Street, Suite 105
Omaha, NE 68154
402 255 6060
nainpdodge.com

Kristi Andersen

President

402 255 6078

kristi.andersen@npdodge.com

Brian Thomas

Vice President

520 269 1317

brian.thomas@npdodge.com

1408 Fort Crook Rd S | Bellevue, NE 68005



ADDRESS	SIZE (SF)	PRICE / LEASE RATE	LEASE TYPE
1408 Fort Crook Road S	48,256 SF	\$3,900,000	-
Suite 100	2,900 SF	\$9.50 SF/yr	NNN, \$4.31 SF/yr
Suite 200	2,874 SF	\$9.50 SF/yr	NNN, \$4.31 SF/yr

BUILDING

Building Size	48,256 SF
Building Class	C
Zoning	BGH
No. of Floors	Four (4)
Year Built/Renovated	1986/2025
Lot Size	2.58 AC
Tenancy	Multiple
Traffic Count	24,000 VPD
Parking	149 Surface

LOCATION

Market	Omaha / Council Bluffs
Submarket	Southeast Omaha
County	Sarpy
Cross Streets	Fort Crook Rd & Fort Crook Frontage Rd
Nearest Highway	Highway 370

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,300	9,948	24,410
Total Population	3,463	26,747	62,426
Average HH Income	\$149,311	\$117,081	\$110,222



Kristi Andersen

President

+1 402.255.6078

kristi.andersen@npdodge.com

Brian Thomas

Vice President

+1 520.269.1317

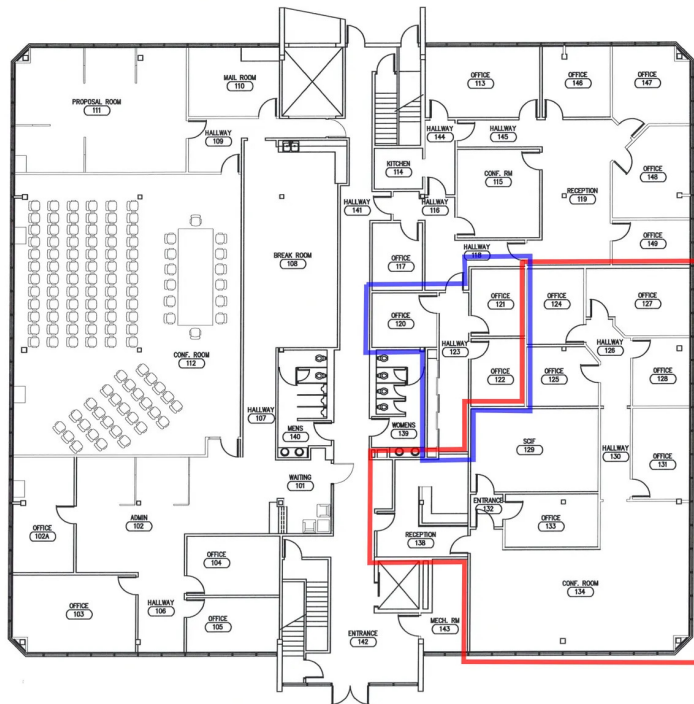
brian.thomas@npdodge.com

13321 California Street, Suite 105

Omaha, NE 68154

+1 402.255.6060

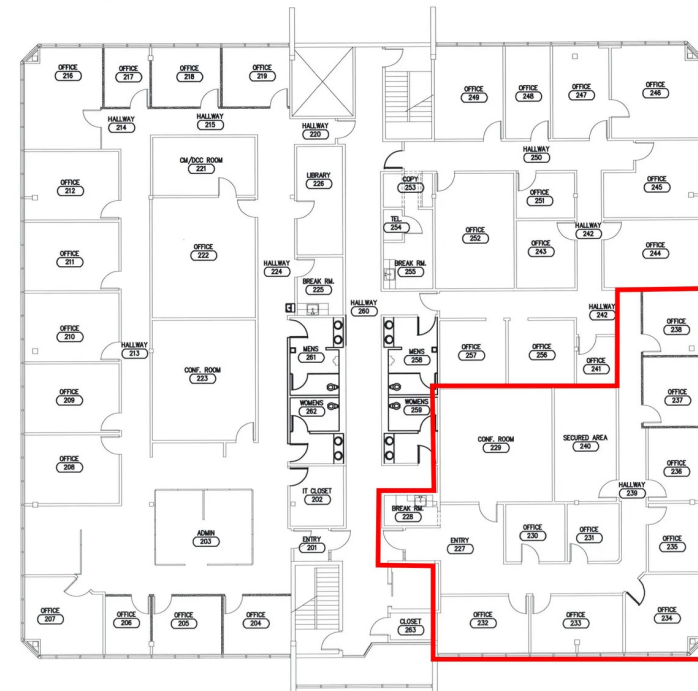
nainpdodge.com



1408 BUILDING - FIRST FLOOR PLAN
A1.1 SCALE: 1/8" = 1'-0"

Suite 100 Red area
Approx. 2900 SF

Suite 101B Blue
area
Approx. 600 SF
can be combined
with Suite 101
for combined total of
Approx. 3500 SF



1408 BUILDING - SECOND FLOOR PLAN
A1.2 SCALE: 1/8" = 1'-0"

Available Space
Approx. 2874 SF

1408 Fort Crook Rd S | Bellevue, NE 68005



NAINP Dodge

Kristi Andersen

President

+1 402.255.6078

kristi.andersen@npdodge.com

Brian Thomas

Vice President

+1 520.269.1317

brian.thomas@npdodge.com

13321 California Street, Suite 105

Omaha, NE 68154

+1 402.255.6060

nainpdodge.com

1408 Fort Crook Rd S | Bellevue, NE 68005



Kristi Andersen
President
+1 402.255.6078
kristi.andersen@npdodge.com

Brian Thomas
Vice President
+1 520.269.1317
brian.thomas@npdodge.com

13321 California Street, Suite 105
Omaha, NE 68154
+1 402.255.6060
nainpdodge.com