

**FOR LEASE**

**613 SOUTH 16TH STREET, OMAHA, NE 68102**

**RETAIL | 5,968 SF | NEGOTIABLE**



**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**PRESENTED BY:**

**Cori Adcock**

402.871.4506

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

**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





## FOR LEASE

613 SOUTH 16TH STREET, OMAHA, NE 68102

Retail | 5,968 SF | Negotiable



### PROPERTY DESCRIPTION

Office/retail space ready for Tenant buildout.

### PROPERTY HIGHLIGHTS

- Single Tenant property that is ideal for office or retail use
- 2 levels with abundant windows for natural light
- Ample metered parking at curb
- Conveniently located to many area amenities

### LOCATION DESCRIPTION

Located close to Omaha's new Riverfront Park off 16th & Jones.

#### OFFERING SUMMARY

<b>Lease Rate:</b>	Negotiable
--------------------	------------

<b>Available SF:</b>	5,968 SF
----------------------	----------

### CONTACT

**Cori Adcock**

cadcock@lee-associates.com

C 402.871.4506

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



**FOR LEASE**  
**613 SOUTH 16TH STREET, OMAHA, NE 68102**  
**Retail | 5,968 SF | Negotiable**



**CONTACT**

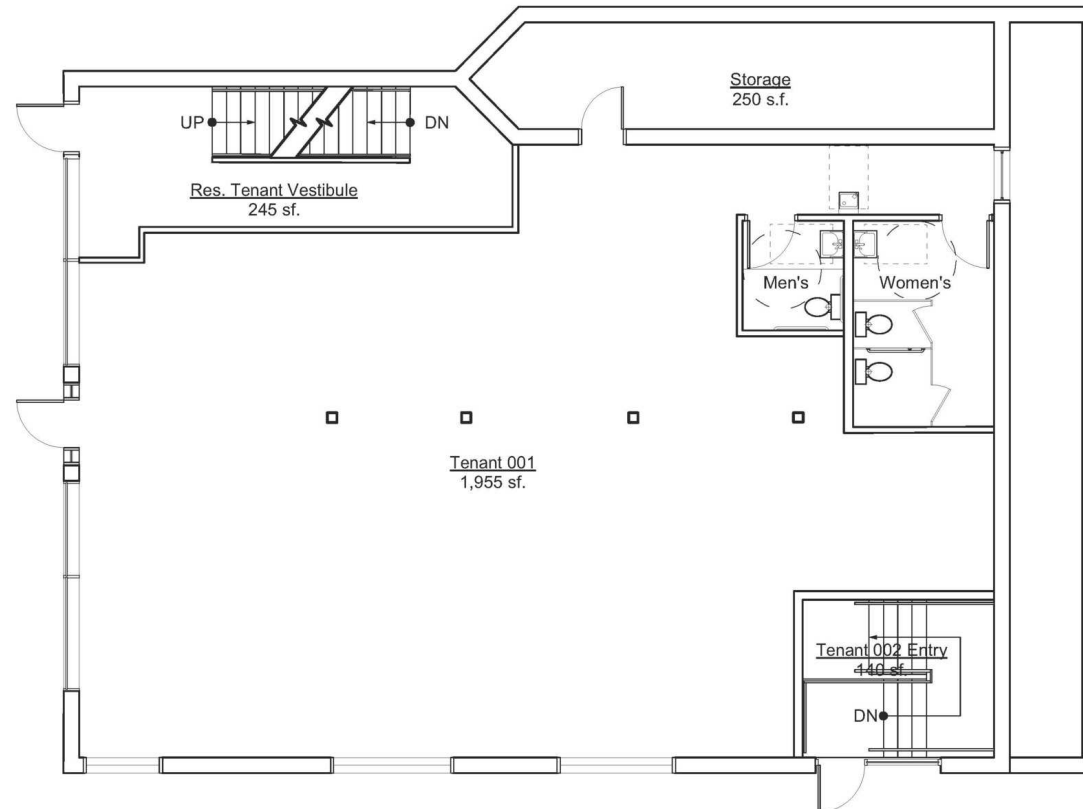
**Cori Adcock**  
cadcock@lee-associates.com  
C 402.871.4506

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**FOR LEASE**

**613 SOUTH 16TH STREET, OMAHA, NE 68102**

**Retail | 5,968 SF | Negotiable**



**613 S 16th Street**  
1/8" = 1'-0"

**Main Floor Plan - 1**  
04.10.18



**daa**  
deold andersen architecture LLC

**CONTACT**

**Cori Adcock**

cadcock@lee-associates.com

C 402.871.4506

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



**FOR LEASE**

**613 SOUTH 16TH STREET, OMAHA, NE 68102**

**Retail | 5,968 SF | Negotiable**



**CONTACT**

**Cori Adcock**

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

C 402.871.4506

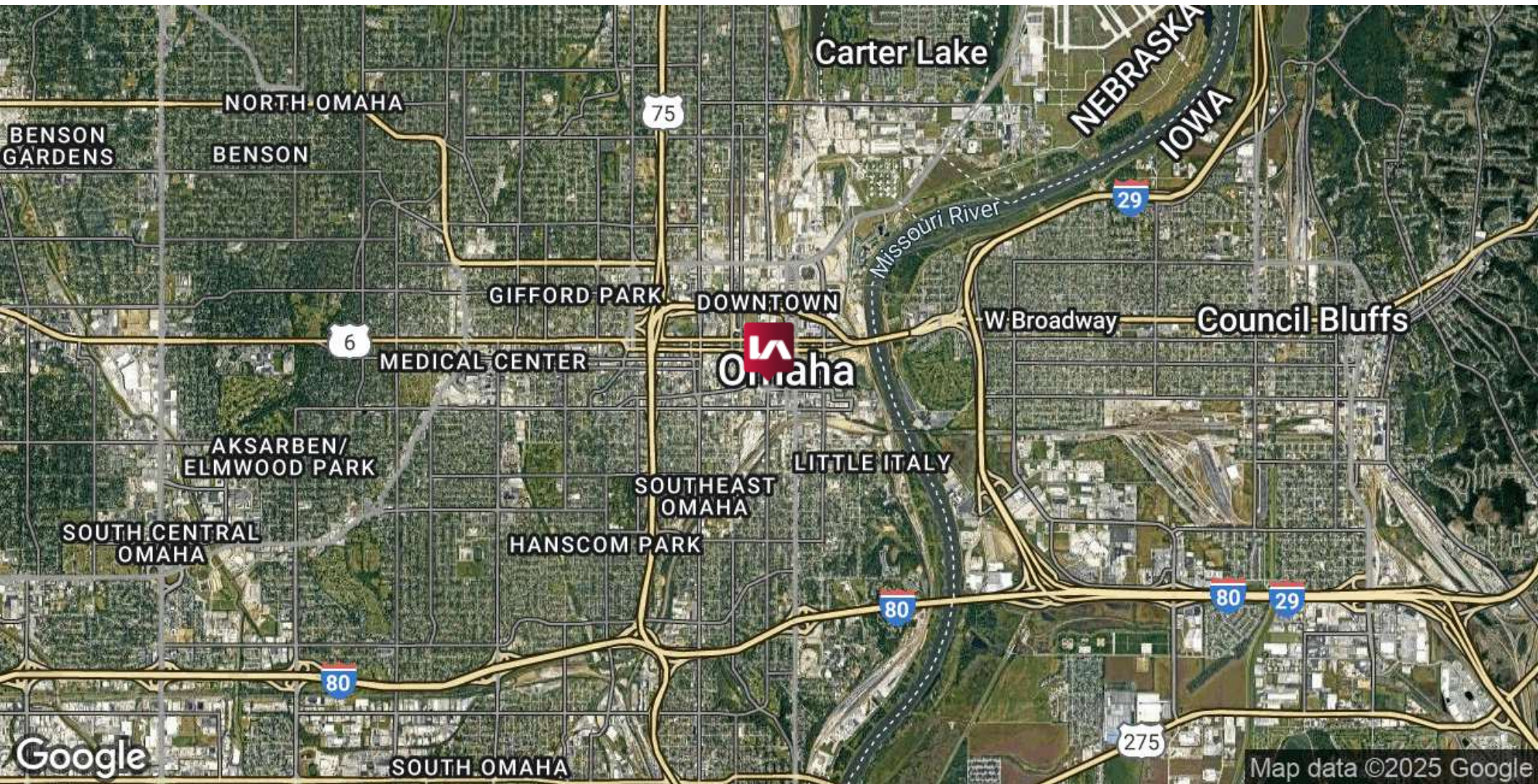
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



**FOR LEASE**

**613 SOUTH 16TH STREET, OMAHA, NE 68102**

**Retail | 5,968 SF | Negotiable**



**CONTACT**

**Cori Adcock**

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

C 402.871.4506

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# FOR LEASE

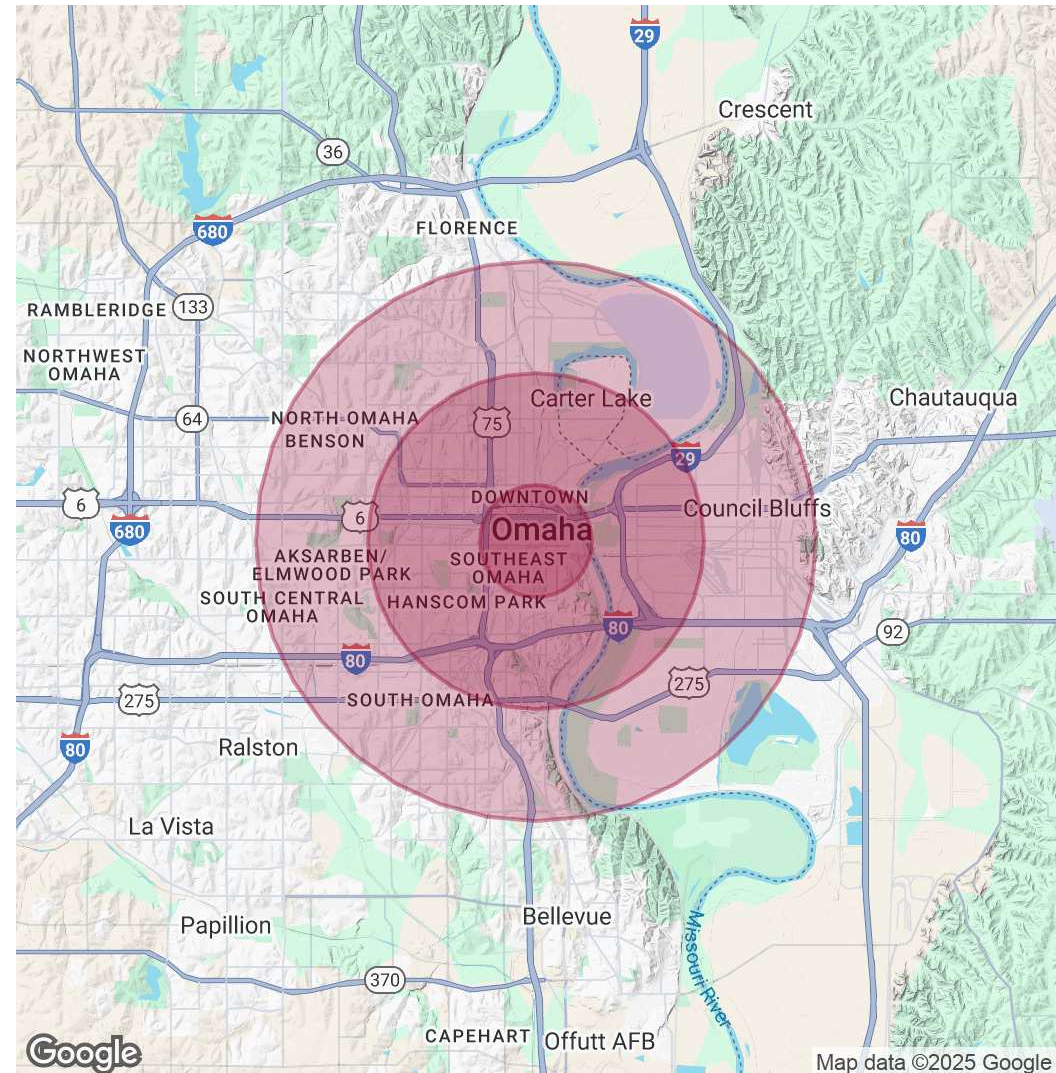
613 SOUTH 16TH STREET, OMAHA, NE 68102

Retail | 5,968 SF | Negotiable

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,240	115,982	257,378
Average Age	34	36	36
Average Age (Male)	35	35	36
Average Age (Female)	34	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,962	47,097	101,551
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$65,474	\$67,171	\$73,858
Average House Value	\$307,008	\$231,370	\$227,103

Demographics data derived from AlphaMap



## CONTACT

Cori Adcock

cadcock@lee-associates.com

C 402.871.4506

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.