

# FOR LEASE - ENTERPRISE CENTER SUBLEASE

## 4611 SOUTH 96TH STREET, OMAHA, NE 68127

OFFICE | 635 SF | \$2,205/MO FULL SERVICE GROSS



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**PRESENTED BY:**

**Grace Newton**

402.980.0111

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

**Jordan Potthoff**

308.765.1822

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

# FOR LEASE

4611 SOUTH 96TH STREET, OMAHA, NE 68127

Office | 635 SF | \$2,205/mo Full Service Gross



## PROPERTY DESCRIPTION

Move-in ready, fully furnished central Omaha office! This rare 3 private offices + conference room + kitchenette has been newly built-out. Enterprise Center offers a full-service lease which includes utilities, internet, janitorial and additional shared conference rooms.

## PROPERTY HIGHLIGHTS

- Sublease expires September 14, 2028
- Fully furnished & hassle-free lease
- Located first floor just off the reception area

## LOCATION DESCRIPTION

Enterprise Center is located on the northeast corner of 96th & L Streets. Parking and building access around entire building.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$2,205/mo Full Service Gross
<b>Available SF:</b>	635 SF

## CONTACT

**Grace Newton**  
gnewton@lee-associates.com  
C 402.980.0111

**Jordan Potthoff**  
jpotthoff@lee-associates.com  
C 308.765.1822

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**

**4611 SOUTH 96TH STREET, OMAHA, NE 68127**

**Office | 635 SF | \$2,205/mo Full Service Gross**



**CONTACT**

**Grace Newton**

[gnewton@lee-associates.com](mailto:gnewton@lee-associates.com)  
C 402.980.0111

**Jordan Potthoff**

[jpotthoff@lee-associates.com](mailto:jpotthoff@lee-associates.com)  
C 308.765.1822

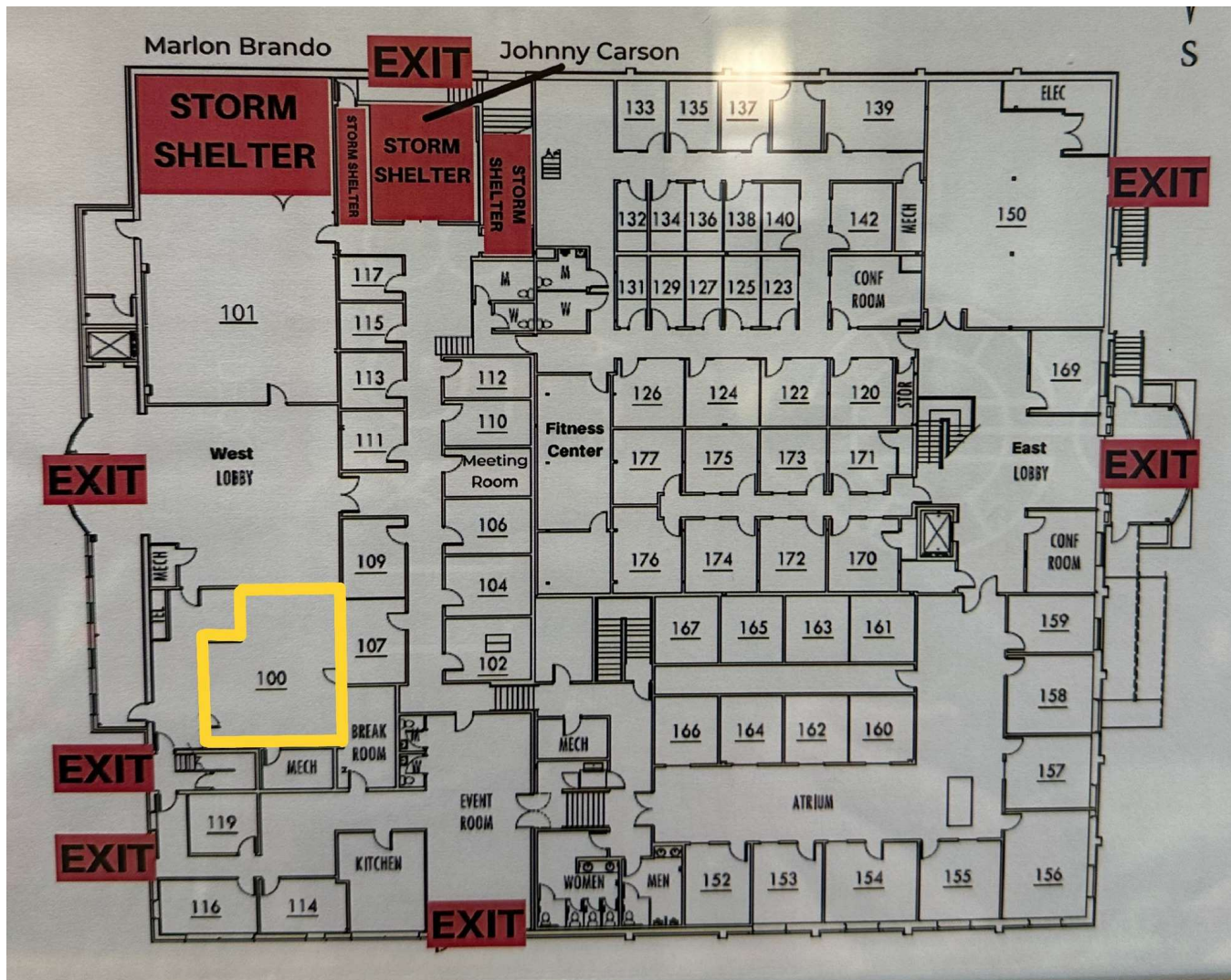
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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**

4611 SOUTH 96TH STREET, OMAHA, NE 68127

Office | 635 SF | \$2,205/mo Full Service Gross



**CONTACT**

**Grace Newton**

gnewton@lee-associates.com  
C 402.980.0111

**Jordan Potthoff**

jpotthoff@lee-associates.com  
C 308.765.1822

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.



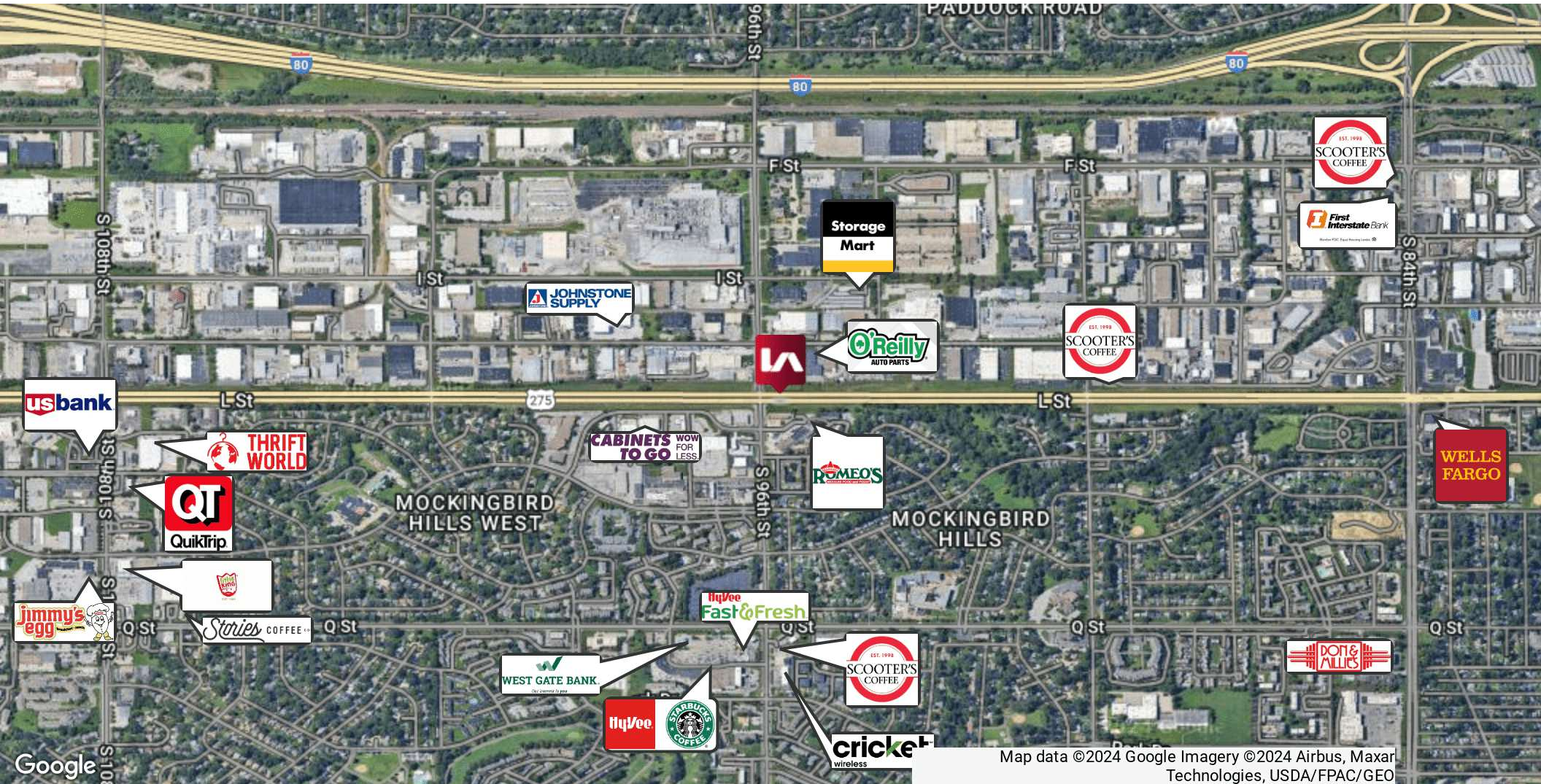
**FOR LEASE**

4611 SOUTH 96TH STREET, OMAHA, NE 68127

Office | 635 SF | \$2,205/mo Full Service Gross

**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



**CONTACT**

**Grace Newton**

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

C 402.980.0111

**Jordan Potthoff**

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

C 308.765.1822

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

4611 SOUTH 96TH STREET, OMAHA, NE 68127

Office | 635 SF | \$2,205/mo Full Service Gross



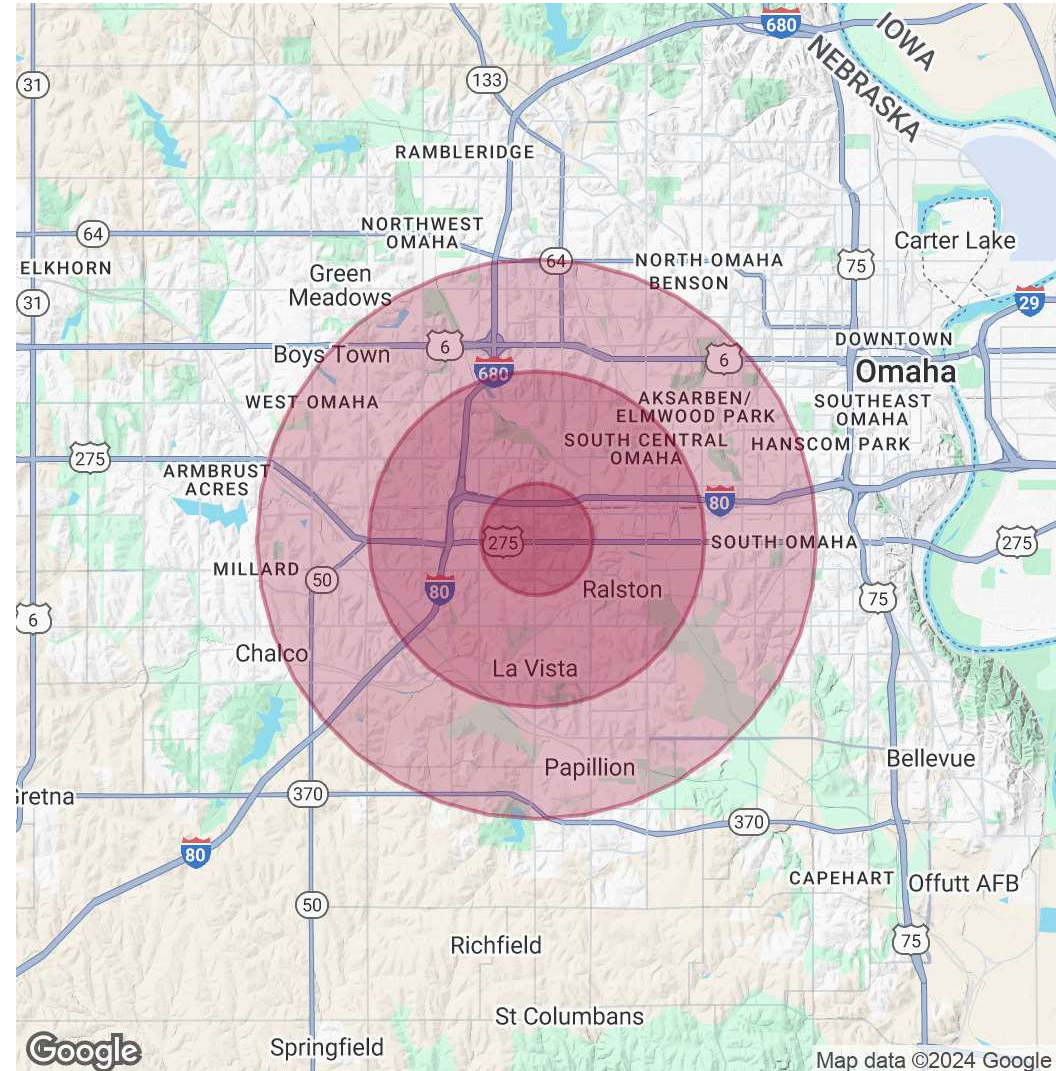
COMMERCIAL REAL ESTATE SERVICES

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,068	84,909	236,253
Average Age	37	40	39
Average Age (Male)	36	38	38
Average Age (Female)	38	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,320	36,974	99,608
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$75,794	\$100,333	\$103,321
Average House Value	\$228,849	\$301,839	\$297,205

Demographics data derived from AlphaMap



## CONTACT

Grace Newton

gnewton@lee-associates.com  
C 402.980.0111

Jordan Potthoff

jpotthoff@lee-associates.com  
C 308.765.1822

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.