

FOR LEASE



HEARTLAND PROPERTIES, INC.



ADDRESS:

3015 N 90th St
Omaha, NE 68134

SF

1050 SF - 2329 SF

PRICE

\$10.50 SF/YR + \$6 NNN

TRAFFIC

21,000 VPD Northbound on 90th
45,000 VPD 90th & Maple

PARKING

Ample Paved Parking 20+

PROPERTY FEATURES

Space Features

- Traditional / executive / creative office layout options
- Efficient floor plans with built-in offices, meeting rooms, kitchenettes, multiple restrooms
- Landlord offers tenant improvement flexibility (flooring, finishes)
- Well maintained, professionally managed property

Parking & Utilities

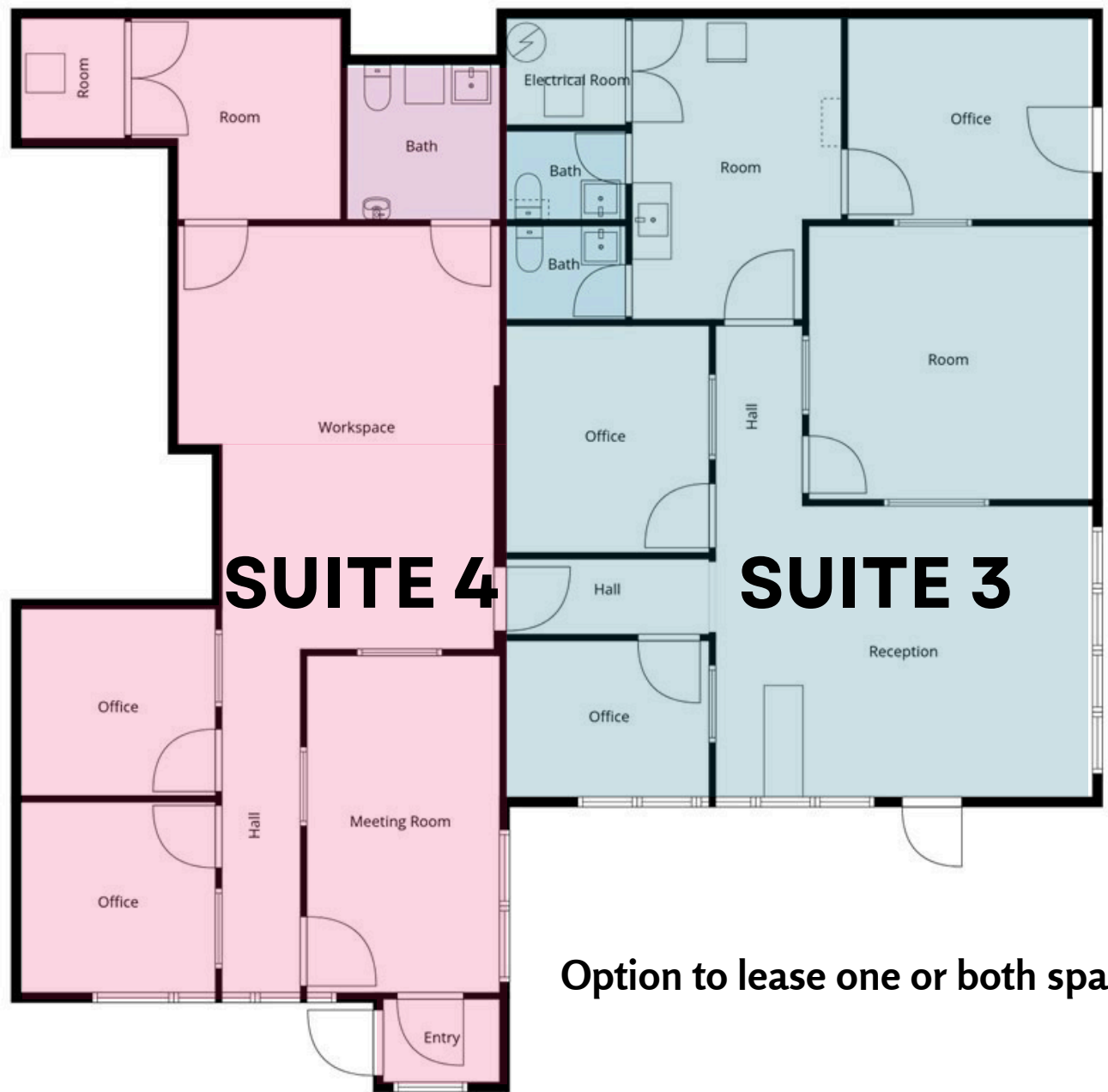
- Ample paved parking
- Tenant responsible for utilities: electricity, gas

Location & Market Appeal

- Excellent visibility on N 90th Street
- Strong traffic corridor, good exposure
- Near commercial & residential nodes, supporting daytime and neighborhood traffic
- Access to major thoroughfares

Value & Competitive Advantages

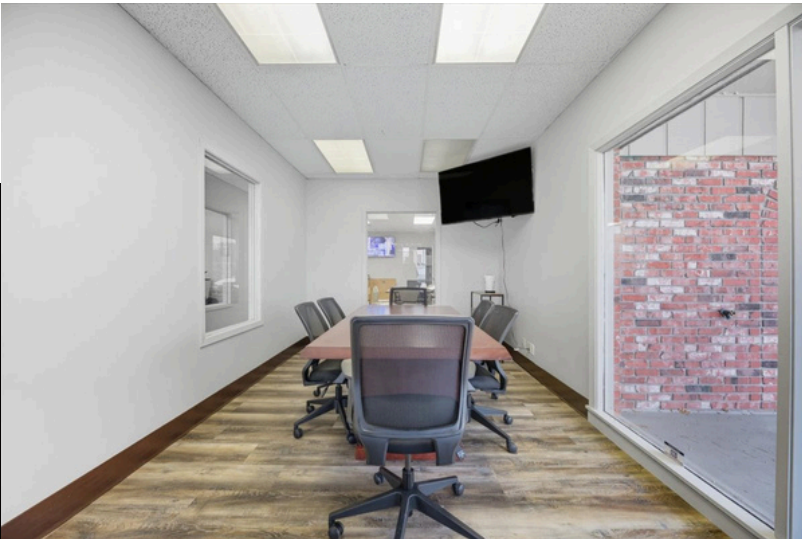
- Move-in ready condition — minimal up-front cost
- Landlord flexible on interior improvements
- Attractive rate for the market given condition + location
- Suitable for many professional office uses



Option to lease one or both spaces.









Position your business for success in one of Omaha's most convenient and visible office locations – flexible, affordable, and ready for your next chapter.



535 W BROADWAY
SUITE 100
COUNCIL BLUFFS, IA 51503
712-325-0445



CONTACT US

MARK HANWRIGHT

402-516-6670

MARK@HEARTLANDPROPERTIES.COM

RACHELLE EDWARDS

712-326-1223

REDWARDS@HEARTLANDPROPERTIES.COM

Information contained herein is taken from sources deemed reliable. Every effort has been made to assure accuracy. However, the information is NOT guaranteed. Any item that you believe to be important regarding your decision to purchase or lease the subject property should be independently verified.