



1402-1408 Howard Street | Omaha, NE 68102

\$3,750,000 | \$16.00-\$22.50 SF/yr NNN

Property Features

- Incredible mixed-use property with rooftop patio building and historic brick two-story
- Bar/Restaurant, office, and retail uses
- Close proximity to the Old Market with the best patio in the city
- Easy access to Central Business District, city offices, and courthouse
- Building underwent extensive remodel
- Beautiful exposed brick, hardwood floors, and columns in historic portion of the property

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SALE DETAILS

ADDRESS	SIZE (SF)	ASKING PRICE
1402 Howard Street	15,156 SF	\$3,750,000

LEASE DETAILS

SUITE	SIZE (SF)	LEASE RATE	LEASE TYPE	USE
1402 Howard Street	8,435 SF	\$22.50 PSF	NNN \$5.21 PSF	Bar/Lounge
1408 Howard, Ste 200	1,585 SF	\$16.00 PSF	NNN \$5.21 PSF	Office/Retail
1408 Howard, Ste 202	2,460 SF	\$16.00 PSF	NNN \$5.21 PSF	Office/Retail
1408 Howard Ste 200 + 202	4,045 SF	\$16.00 PSF	NNN \$5.21 PSF	Office/Retail

BUILDING DETAILS

Total Building Size (SF)	15,156 SF
Bar / Patio Size (SF)	8,435 SF
Rooftop Patio Size (SF)	2,430 SF
Zoning	CBD
Year Built	2019
Parking	Street

PROPERTY DETAILS

Market	Omaha / Council Bluffs
Submarket	Downtown Omaha
County	Douglas
Cross Streets	14th & Howard Streets
Nearest Interstate	I-480

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	8,383	48,949	104,968
Total Population	17,660	117,071	261,922
Average HH Income	\$85,119	\$76,548	\$80,533



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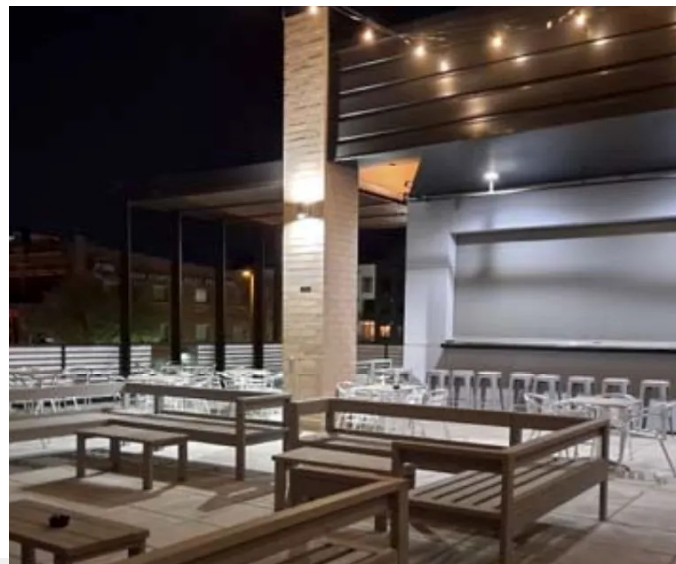
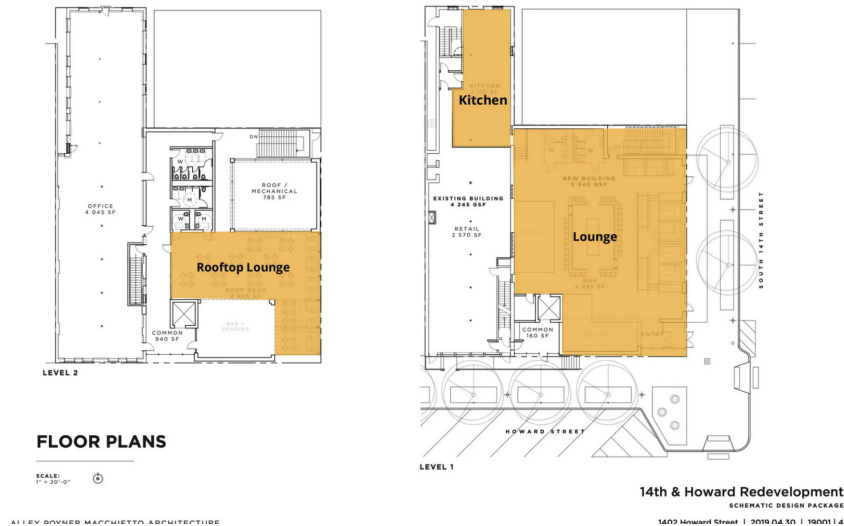
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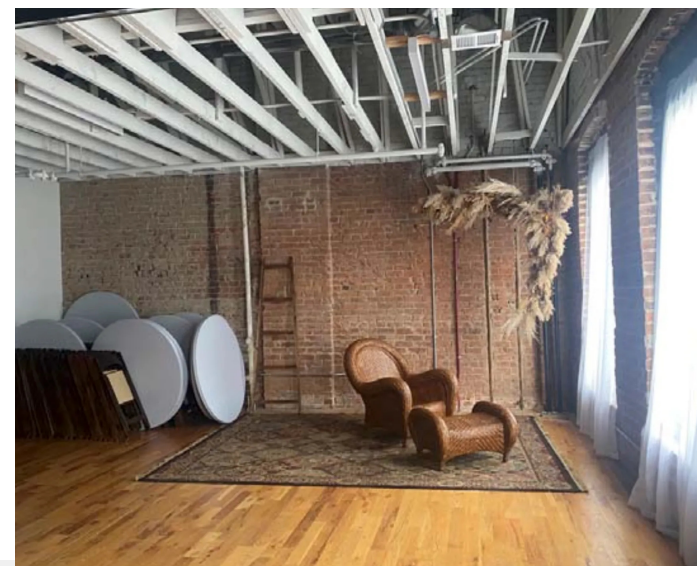
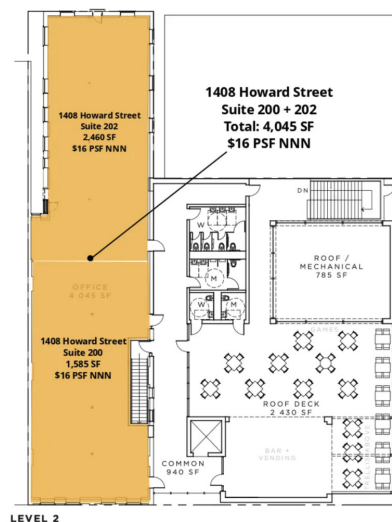
1402 HOWARD STREET

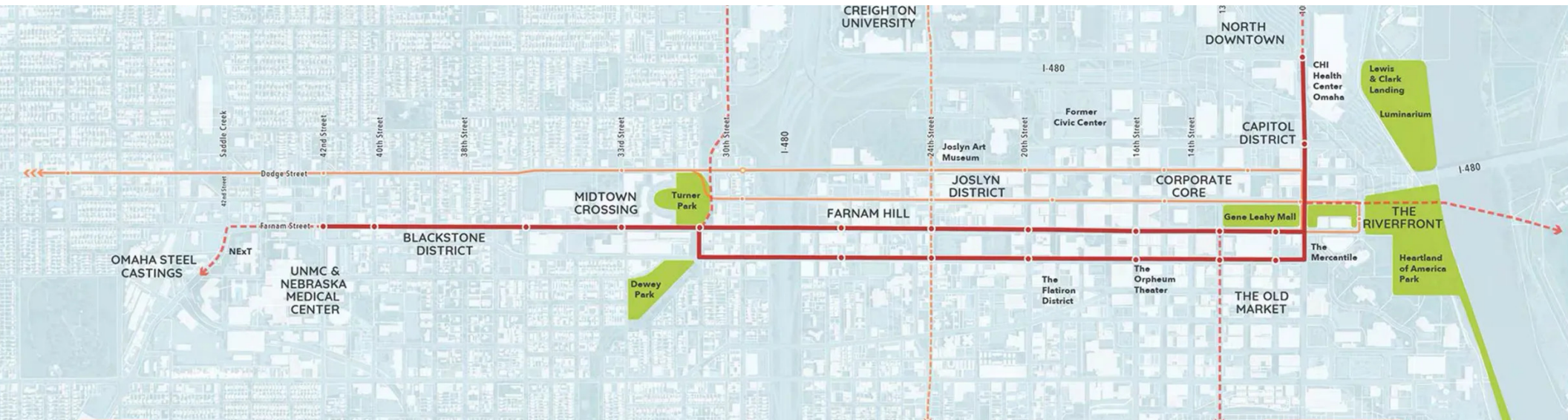
- Incredible mixed-use property with rooftop patio building and historic brick two-story
- Bar/Restaurant, office, and retail uses



1408 HOWARD STREET

- Easy access to Central Business District, city offices, and courthouse Perfect location for professional offices, creative or studio space
- Building underwent extensive remodel including new storefront, MEP, Restrooms etc.
- Beautiful exposed brick, hardwood floors, and historic columns





A GROWING, EVOLVING DOWNTOWN

Downtown Omaha continues to see significant public and private investment, transforming it into a vibrant, 24/7 destination. The recent RiverFront redevelopment has redefined the city's connection to the Missouri River, creating year-round programming and increased visitor traffic.

Looking ahead, the Omaha Streetcar will further enhance accessibility and connectivity. This modern transit system will link downtown to Midtown and the Blackstone District - connecting Omaha's key business, entertainment, and nightlife hubs. 1402-1408 Howard is located just one block south of the planned streetcar route, which will increase foot traffic, support workforce mobility, and drive additional visitors directly to the area.

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