



2411 S 156th Circle | Omaha, NE 68130

\$8.66 PSF NNN

Property Features

- Flex space available for immediate occupancy
- Sublease opportunity with option for a longer-term lease
- 10' x 12' drive-in door with approximately 400 SF of storage
- Newly installed carpet throughout the bay
- Flexible layout ideal for open office, showroom, or retail use
- Convenient drive-in access directly at the entrance

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Trenton B. Magid

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ADDRESS	SIZE (SF)	SUBLEASE RATE	SUBLEASE TYPE
2411 S 156th Circle	1,920 SF	\$8.66 SF/yr	NNN, \$3.79 SF/yr

BUILDING DETAILS

Tenancy	Multiple
Year Built	1989
No. Drive Doors	One (1) 10'X12'
Lot Size	3.77 AC
Zoning	G1
Parking	Surface
Building Size	22,400 SF
Type	Flex

LOCATION DETAILS

Market	Omaha / Council Bluffs
Submarket	Millard
County	Douglas
Cross Streets	Bob Boozer Dr & W Center Rd
Nearest Interstate	I-80

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,336	33,449	91,869
Total Population	11,207	87,641	249,596
Average HH Income	\$150,688	\$155,980	\$150,298



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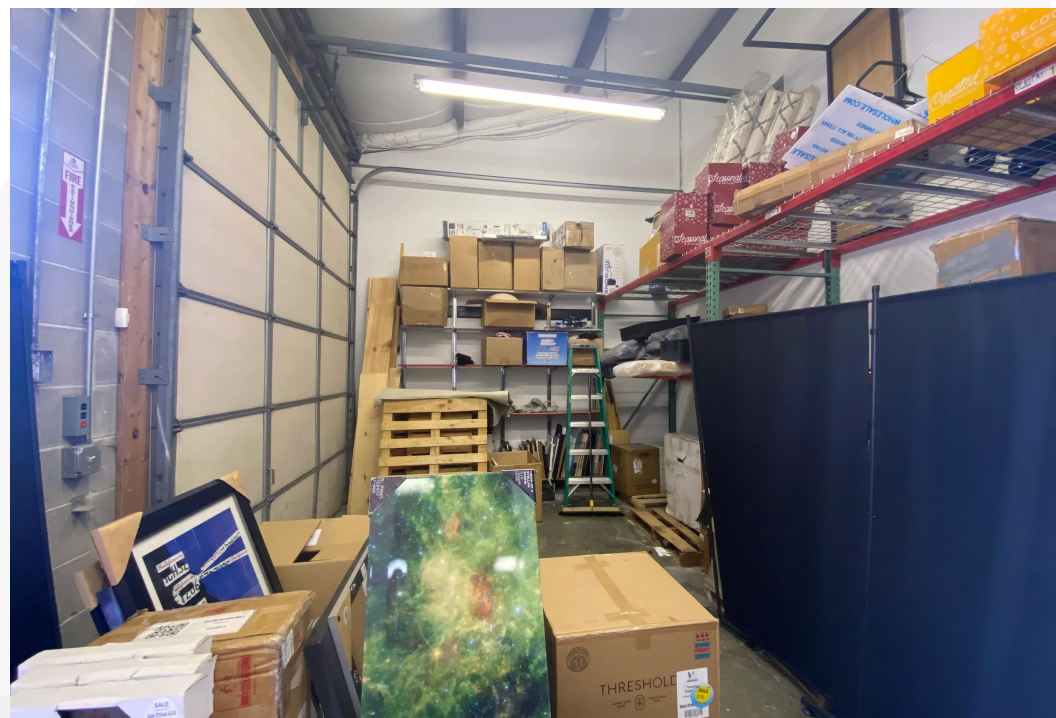
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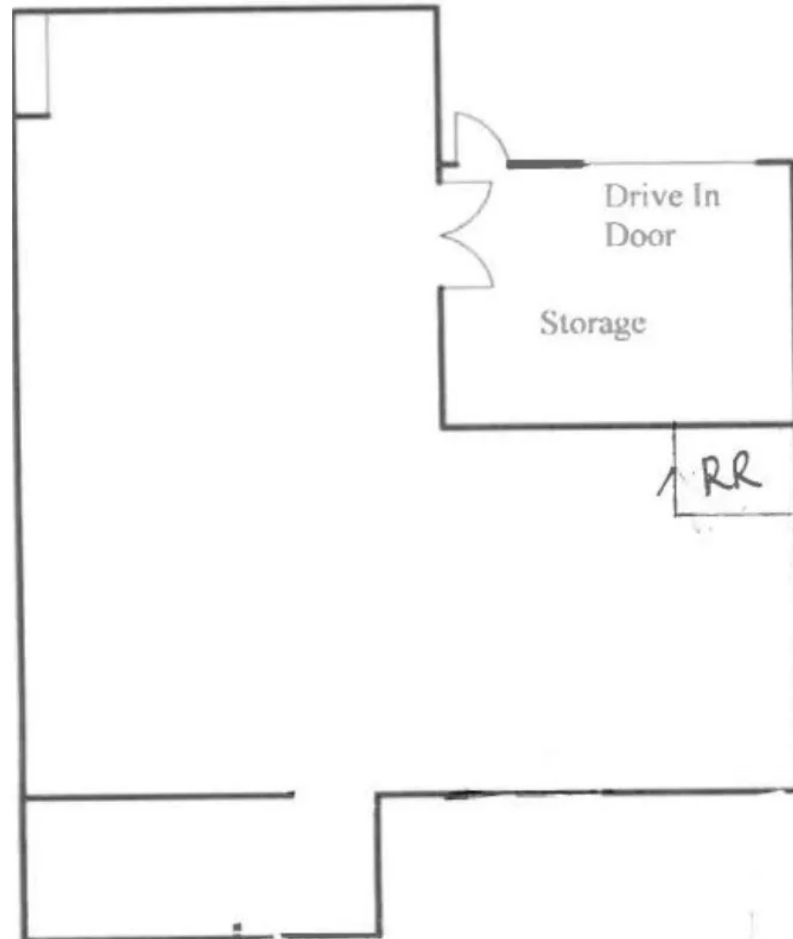
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