



FOR LEASE

Ames Innovation Center

4606 N. 56th Street | Omaha, NE 68104



19,863 SF Office Space Lease Rate: \$12.00 PSF NNN

Contemporary single story office building offering excellent access and abundant parking. Located adjacent to Planet Fitness and Heartland Workforce Solutions, providing employers ample recruiting, staffing and training opportunities. Current tenants include the Department of Motor Vehicle, Rescare Omaha and Douglas County Treasure's Office. The space is ideal for a traditional office, customer-oriented service center or call center. The interior design and building layout promotes an open and collaborative work environment. The building is located just off Ames Avenue at 56th Street.

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Property Highlights

Lease Rate	\$12.00 SF NNN
NNN Expenses	\$4.50 (Estimated)
Building Size	43,640 SF
Year Built/Renovated	1959/2017
No. of Floors	1
Total Site Area	1.94 AC
Zoning	Commercial
Parking	5:1000 SF
Traffic Counts	21,488 EADT

Suite	Square Feet (min - max)	Price/SF NNN	Date Available
2	10,000 - 19,863	\$12.00	Immediately

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Aerial Map

