

FOR LEASE
144 S. 38th Street
Omaha, NE 68131



1,220 SF Office Space

Lease Rate: \$25.00 PSF, Modified Gross

Property Highlights

A unique opportunity to bring your office to the Blackstone District. Located in the lower level of the renovated historic Colonial Hotel Apartments. This updated space is perfect for your two- or three-person team. Located on the corner of 38th and Farnam Street, this 1,220 SF office has a private entrance and parking stalls available to rent monthly.

Contact Information

CONNOR LUND
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BLACKSTONE
- DISTRICT -

450 Regency Parkway, Suite 200
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Availability

Lease Rate	\$25.00 PSF, Modified Gross
Total Available	1,220 SF

Property Highlights

Building Size	45,000 SF
Year Built/Renovated	1912/2017
No. of Floors	5
Total Site Area	0.53 AC
Zoning	GC
Ceiling Height	12'

Suite	Square Feet (min - max)	Price/SF MG	Date Available
1st Floor Suite	1,220 - 1,220	\$25.00	Immediately

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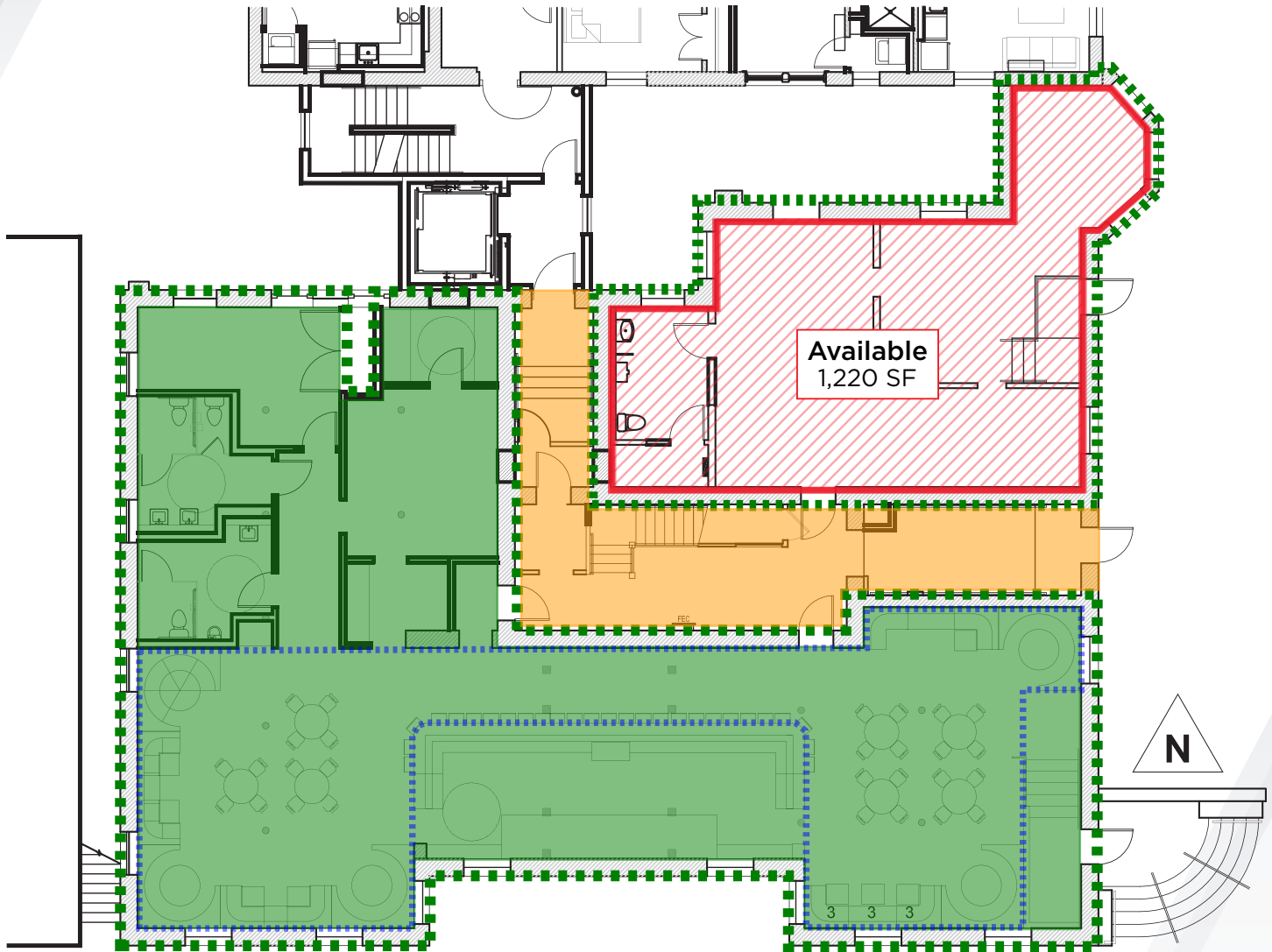
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FIRST FLOOR PLAN - 1,220 SF



** Floor plan measurements are approximate and are for illustration purposes only.

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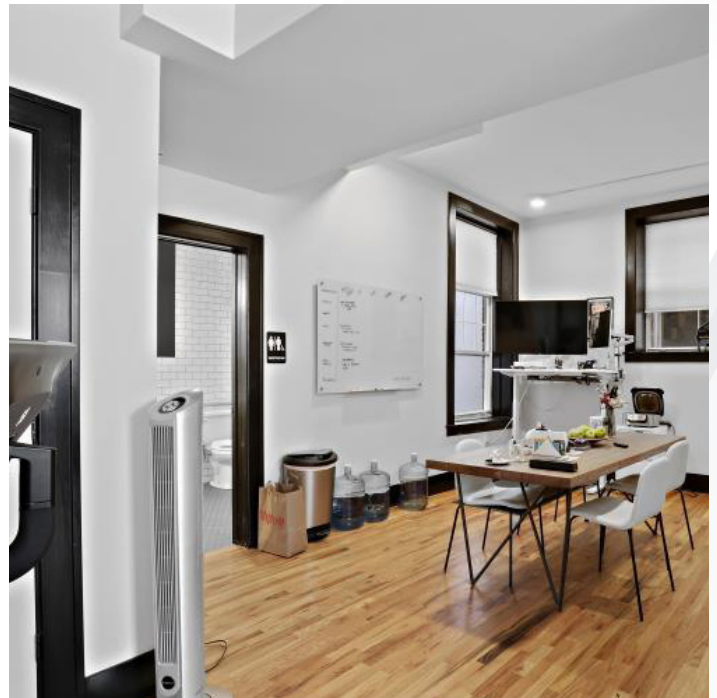
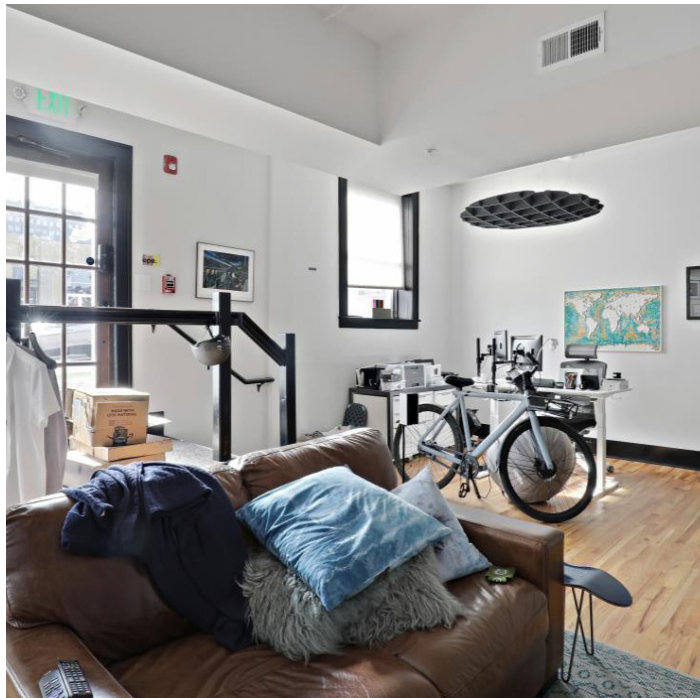
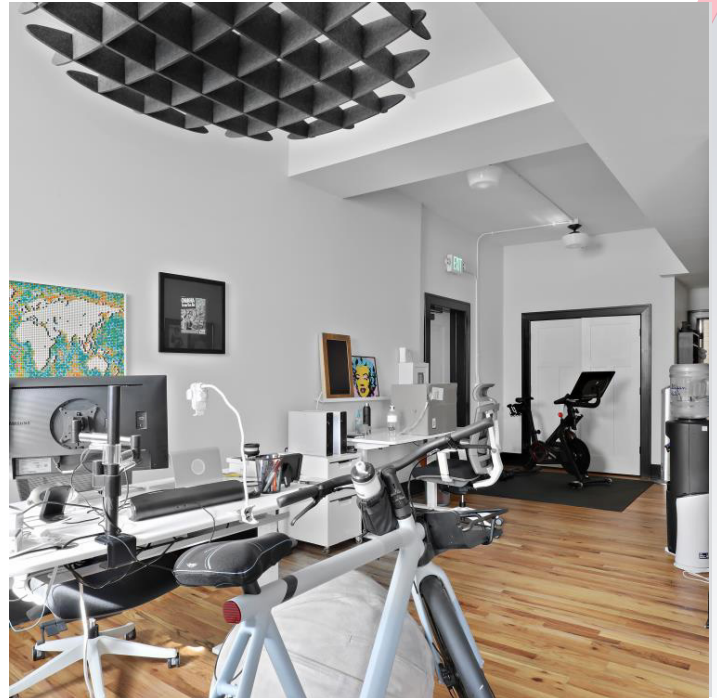
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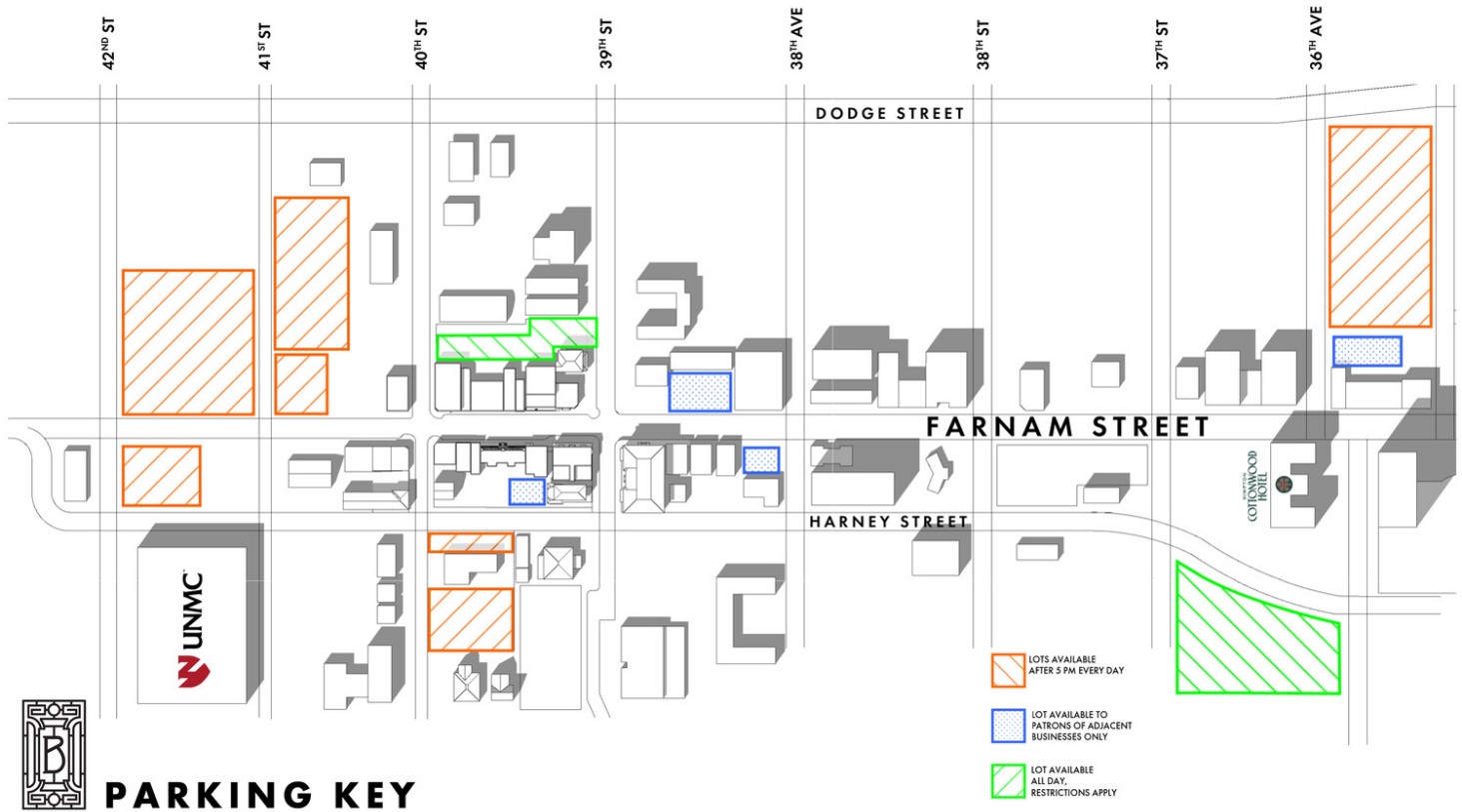
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PARKING KEY

Demographics

	Population	Median HH Income	No. of Households
1-mile	23,335	\$45,176	11,738
3-mile	144,866	\$53,832	60,019
5-mile	288,846	\$53,722	115,439

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