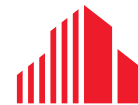




3,970 SF OFFICE FOR LEASE

2132 S 42ND STREET
OMAHA, NE 68105



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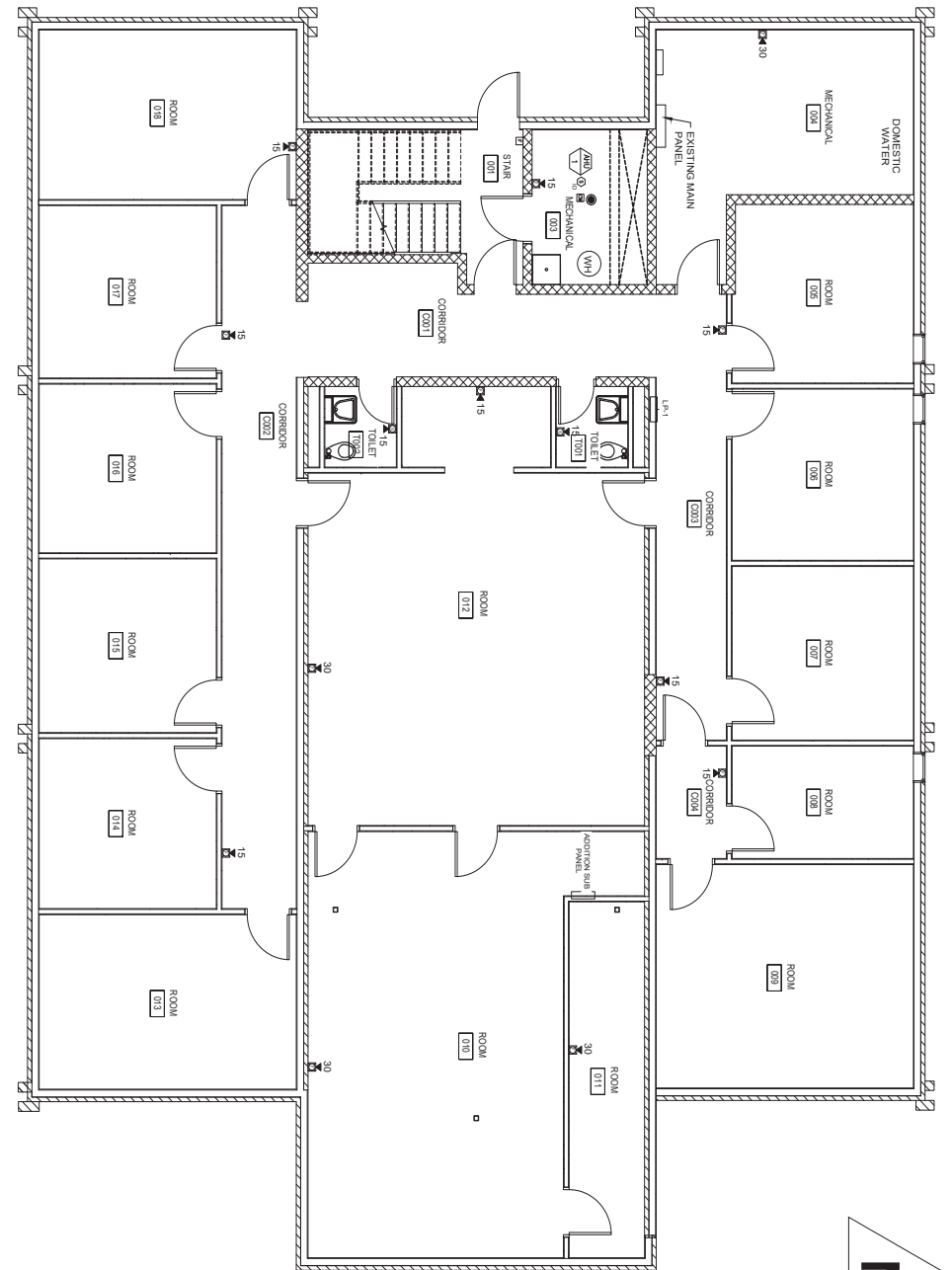
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2132 S. 42ND STREET OMAHA, NE 68105

Property Features

Affordable office space available on the lower level of the recently renovated Veterans Affairs Clinic. The space offers a flexible floor plan with a mix of private offices and open workspace that can be easily reconfigured to fit a variety of future users. This would be a great site for a complimentary service to the Veterans Affairs Clinic or even a small daycare user. Plenty of nearby amenities available as the property is just over a mile South of the Midtown/Blackstone area. Contact an agent for additional details or to schedule a tour.

Building Size:	8,251 SF
Space Available:	3,970 SF
Minimum Divisible:	1,985 SF
Lease Rate:	\$10.50 NNN
Operating Expenses:	\$0.83 PSF
Tenancy:	Multiple
Year Built:	1960/1997/2022
Total Site Area:	0.43 Acres
Floors:	Two (2)
Zoning:	Central Office



AERIAL MAP





FOR MORE INFORMATION, CONTACT:

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