



**CUSHMAN &  
WAKEFIELD**

**LUND**  
COMPANY

## 117 North 32nd Avenue

Omaha, NE 68131

3,522 SF Office Space  
For Lease

## PROPERTY HIGHLIGHTS

Within walking distance to any of the many restaurants, shops and amenities that Midtown Crossing has to offer. Be part of the rapid growth in midtown! Building provides front door parking access and covered parking in the back. Conveniently located just north of Midtown Crossing with easy access to Dodge Street.



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### Availability

Lease Rate	\$17.00 PSF Full Service
Total Available	3,522 SF
Total Contiguous	1,290 SF (Upper Level)

Suite	Square Feet (min - max)	Price/SF NNN	Date Available
LL	1,000 - 1,290	\$17.00	Immediately
UL	1,232 - 1,232	\$17.00	Immediately

### Property Highlights

Building Size	11,658 SF
Year Built	1967
No. of Floors	2
Total Site Area	0.31 AC
Zoning	GO

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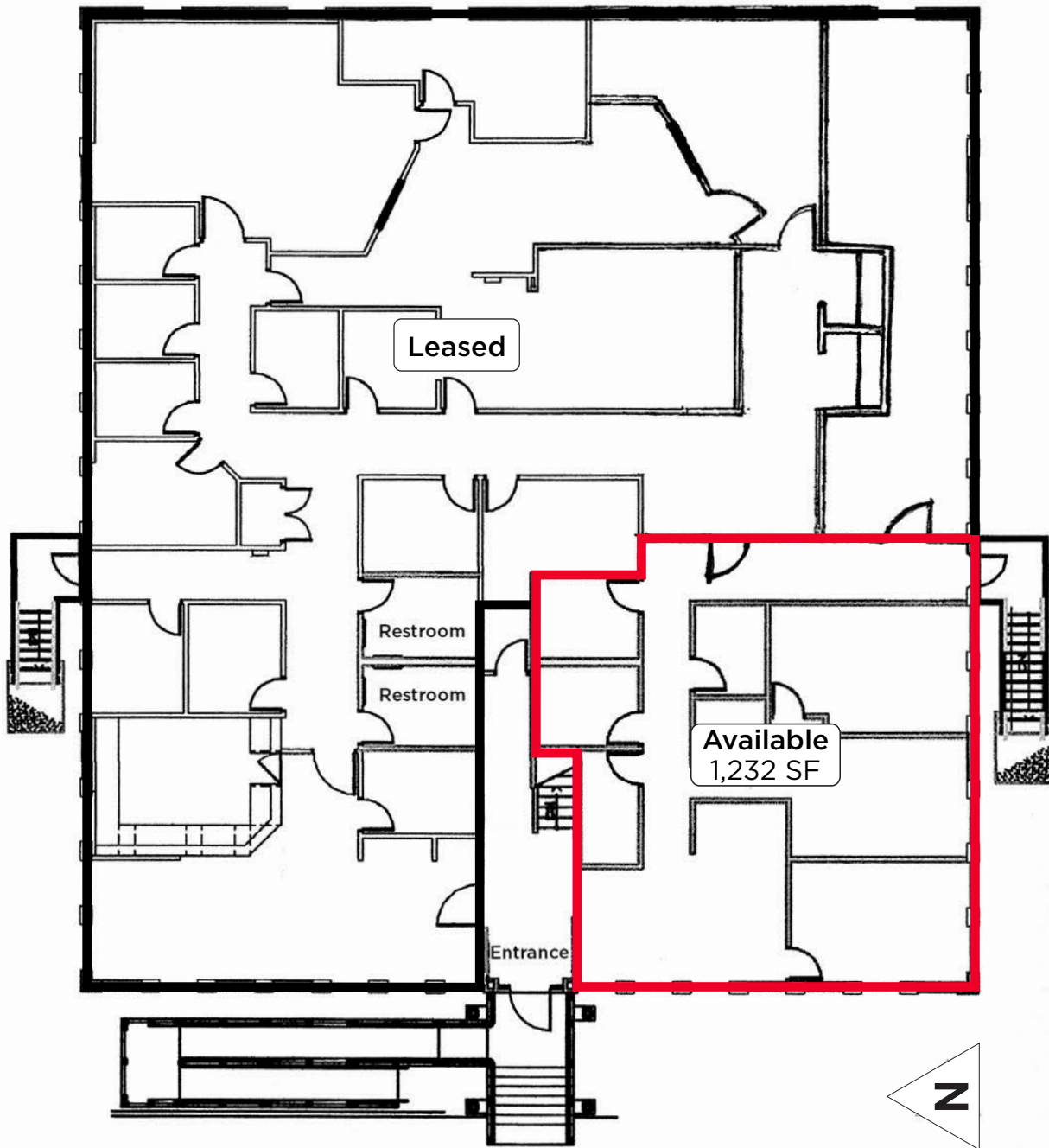
**Property Photos**



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Upper Level: 8,352 SF



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

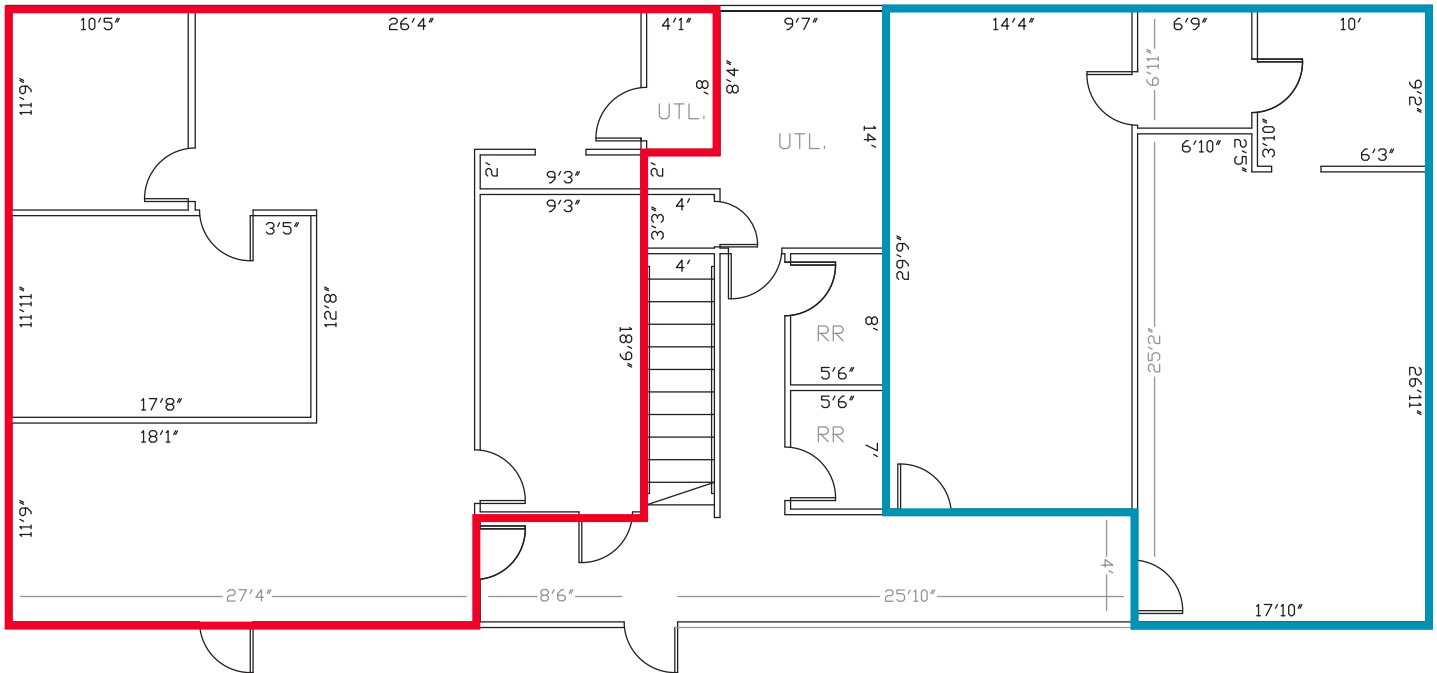
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**Lower Level**

**LL Suite 1: 1,290 SF**

**LL Suite 2: 1,000 SF**



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Trade Map

