



# 1702 CUMING STREET

OMAHA, NE 68102

**4,000 SF Available For Lease**



# PROPERTY HIGHLIGHTS

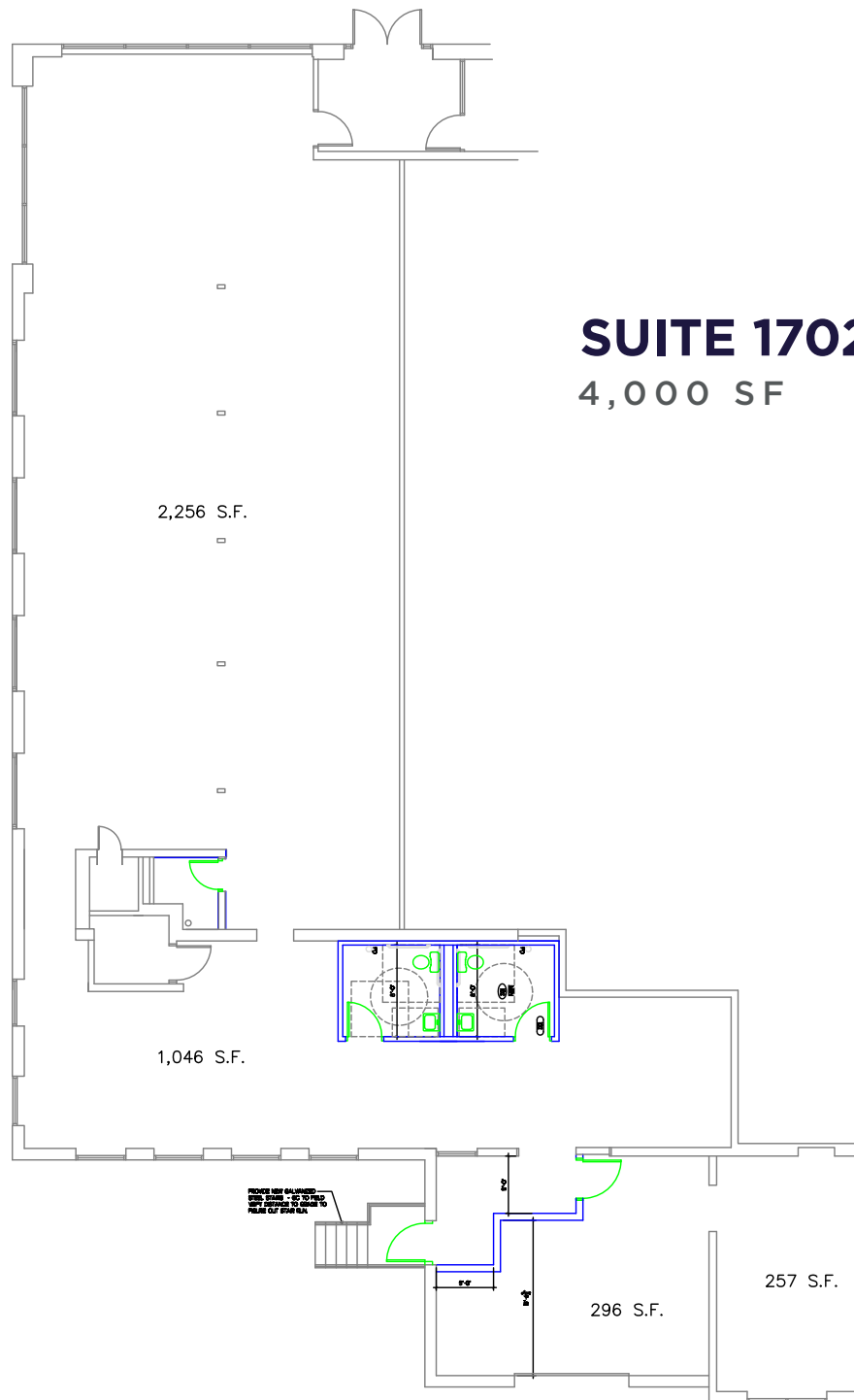
Downtown retail opportunity for lease at 17th and Cuming Street, with designated off-street parking perfect for a boutique, service user or a light flex user. The space is equipped with a garage door for convenient deliveries.



## PROPERTY DETAILS

Lease Rate:	\$17.00 PSF NNN	Year Built/Renovated:	1906/2015
Total Building Size:	6,400 SF	Clearance Height:	18'
Available SF:	4,000 SF	HVAC	14 Ton (Rooftop Unit)
Operating Expenses:	\$7.50 PSF	Total Site Area:	0.21 AC (9,148 SF)
Date Available:	8/1/2025	Zoning:	DS-ACI-1 (PL)

# FLOOR PLAN



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

EXTERIOR PHOTOS



# INTERIOR PHOTO



# PARKING



16 OFF STREET  
PARKING STALLS

8 STREET  
PARKING STALLS

17TH STREET

CUMING STREET

25,026 EADT

# AERIAL MAP



BOYS & GIRLS CLUBS



metro



MILLWORK  
COMMONS



OMAHA  
Public Schools

CUMMING STREET

24TH STREET

17TH STREET

13TH STREET

ABBOTT DRIVE



charles SCHWAB field  
OMAHA



Kiewit



MIDTOWN  
CROSSING



Creighton  
UNIVERSITY



CHI Health Center  
OMAHA

30TH STREET

DODGE STREET



480



480

FARNAM STREET



Omaha World-Herald



THE  
CAPITOL  
DISTRICT



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