



2828 S 82nd Avenue | Omaha, NE 68124

\$8.75 - \$10.75 PSF (NNN)

Property Features

- Dock & drive doors existing or could be made available
- Centrally located & minutes from I-80
- CC Zoning allows for wide variety of uses
- Huge parking field
- Additional mezzanine space available throughout

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Building Details

Building Size	52,402 SF
Tenancy	Multiple
Ceiling Height	25'
Year Built	1967
Sprinkler	Yes
Restrooms	Landlord to supply set of ADA restrooms
HVAC	Gas Forced
Roof	Flat
Construction Status	Existing
Estimated NNNs 2020	\$2.50 PSF

Property Details

Lot Size	2.54 Acres
Zoning	CC
Parking Stalls	80+

Location Details

Market	Omaha/Council Bluffs
Submarket	South Central
Cross Streets	84th & W Center Road
County	Douglas
Nearest Interstate	I-80

Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,923	35,913	111,903
Total Population	8,963	82,008	261,374
Average HH Income	\$73,168	\$72,800	\$67,210

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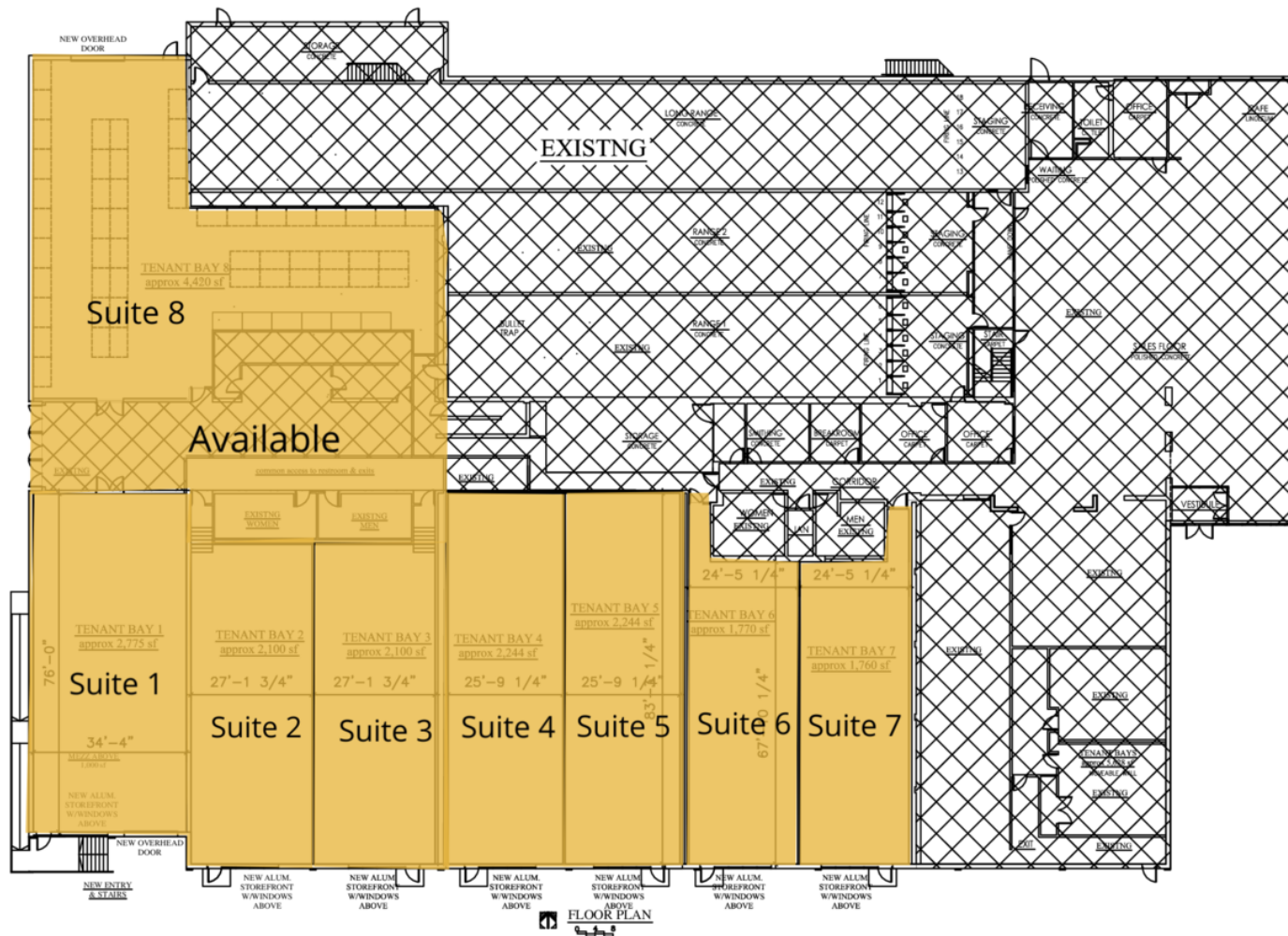
Potential Buildout for New Tenants



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Potential Buildout for New Tenants



LEGEND

■ Available

AVAILABLE SPACES

	SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
■	Suite 1	Available	2,775 - 38,826 SF	NNN	\$8.75 - \$10.75 SF/yr	Estimated NNN's 2020: \$2.50 PSF
■	Suite 2	Available	2,100 - 38,826 SF	NNN	\$8.75 - \$10.75 SF/yr	Estimated NNN's 2020: \$2.50 PSF
■	Suite 3	Available	2,100 - 38,826 SF	NNN	\$8.75 - \$10.75 SF/yr	Estimated NNN's 2020: \$2.50 PSF
■	Suite 4	Available	2,244 - 38,826 SF	NNN	\$8.75 - \$10.75 SF/yr	Estimated NNN's 2020: \$2.50 PSF
■	Suite 5	Available	2,244 - 38,826 SF	NNN	\$8.75 - \$10.75 SF/yr	Estimated NNN's 2020: \$2.50 PSF
■	Suite 6	Available	1,770 - 38,826 SF	NNN	\$8.75 - \$10.75 SF/yr	Estimated NNN's 2020: \$2.50 PSF
■	Suite 7	Available	1,760 - 38,826 SF	NNN	\$8.75 - \$10.75 SF/yr	Estimated NNN's 2020: \$2.50 PSF
■	Suite 8	Available	4,420 - 38,826 SF	NNN	\$8.75 - \$10.75 SF/yr	Estimated NNN's 2020: \$2.50 PSF

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Sec. 55-363 | Permit Uses

The following use types are permitted:

Office Uses

Financial Services
General Offices
Medical Offices

Commercial Uses

Automotive washing
Bed & Breakfast Inns
Building maintenance services
Business support services
Business or trade school
Cocktail lounge
Communications services
Consumer convenience services
Consumer repair services
Food sales (limited)
Food sales (general)
Food sales (convenience)
Funeral services
General retail sales
Hotel/motel
Indoor entertainment
Liquor sales
Pawnshop services
Personal improvement services
Personal services
Pet services
Restaurant (drive-in)
Restaurant (limited)
Restaurant (general)
Service station
Veterinary services

Civic Uses

Administrative services
College and university facilities
Cultural services
Day care (limited)
Day care (general)
Emergency residential care
Guidance services
Hospital services (limited)
Hospital services (general)
Local utility services
Park and recreation services
Postal facilities
Recreational clubs
Religious assembly
Secondary educational facilities
Social clubs

(Code 1980, § 55-363; Ord. No. 33545, § 10, 5-2-95; Ord. No. 37095, § 2, 7-26-05)

Sec. 55-364 | Conditional Uses

The following use types are allowed, subject to approval of a conditional use permit, as by section 55-883:

Residential Uses

Duplex residential
Multiple-family residential
Single-family (attached)
Single-family (detached)
Townhouse residential
Two-family residential
Small group living (disabled)
Small group living (nondisabled)

Civic Uses

Primary educational facilities
Public assembly
Safety services

Commercial Uses

Agricultural sales and service
Auto repair services
Indoor sports and recreation
Laundry services
Research services

Parking

Parking structure
Surface parking

Industrial Uses

Warehouse & distribution
(limited)

Sec. 55-365 | Special Permit Uses

The following use types are allowed, subject to approval of a special use permit by the city council, as provided by section 55-884:

Residential Uses

Large group living

Civic Uses

Transitional Living

Commercial Uses

Automotive rentals
Automotive sales
Construction sales & service
Convenience storage
Exterminating services
Surplus sales

Transportation Uses

Transportation terminal

Industrial Uses

Custom manufacturing

Miscellaneous Uses

Broadcasting tower
Wind energy conservation
system

(Code 1980, § 55-364; Ord. No. 33545, § 11, 5-2-95; Ord. No. 38198, § 19, 7-29-08)

(Code 1980, § 55-365; Ord. No. 38198, § 19, 7-29-08)