



Demisable to 1,650 SF

5858 Wenninghoff Road | Omaha, NE 68134

\$12.00 PSF (MG)

Property Features

- Located off Blair High Road and Crown Point Avenue
- Metro Bus Stop 400 feet from site
- Modified gross lease; Tenant pays utilities
- Ample parking and ADA accessible
- Remodeled in 2011

12915 West Dodge Road
Omaha, NE 68154
402 255 6060
nainpdodge.com

Ed Petsche
Associate
402 255 6072
epetsche@npdodge.com

Building Details

Building Size	10,000 SF
Tenancy	Multiple
Building Class	C
Number of Floors	One
Year Built	2006
Year Renovated	2011
Construction Status	Existing
Construction Type	Wood Frame
Elevator	No
Restrooms	Yes
HVAC	-
ADA Access	Yes

Property Details

Lot Size	1.45 Acres
Zoning	CC
Parking Spaces	48
Parking Ratio	4.80/1,000 SF

Location Details

Market	Omaha/Council Bluffs
Submarket	North Central
County	Douglas
Cross Streets	Wenninghoff and Crown Point Ave.

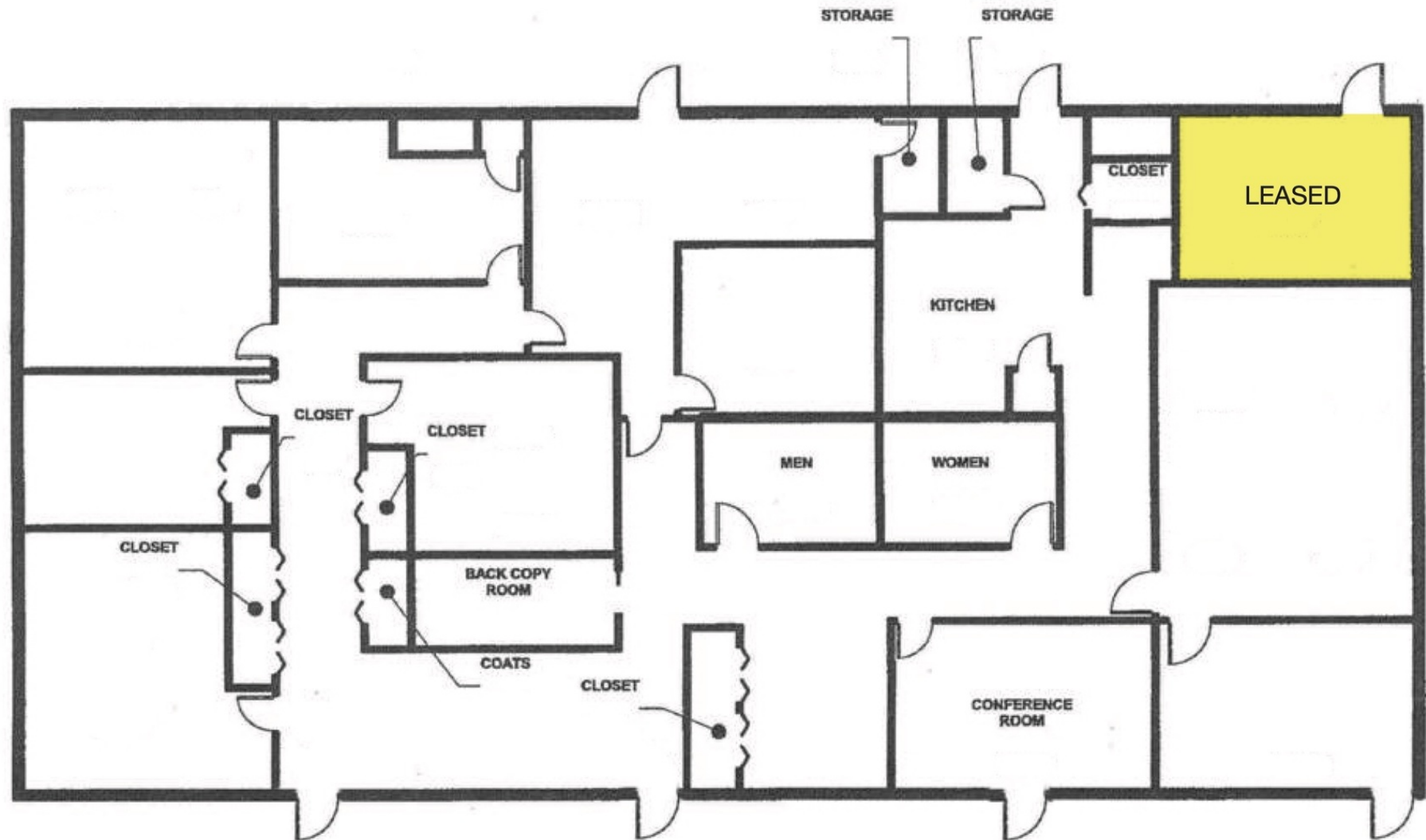
Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,558	31,437	76,937
Total Population	6,561	75,533	184,138
Average HH Income	\$63,489	\$56,355	\$64,408

Available Spaces

Space	Lease Rate	Lease Type	Size (SF)	Term
Suite 1-2	\$12.00 SF/yr	Modified Gross	3,150 SF	Negotiable
Suite 3-4	\$12.00 SF/yr	Modified Gross	1,650 SF	Negotiable
Suite 1-4	\$12.00 SF/yr	Modified Gross	4,800 SF	Negotiable

Combined Suites (Totaling 4,800 SF)





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