



FOR SALE/LEASE

Historic Former Falstaff Brewing Headquarters

2445 Deer Park Boulevard / Omaha, NE 68105



8,192 SF Office Space
Sale Price: \$749,000
Lease Rate: \$9.50 PSF NNN

This iconic two-story office building features a fully built-out turnkey space with recent renovations including high-end custom-built office furniture and spacious offices with plenty of natural light that provide a welcoming work environment. Perfect owner-user building for a variety of professional users. Located within seconds of I-80 and Highway 75, this building provides excellent accessibility. Plenty of parking with room for additional stalls.

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Availability

Sale Price	\$749,000
Price PSF	\$91.43
Lease Rate	\$9.50 PSF NNN
Operating Expenses	\$ 1.29 PSF Taxes
	\$0.54 PSF Insurance
	\$0.95 PSF CAM
	\$ 2.78 PSF Total

Property Highlights

Building Size	8,192 SF
Year Built/Renovated	1911/2012
No. of Floors	2
Total Site Area	1 AC
Zoning	GI - General Industrial
Parking	5:1000 SF

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Property Photos



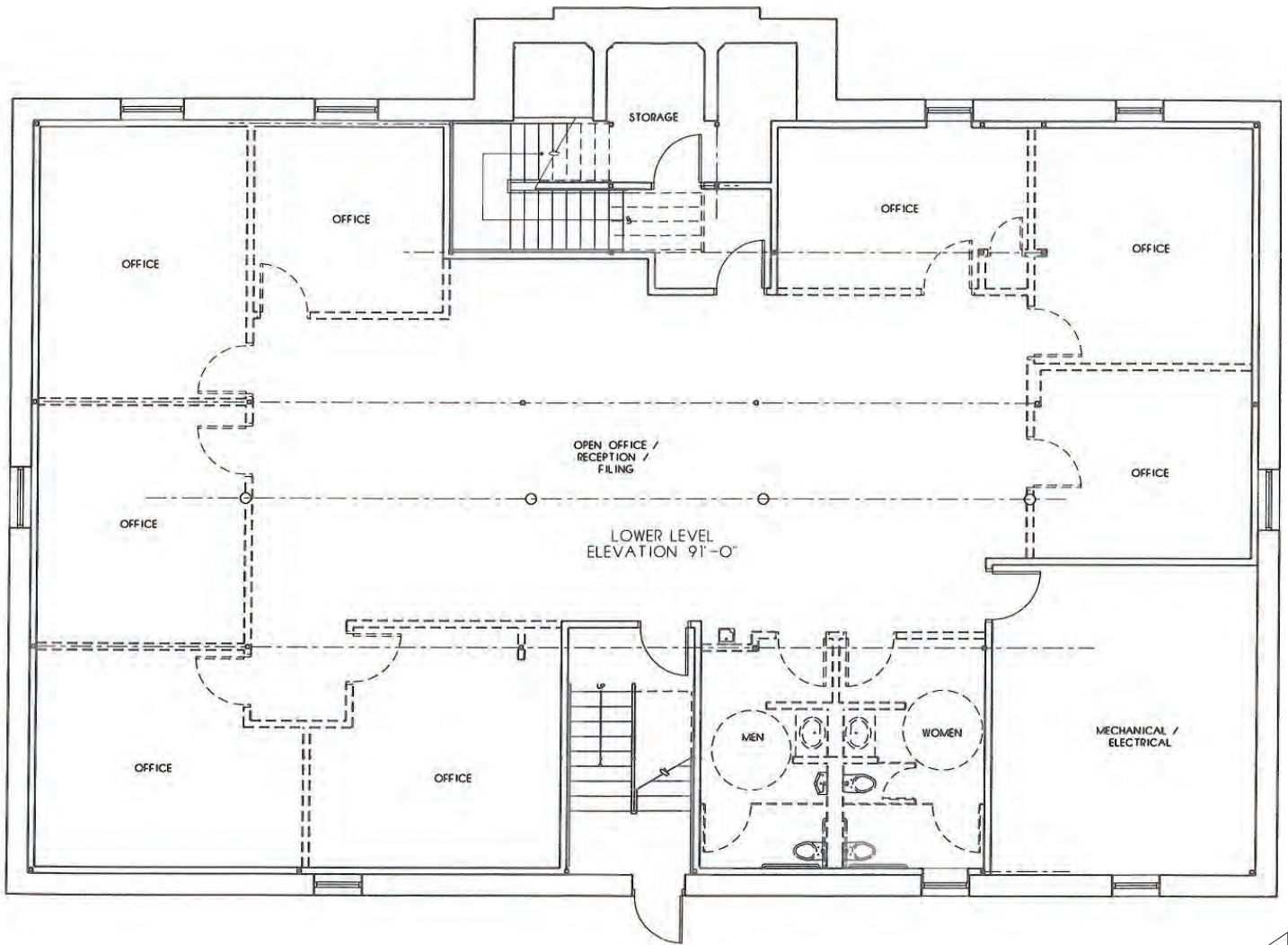
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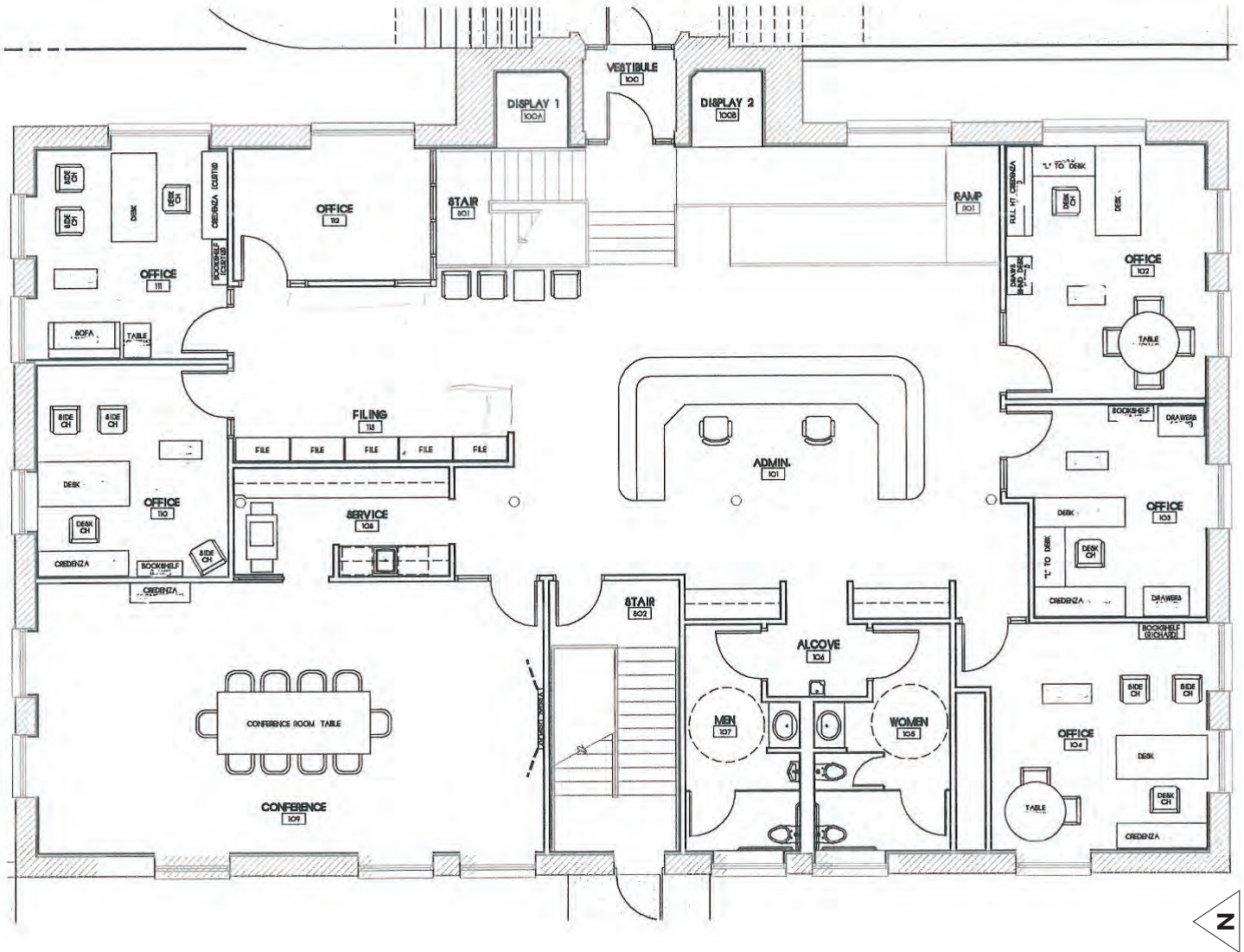
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Lower Level Floor Plan



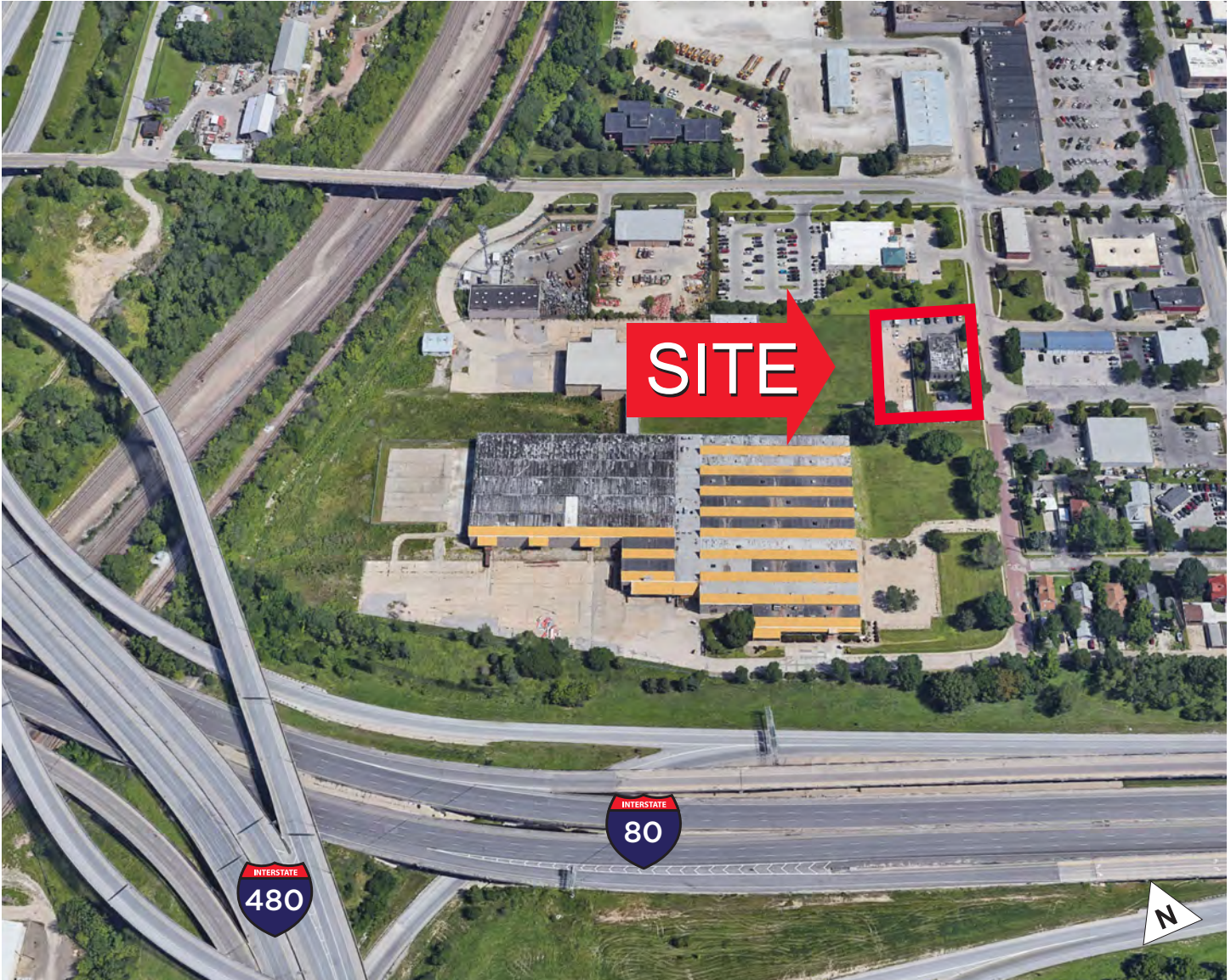
Upper Level Floor Plan



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