

FOR SALE & LEASE

5807 N. 102ND STREET

Omaha, NE 68134

20,487 SF Office Building
Sale Price: \$2,650,000



Investor, Owner-occupant or Tenant Opportunity

This building has it all:

- High construction quality
- Professionally maintained
- Expansion capability to 30,000 SF +/-
- Abundant parking capability (10:1000 SF)
- Lush landscaping
- Immediate accessibility to Fort Street and I-680

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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**CUSHMAN &
WAKEFIELD**

**LUND
COMPANY**



Terms

Sale Price:	\$2,650,000
Price PSF:	\$129.35 PSF
Lease Rate:	\$12.50 PSF, NNN
Estimated NNN:	\$8.50 PSF

Property Highlights

Building Size:	20,487 SF
Year Built/Renovated:	1997/2005
No. of Floors:	1
Total Site Area:	3.94 AC
Zoning:	GI
Parking:	206 stalls
Parking Ratio:	10.0:1000 SF

Recent Improvements

- Resurfaced and painted exterior
- Enhanced landscaping
- Improved parking lot drainage
- All new HVAC installed within last five years

Investor Opportunity

Current tenant is General Service Bureau, Inc.

Lease expires October 31, 2023.

Tenant will address term extension to accommodate an investor's request.

Tenant Opportunity

Existing Tenant will accommodate new Tenant's occupancy timing.

New Tenant occupancy date to be determined based on existing Tenant's ability to find suitable relocation space.

Owner-User Opportunity

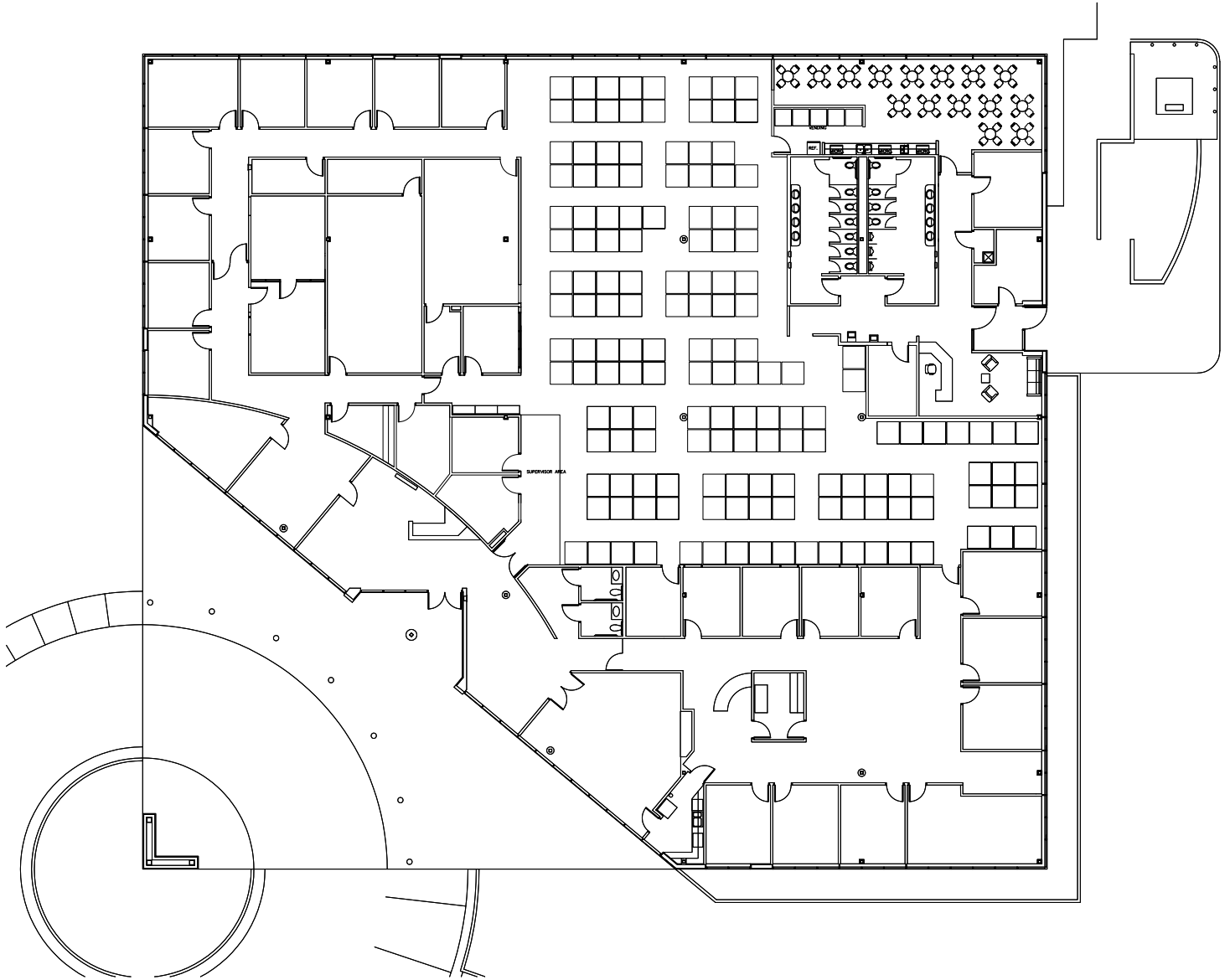
Existing Tenant will accommodate new owner-user's occupancy timing.

Owner-user occupancy date to be determined based on existing Tenant's ability to find suitable relocation space.



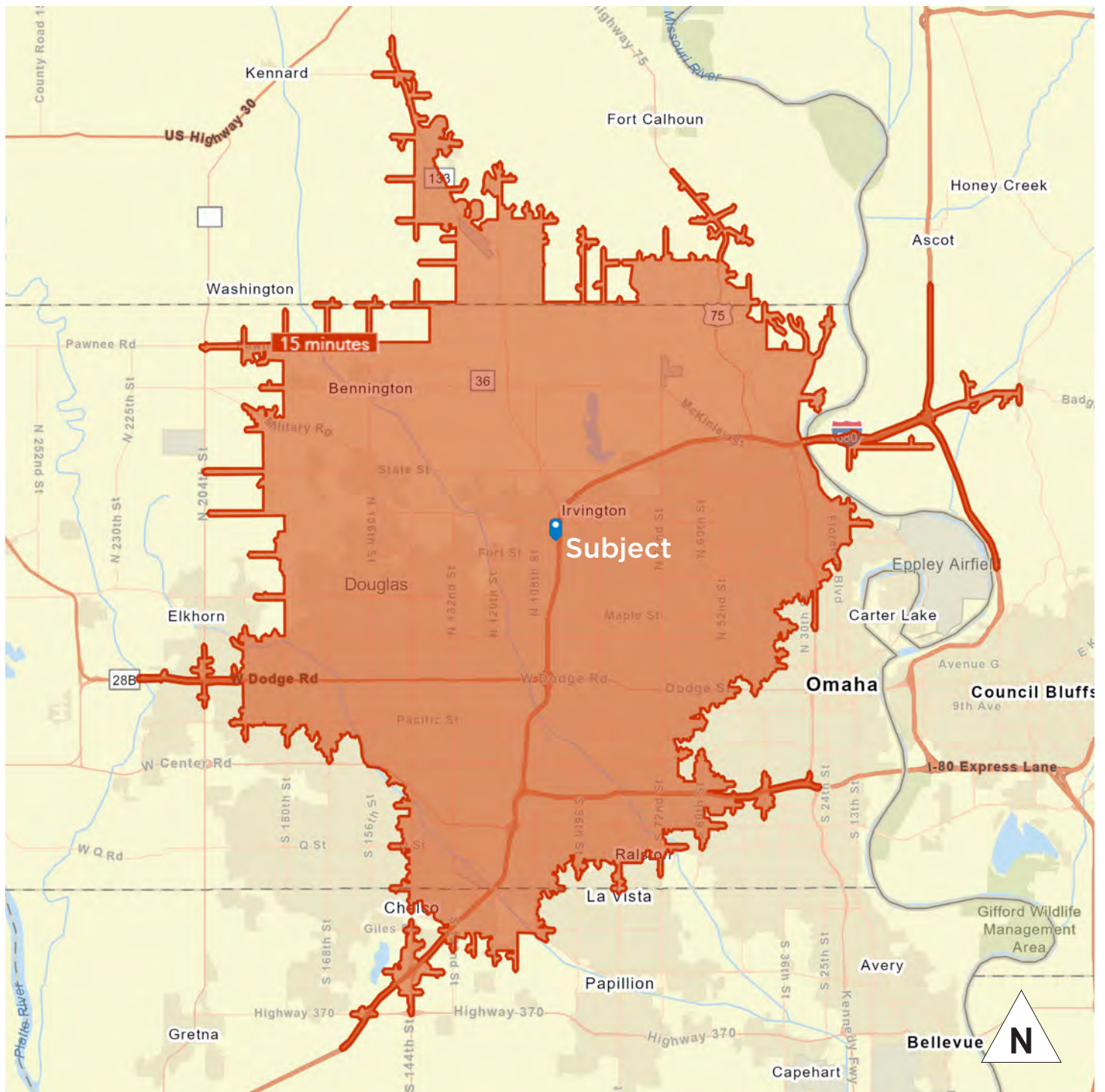
Floorplan

5807 N. 102nd Street
Omaha, Nebraska



Drive-Time Map - 15 minutes

5807 N. 102nd Street
Omaha, Nebraska



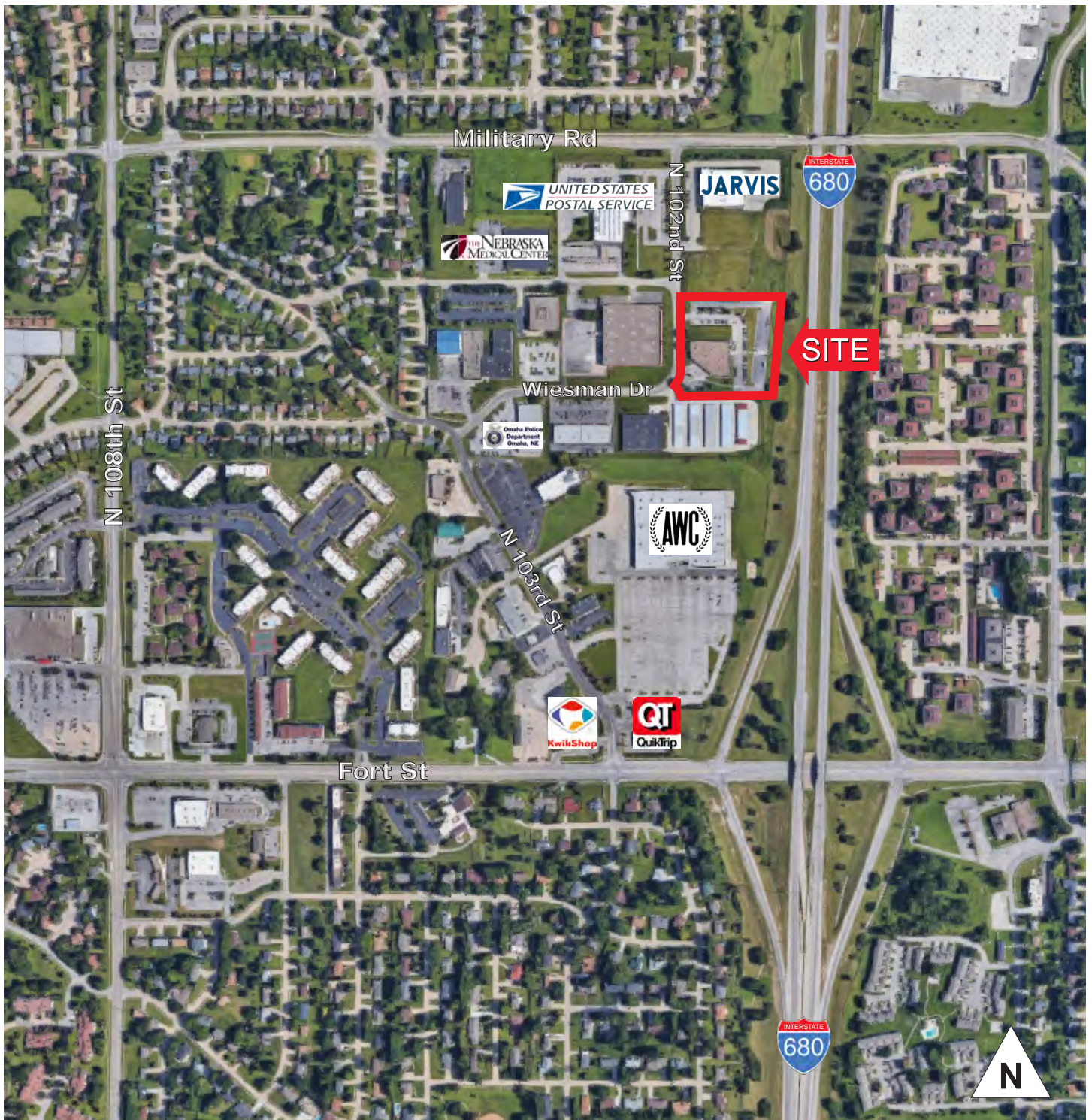
Building Expansion Opportunity

5807 N. 102nd Street
Omaha, Nebraska



Area Map

5807 N. 102nd Street
Omaha, Nebraska



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