

FOR SALE
4010 S. 148th Street
Omaha, NE 68137



44,978 SF
Sale Price: \$8,500,000

Property Highlights

Single tenant office building for sale. This investment property is currently leased by a national tenant through August 2024, after which would be best suited for an owner/user.

- Excellent 10:1 parking ratio
- Large training rooms
- Back up generator onsite

Area Amenities

- Office park setting
- Close proximity to many services:
 - Restaurants
 - Retail
 - Lodging
- Located off 144th & F Street

Contact Information

CONNOR LUND
Senior Associate, Office Specialist
+1 402 548 4003
connor.lund@lundco.com

450 Regency Parkway, Suite 200
Omaha, NE 68114
+1 402 393 8811
lundco.com

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

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR SALE
4010 S. 148th Street
Omaha, NE 68137



Property Highlights

Sale Price	\$8,500,000
Price Per SF	\$189.00
Building Size	44,978 SF
Year Built/Renovated	2004
No. of Floors	1
Total Site Area	8.58 AC
Zoning	GO (General Office)
Parking	10.0:1000 SF



Contact Information

CONNOR LUND
Senior Associate, Office Specialist
+1 402 548 4003
connor.lund@lundco.com

450 Regency Parkway, Suite 200
Omaha, NE 68114
+1 402 393 8811
lundco.com

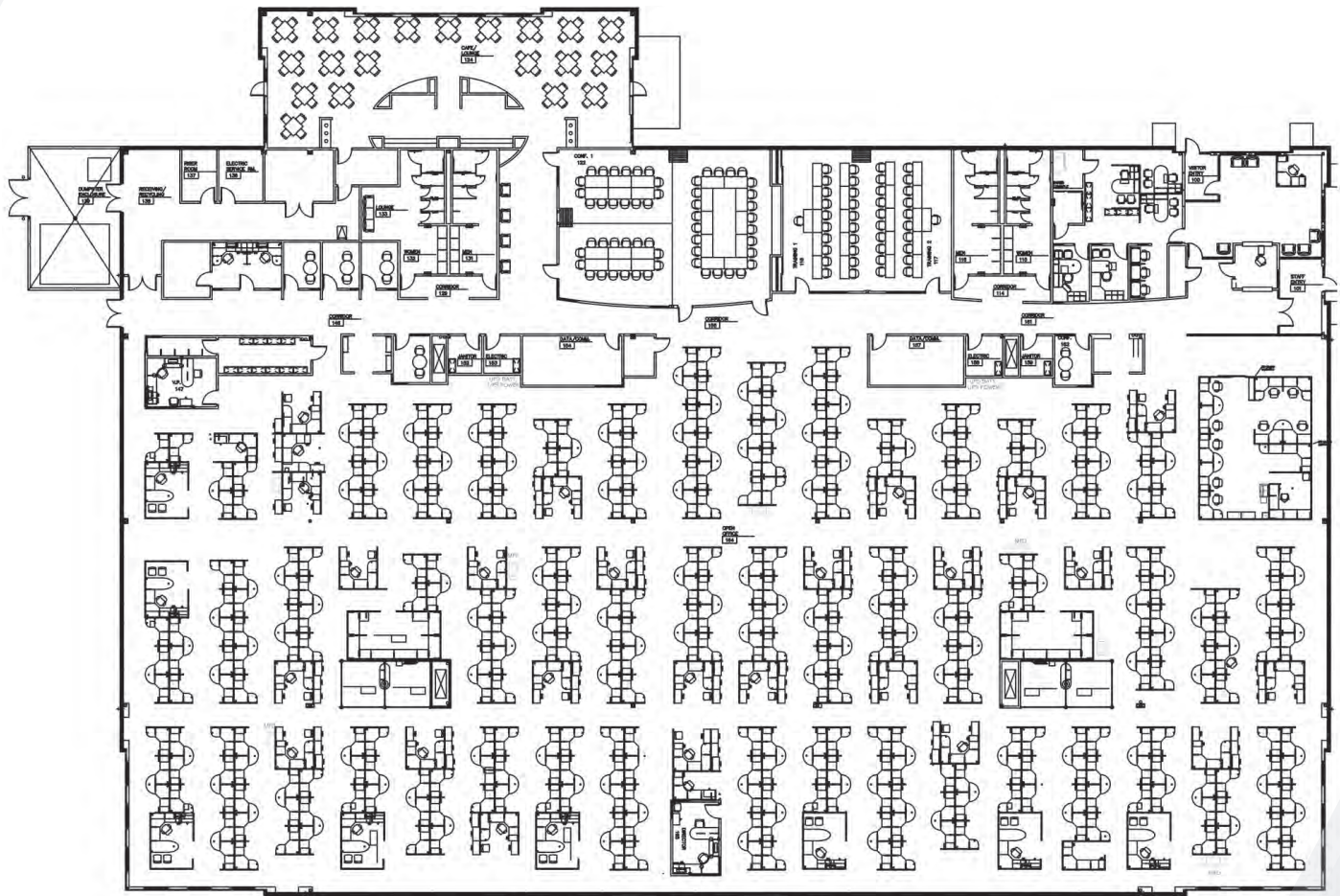
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR SALE
4010 S. 148th Street
Omaha, NE 68137



FLOOR PLAN



Contact Information

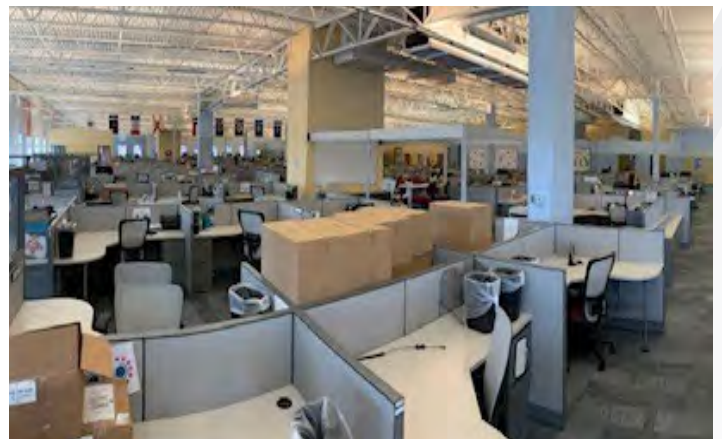
CONNOR LUND
Senior Associate, Office Specialist
+1 402 548 4003
connor.lund@lundco.com

450 Regency Parkway, Suite 200
Omaha, NE 68114
+1 402 393 8811
lundco.com

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

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR SALE
4010 S. 148th Street
Omaha, NE 68137



Contact Information

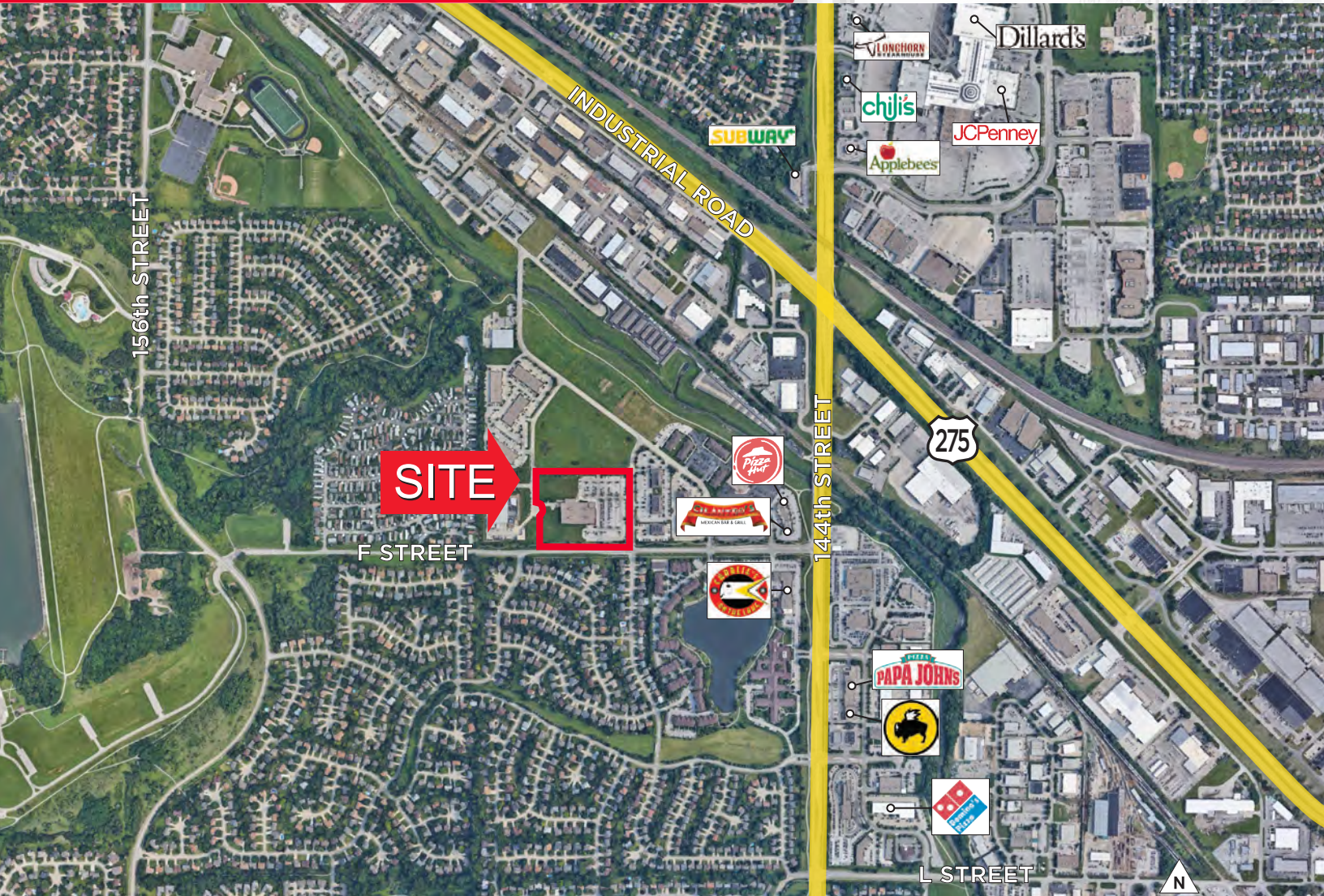
CONNOR LUND
Senior Associate, Office Specialist
+1 402 548 4003
connor.lund@lundco.com

450 Regency Parkway, Suite 200
Omaha, NE 68114
+1 402 393 8811
lundco.com

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

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR SALE
4010 S. 148th Street
Omaha, NE 68137



Demographics

	Population	Median HH Income	No. of Households
1-mile	7,954	\$86,385	3,208
3-mile	100,025	\$86,698	37,815
5-mile	219,443	\$89,233	84,898

Contact Information

CONNOR LUND
 Senior Associate, Office Specialist
 +1 402 548 4003
 connor.lund@lundco.com

450 Regency Parkway, Suite 200
 Omaha, NE 68114
 +1 402 393 8811
 lundco.com

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

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.