

159TH PLACE

1,728 SF | \$11.50 SF/YR (NNN)

2626 S 158TH PLAZA, OMAHA, NE 68130



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OFFERING SUMMARY

LEASE RATE:	\$11.50 SF/YR NNN
Est. Op. Exp.	\$6.85 SF/YR
Available SF:	1,728 SF
Building Size:	27,648 SF
Property Type:	Office Building
Year Built:	1974
Zoning:	CC

PROPERTY OVERVIEW

Great property for office or retail users. Ample parking for employees, clients, and customers.

PROPERTY HIGHLIGHTS

- Space consists of 5 private offices, conference room, reception area, break room, storage room, and 2 restrooms
- Opportunity for building signage and monument signage along West Center Road
- Within 1 mile to Lakeside Shopping Center, Shops of Legacy, and CHI Health Lakeside Hospital
- Professionally managed property

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BUILDING INFORMATION

Building Size	27,648 SF
Min Divisible	1,728 SF
Max Contiguous	1,728 SF
Ceiling Height	8 ft
Minimum Ceiling Height	8 ft
Number Of Floors	1
Year Built	1974
Year Last Renovated	2009
Construction Status	Existing
HVAC	Central

PARKING & TRANSPORTATION

Number Of Spaces	131
Traffic Count	36,774 - W Center Rd & S 156 St (2021)

SITE INFORMATION

Cross-Streets	159th & West Center Road
County	Douglas
Zoning	CC
Number Of Buildings	2
Location Description	Within 1 mile to Lakeside Shopping Center, Shops of Legacy, and CHI Health Lakeside Hospital. Highly visible to W Center Road with pole signage available.

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,479	85,435	203,693
Total Households	3,542	30,510	75,056
Average HH Income	\$97,939	\$105,863	\$99,259

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
2604 S 158th Plz	1,728 SF	\$11.50 SF/yr (NNN)	\$6.85	\$2,642.40

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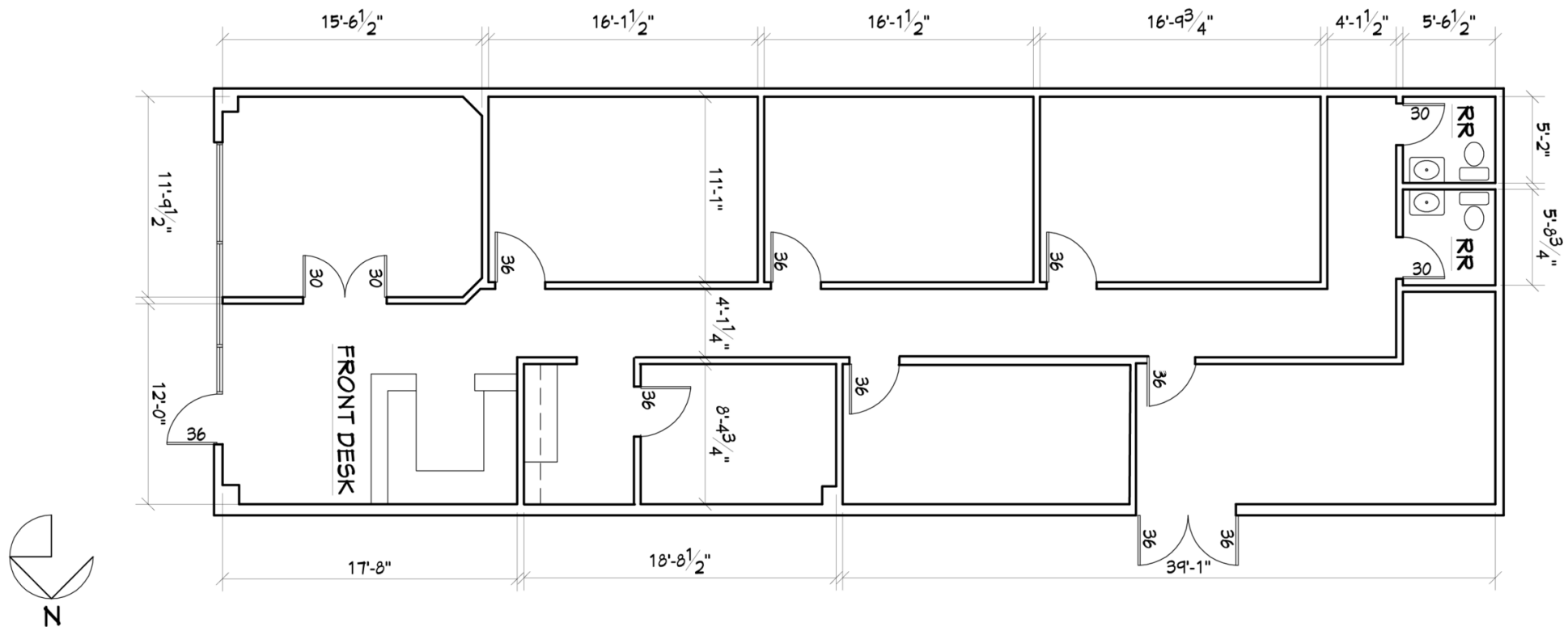
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2604 South 158th Plaza
 Omaha, NE 68130
 1728 SF

NOTE: ALL DIMENSIONS ARE APPROXIMATE
 FIELD VERIFY ALL DIMENSIONS

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
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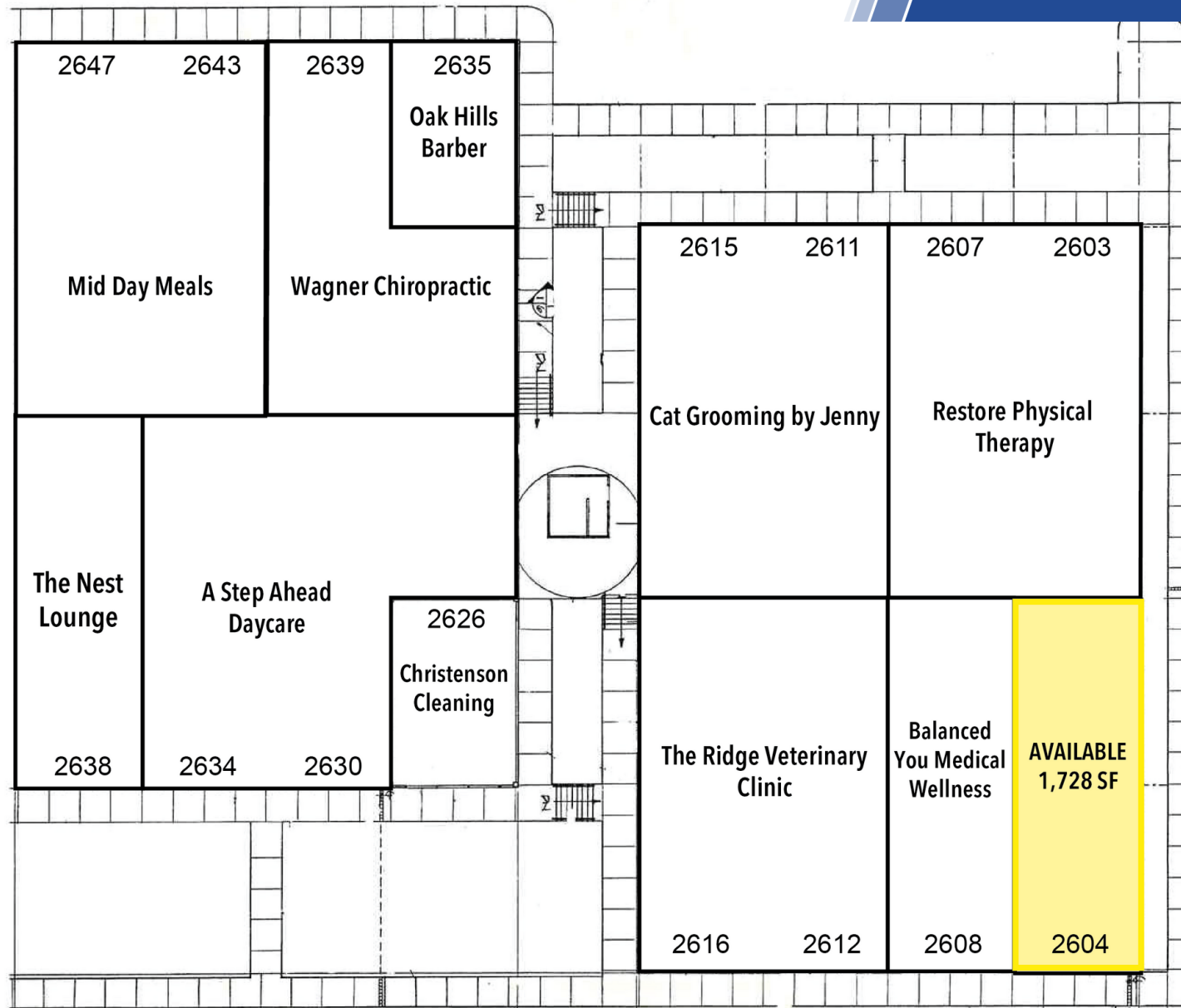
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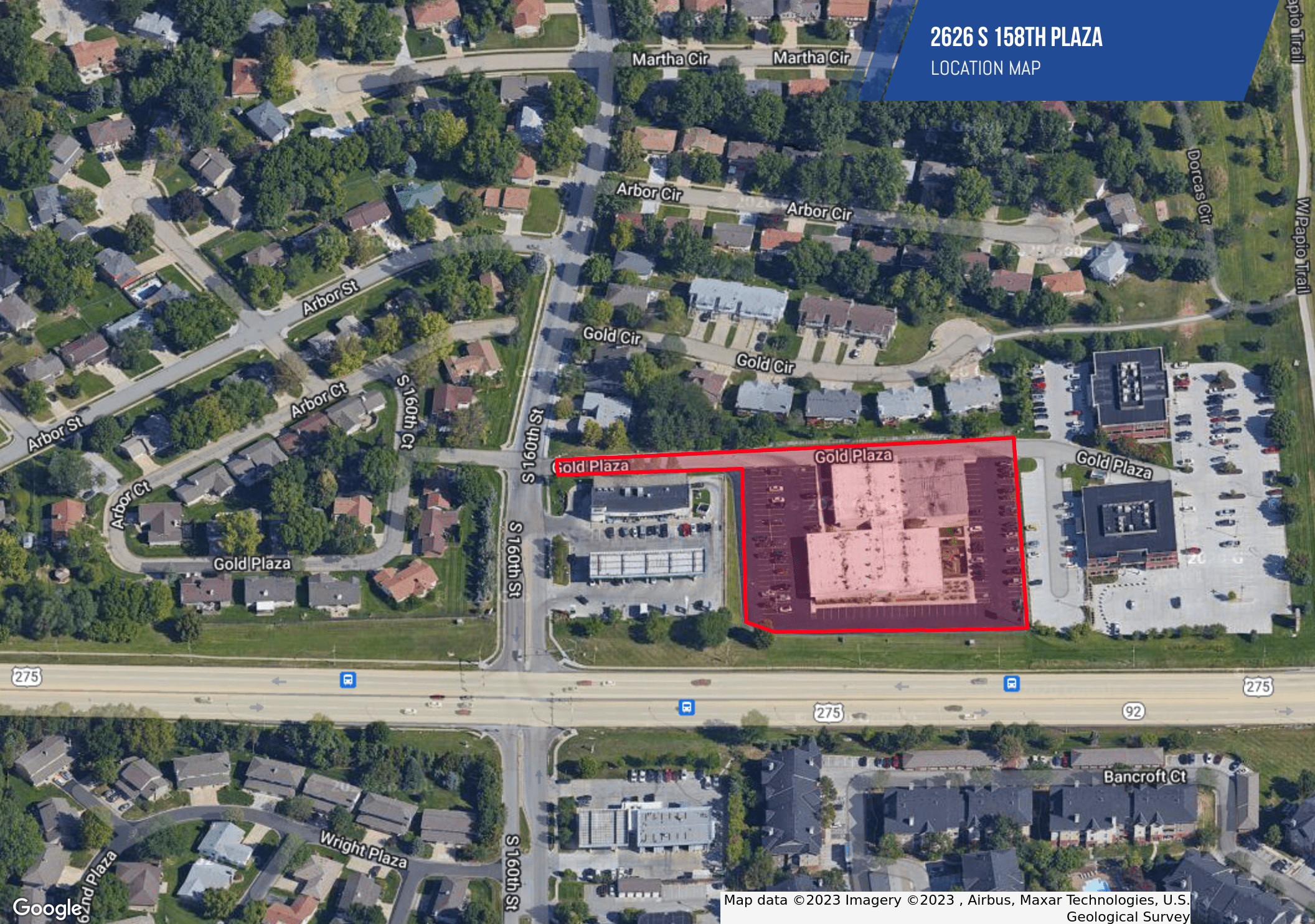
159th Plaza



158th Plaza

2626 S 158TH PLAZA

LOCATION MAP



Map data © 2023 Imagery © 2023 , Airbus, Maxar Technologies, U.S. Geological Survey

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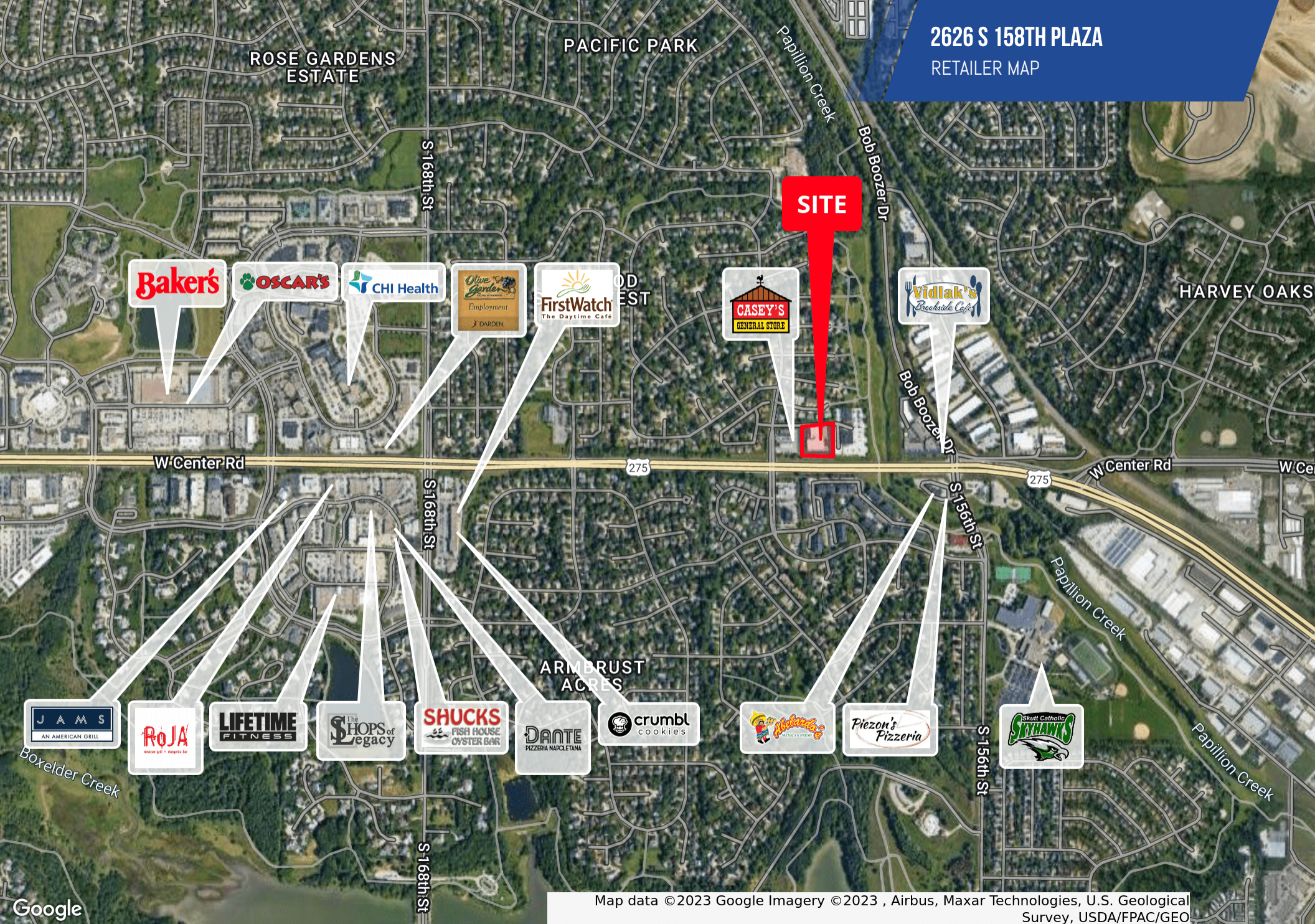
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RETAILER MAP



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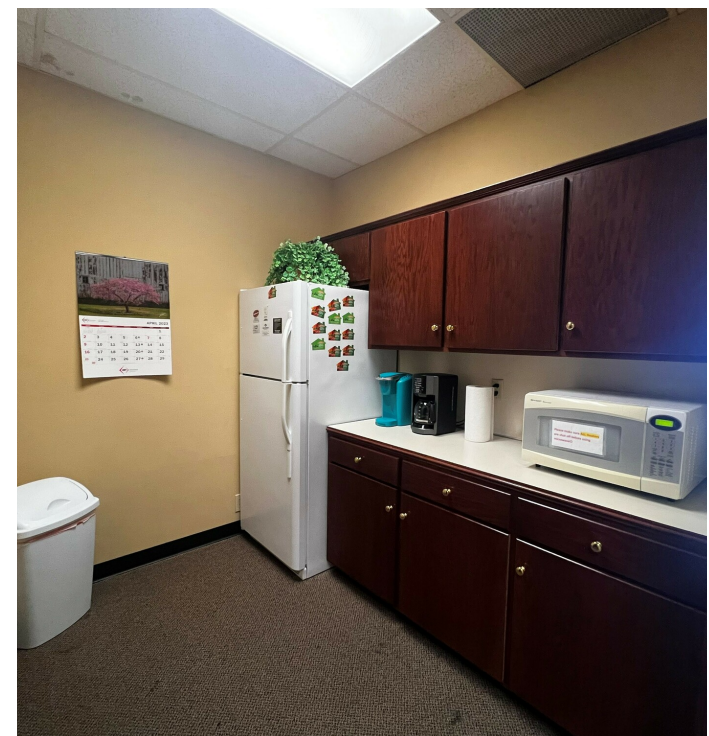
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ADDITIONAL PHOTOS



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