

# 333 SPRUCE ST

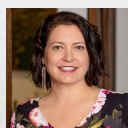
240 - 270 SF | \$795.00 - 880.00 SF/YR (FULL SERVICE)

333 SPRUCE ST, VALLEY, NE 68064



**INVESTORS  
REALTY INC.**

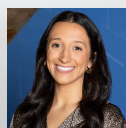
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## 333 SPRUCE ST

### EXECUTIVE SUMMARY

#### OFFERING SUMMARY

LEASE RATE:	\$795.00 - 880.00 SF/YR FULL SERVICE
Available SF:	240 - 270 SF
Building Size:	5,622 SF
Property Type:	Office Building
Year Built:	1900
Zoning:	C-2

#### PROPERTY OVERVIEW

Join Lighting Exteriors, Beckenhauer Construction, Vendor Work, Valley Chiropractic & Acupuncture, Alloy Solutions, and Creative You Door Decor.

#### PROPERTY HIGHLIGHTS

- Historic downtown corner building in Valley completely renovated in 2017
- Executive office with shared kitchenette/coffee bar and common area on the second floor
- 24-hour secured access
- Rent includes all utilities, taxes, and CAM

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**333 SPRUCE ST**

VALLEY, NE 68064

**BUILDING INFORMATION**

Building Size	5,622 SF
Min Divisible	240 SF
Max Contiguous	270 SF
Number Of Floors	2
Year Built	1900
Year Last Renovated	2017
Construction Status	Existing
Restrooms	Common
HVAC	Yes
Elevators	No

**PARKING & TRANSPORTATION**

Street Parking	Yes
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**SITE INFORMATION**

Cross-Streets	Spruce & Front St
County	Douglas
Zoning	C-2
Lot Size	6,534 SF
Location Description	Located on the corner of N Spruce & E Front Street in Valley, NE

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**DEMOGRAPHICS**

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	228	5,275	34,681
Total Households	88	2,012	12,677
Average HH Income	\$71,162	\$76,531	\$94,362

**AVAILABLE SPACES**

SPACE	SIZE	LEASE RATE
Office 6	240 SF	\$795.00 SF/yr (Full Service)
Office 3	270 SF	\$880.00 SF/yr (Full Service)

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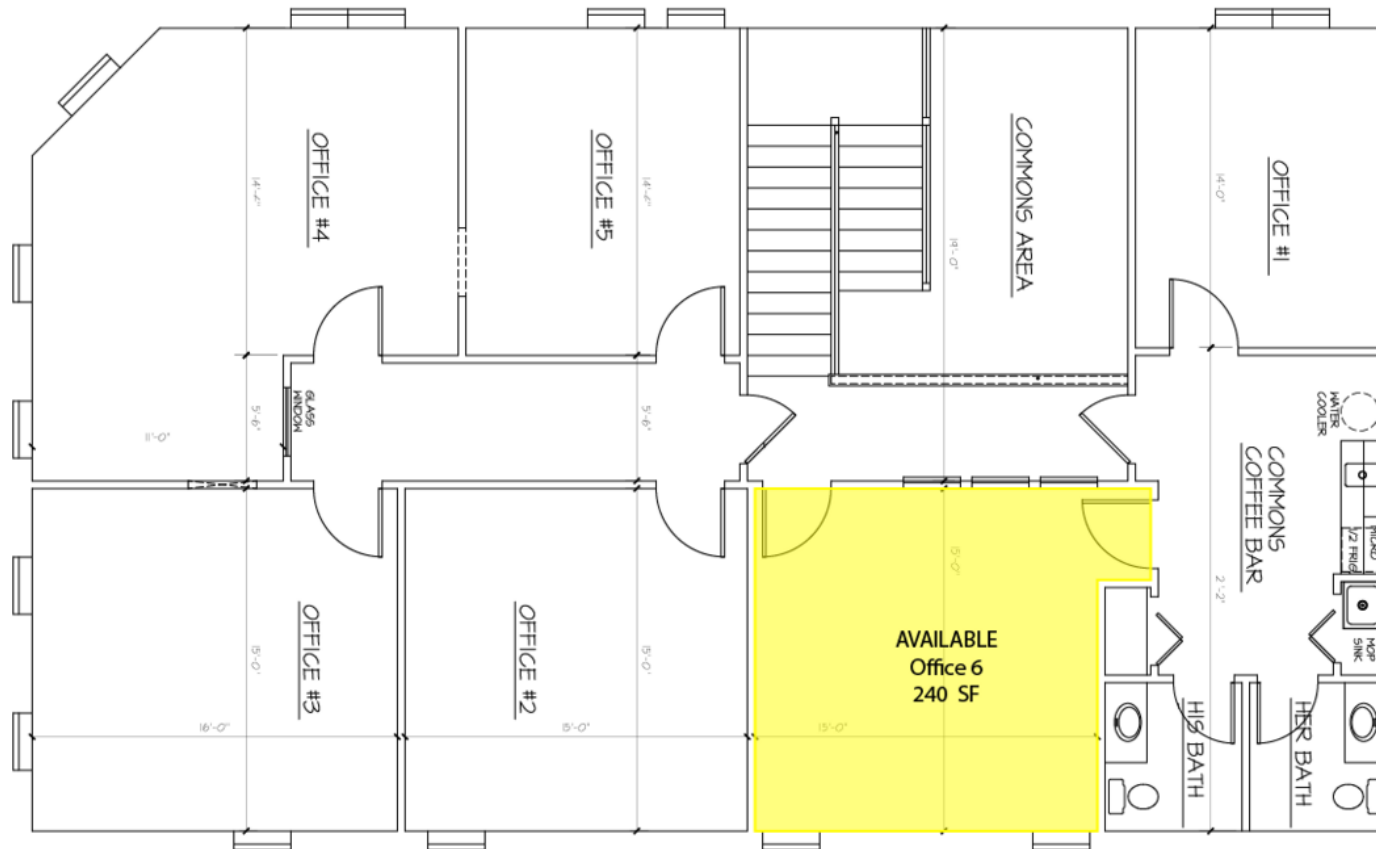
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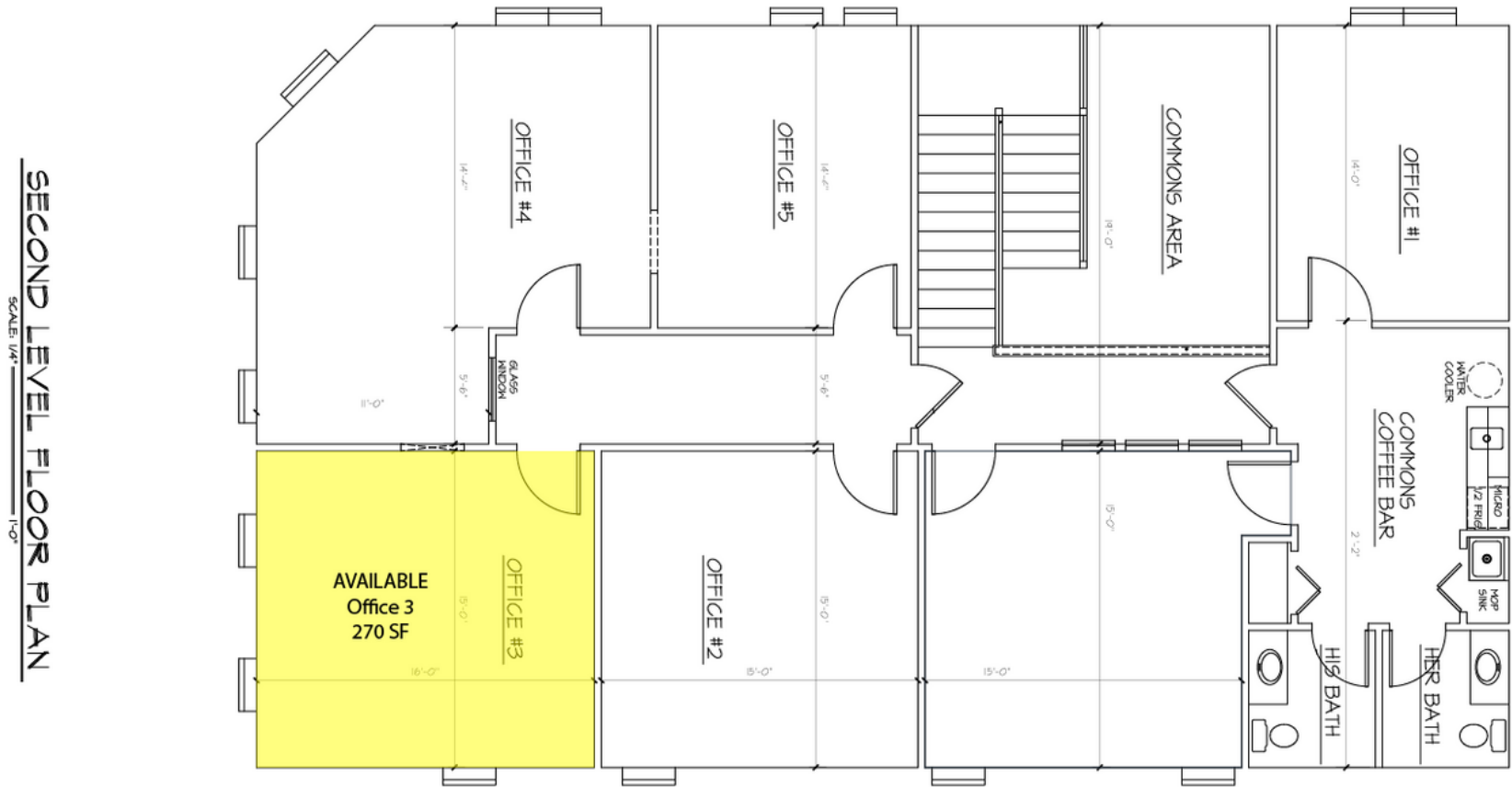
SECOND LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"



AVAILABLE SPACES

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Office 6	240 SF	\$795.00 SF/yr (Full Service)





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SPACE	SIZE	LEASE RATE
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RETAILER MAP



Map data ©2023 Imagery ©2023 , Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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ADDITIONAL PHOTOS



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