

# 52ND & LEAVENWORTH ST

2,380 SF | \$10.00 SF/YR (NNN)

808 S 52ND ST, OMAHA, NE 68106



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## OFFERING SUMMARY

LEASE RATE:	<b>\$10.00 SF/YR NNN</b>
Est. Op. Exp.	\$7.33
Available SF:	2,380 SF
Building Size:	9,637 SF
Property Type:	Office Building
Year Built:	1972
Zoning:	General Office

## PROPERTY OVERVIEW

Great Midtown location on 52nd & Leavenworth Streets.

## PROPERTY HIGHLIGHTS

- Former Elmwood Pharmacy space off 52nd & Leavenworth Street
- Building monument signage available
- Perfect for medical related use or general office

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**BUILDING INFORMATION**

Building Size	9,637 SF
Min Divisible	2,380 SF
Max Contiguous	2,380 SF
Ceiling Height	10 ft
Number Of Floors	2
Year Built	1972
Year Last Renovated	2007
Construction Status	Existing

**SITE INFORMATION**

County	Douglas
Zoning	General Office
Number Of Buildings	1
Location Description	52nd & Leavenworth

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Available SF	2,380 SF
Property Type	Office Building

**DEMOGRAPHICS**

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	15,009	133,920	298,202
Total Households	7,429	60,805	131,035
Average HH Income	\$86,025	\$66,550	\$64,826

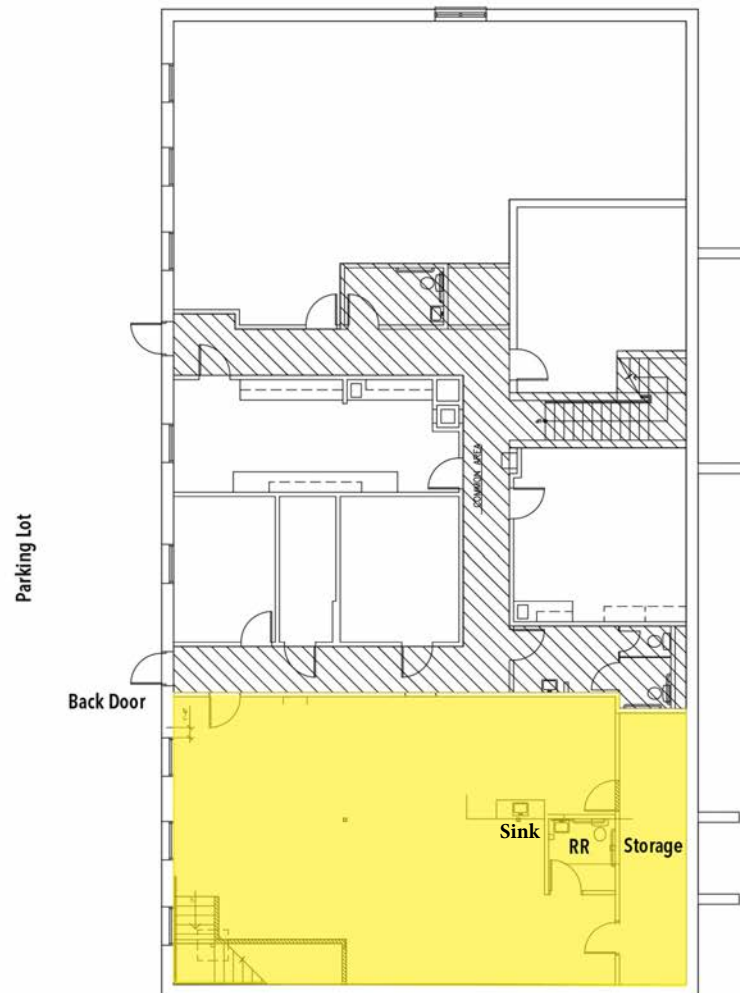
**AVAILABLE SPACES**

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
Suite 1	2,380 SF	\$10.00 SF/yr (NNN)	\$7.33	\$3,437.12

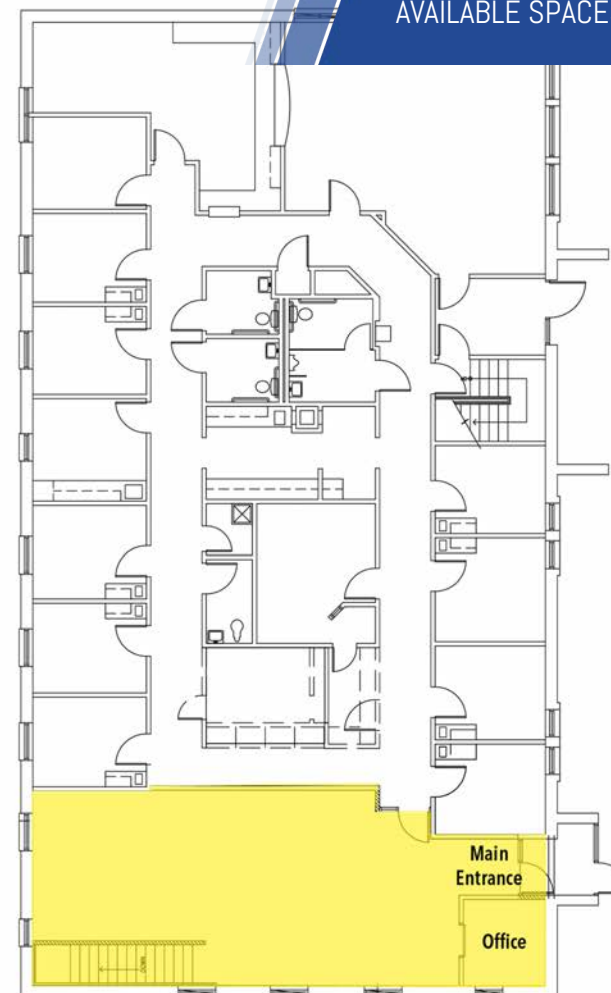
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**Lower Level**



**Main Level**

**AVAILABLE SPACES**

SPACE	SIZE	LEASE RATE	EST. OP. EXP	EST. TOTAL / MO.
Suite 1	2,380 SF	\$10.00 SF/yr (NNN)	\$7.33	\$3,437.12

808 S 52ND ST  
CLOSE VIEW AERIAL



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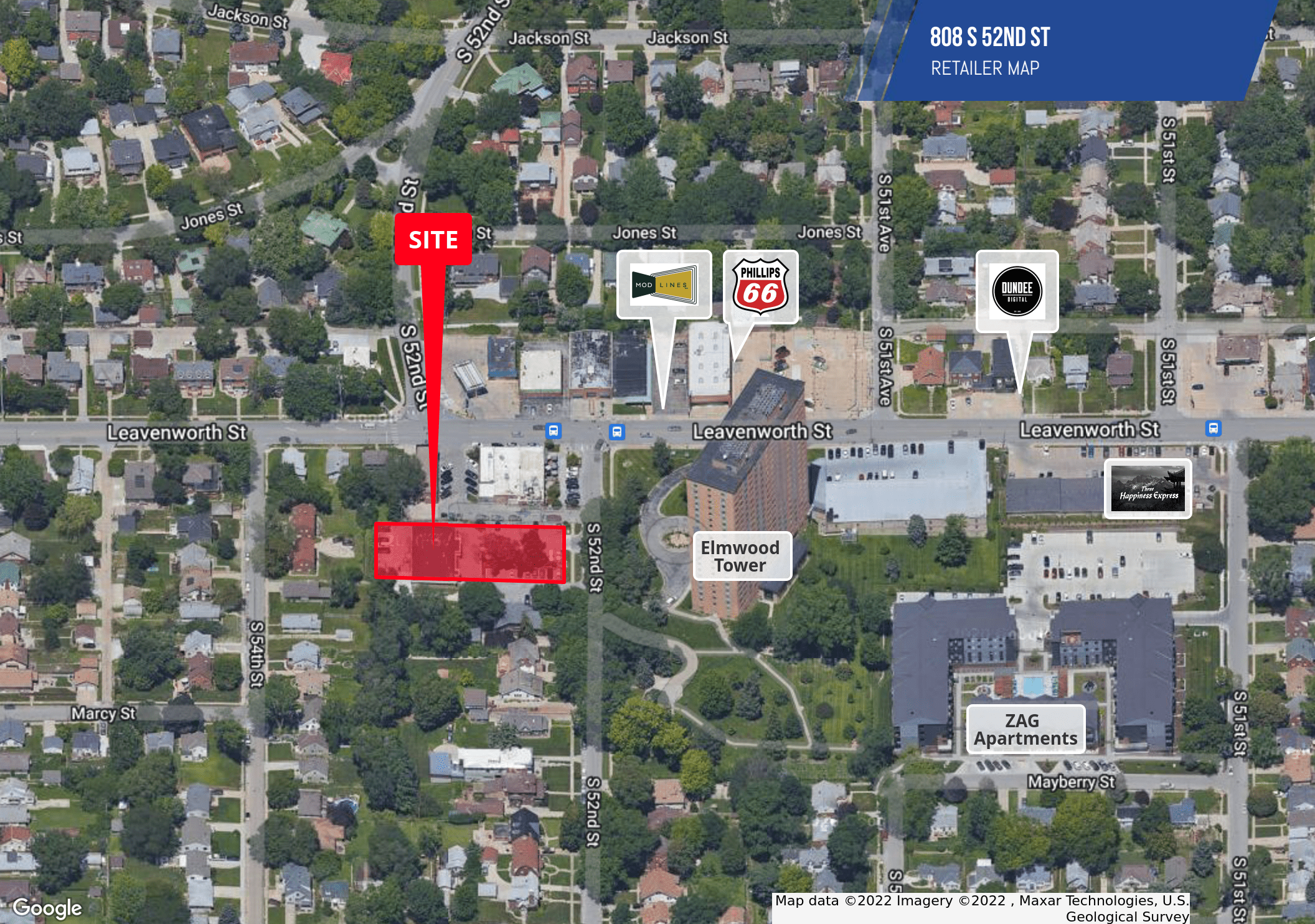
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808 S 52ND ST  
RETAILER MAP



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Geological Survey



**YOUR  
NAME  
HERE**

808 S. 52nd St



**Nebraska  
Medicine**

SPECIALTY  
CARE CENTER

**808 S 52ND ST**  
ADDITIONAL PHOTOS



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