

9805 Q STREET

Omaha, NE 68127

23,965 SF Premier Office Space | For Lease



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PROPERTY OVERVIEW

- Convenient central location
- Adjacent to many retailers and services
- In the immediate vicinity of over 2,700+ apartment units
- On-site break room
- Attractive 9:1 parking ratio
- Flexible floor plans
- Renovated in 2021

PROPERTY HIGHLIGHTS

Lease Rate	\$11.65 PSF NNN
Expenses	\$8.33
Total Available	23,965 SF
Min Divisible	6,000 SF
Max Contiguous	23,965 SF
Building Size	53,072 SF
Year Built/Renovated	1989/2021
Land Area	9.2 Acres
Zoning	CC
Parking Ratio	9:1000



AVAILABILITIES

SUITE	SF	PRICE/SF	AVAILABLE
Suite 100	11,825	\$11.65	Immediately
Suite 105	6,000	\$11.65	Immediately
Suite 110	6,140	\$11.65	Immediately

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PHOTOS



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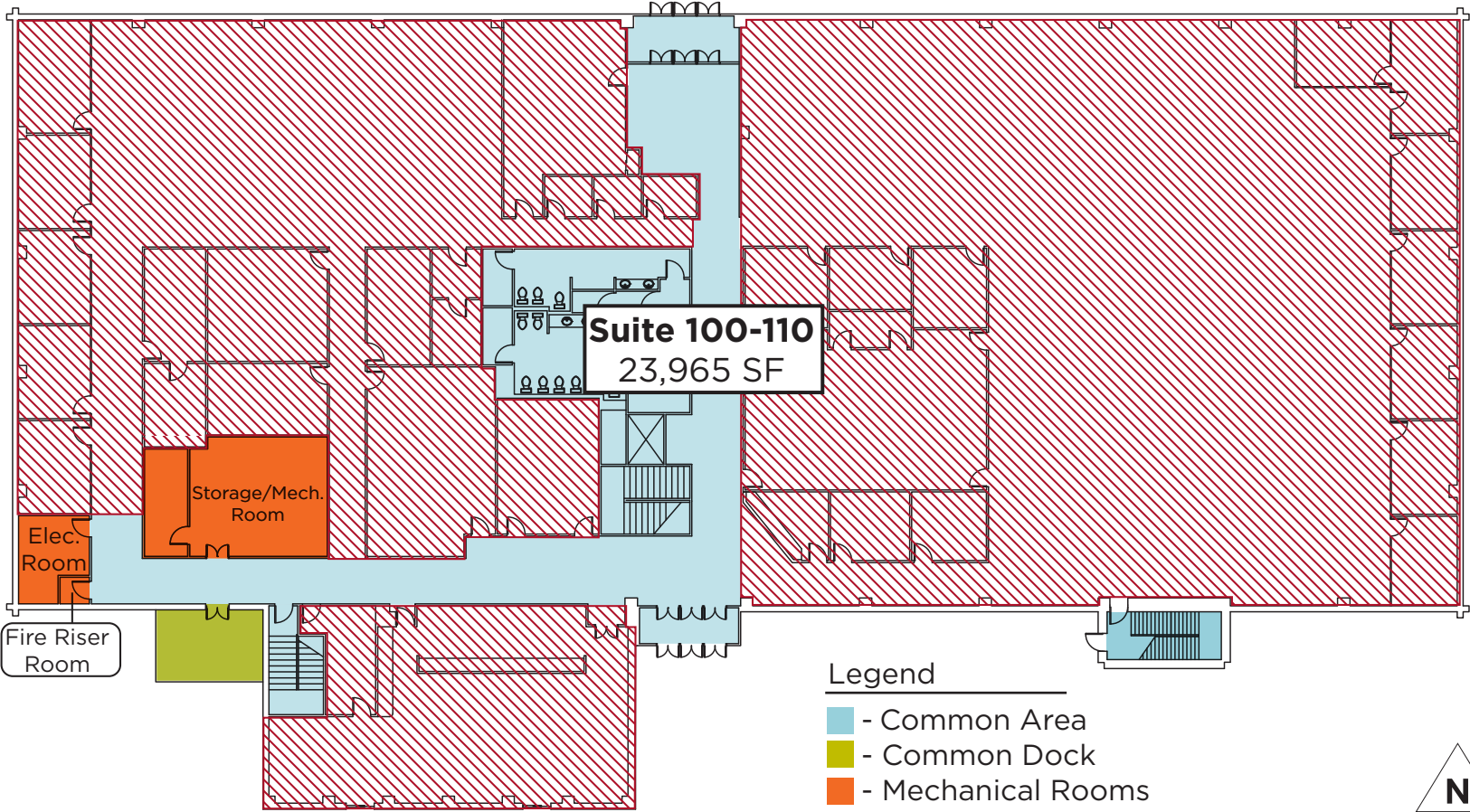
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FLOOR PLAN



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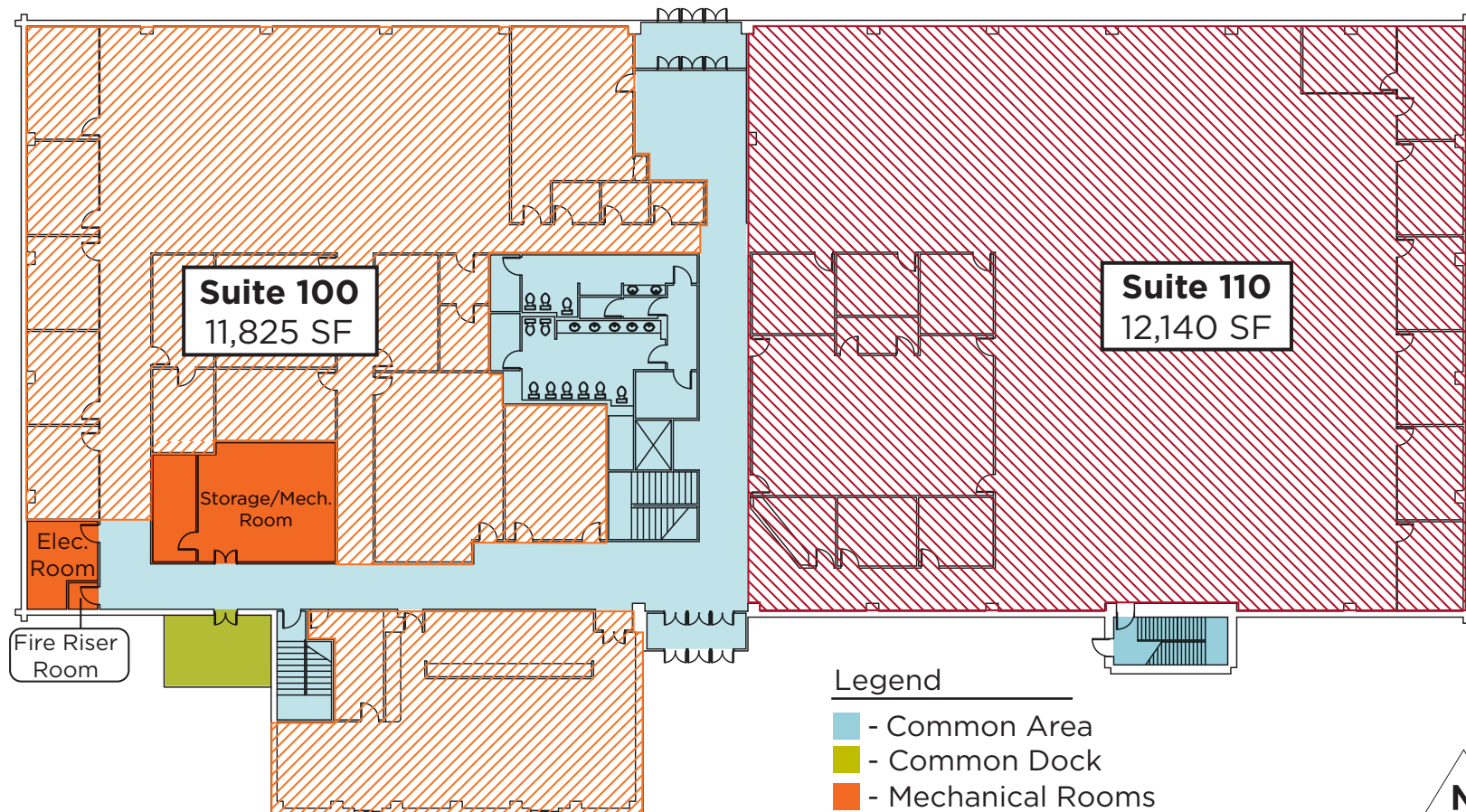
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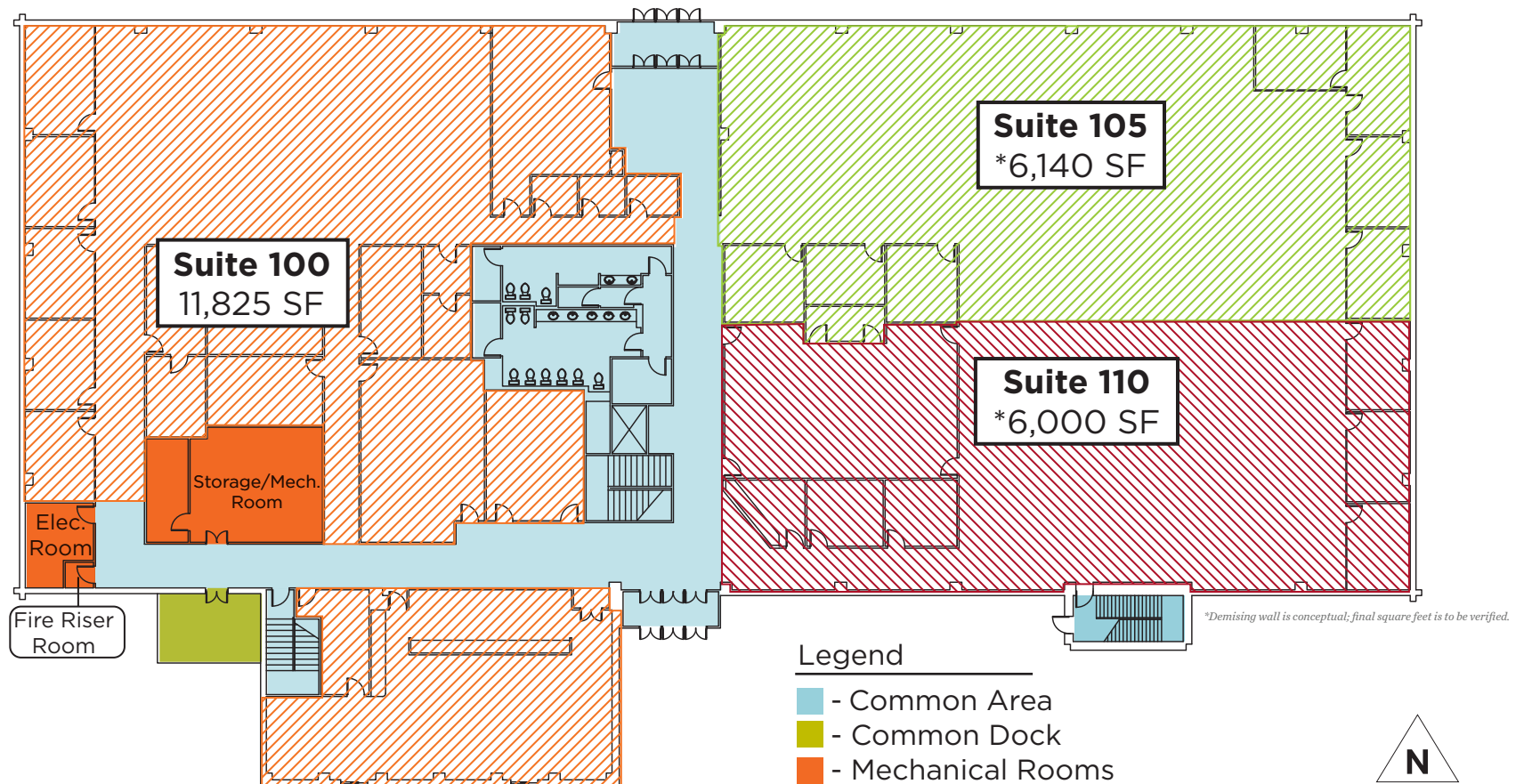
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TRADE MAP



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