

**3213 S. 24TH STREET**  
Omaha, NE 68108

3,380 SF Turnkey Medical Office | For Lease



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## PROPERTY OVERVIEW




This prime medical office of approximately 3,380 SF, is a turnkey solution featuring nine (9) private exam rooms, nurses station, break room, ADA-compliant restrooms, and a recreation area. It boasts a prime location at 24th and Vinton Street, serving Downtown Omaha, South Omaha, and Council Bluffs, with direct access to I-80. The office is finished to a high quality, ensuring a professional and comfortable environment for both staff and patients.

## PROPERTY HIGHLIGHTS

Lease Rate	\$12.00 PSF NNN
NNN Expenses	Est. \$4.50 PSF
Total Available	3,380 SF
Building Size	7,080 SF
Year Built	1957
Total Site Area	49,050 SF
Zoning	CC
Parking Ratio	3:1000



## NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 Mile	16,879	\$52,998	5,774
3 Miles	116,563	\$51,422	52,161
5 Miles	247,274	\$54,330	108,423

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## Photos



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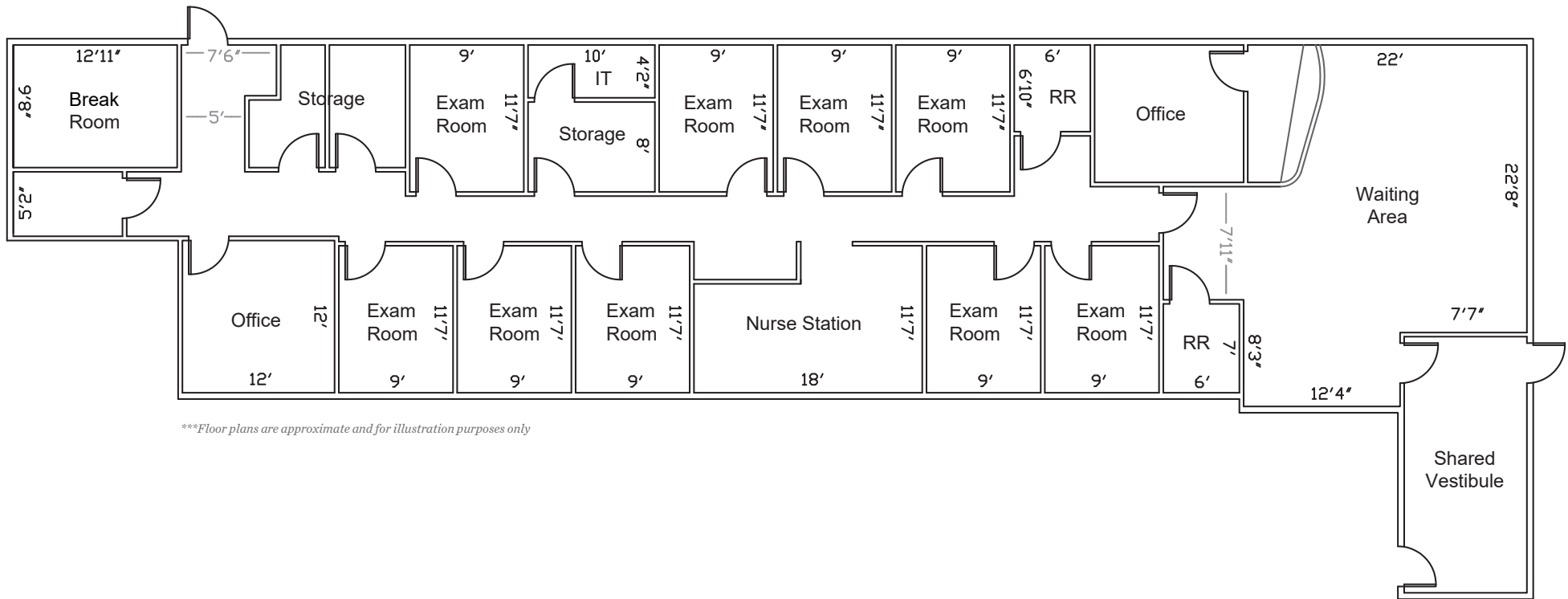
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## Floor plan



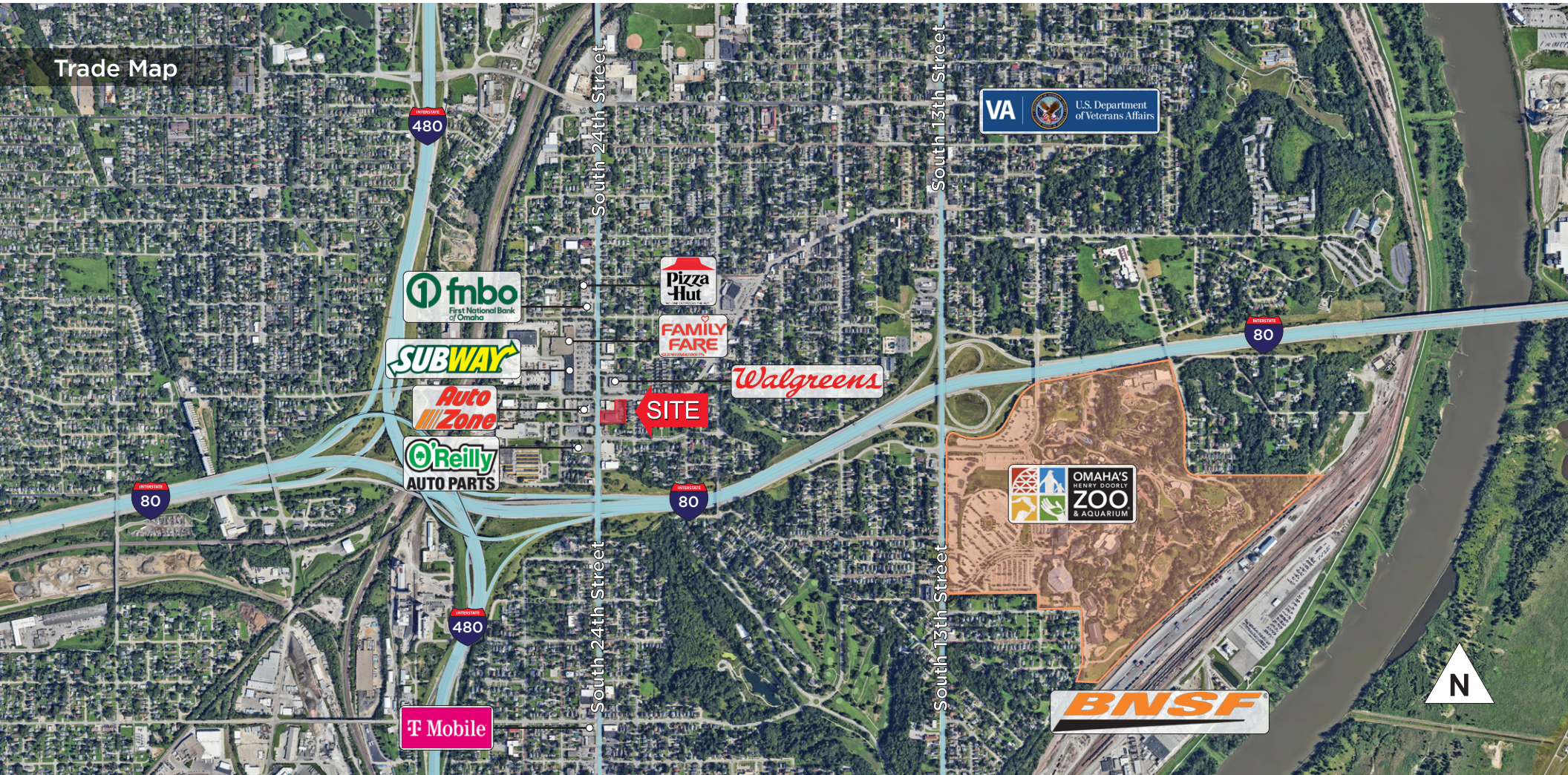
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