



117 North 32nd Avenue
Omaha, NE 68131

**10,822 SF Office Space
For Lease**

PROPERTY HIGHLIGHTS

Within walking distance to any of the many restaurants, shops and amenities that Midtown Crossing has to offer. Be part of the rapid growth in midtown! Building provides front door parking access and covered parking in the back. Conveniently located just north of Midtown Crossing with easy access to Dodge Street.



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Availability

Lease Rate	\$17.00 PSF Full Service
Total Available	10,822 SF
Total Contiguous	8,532 SF (Upper Level)

Suite	Square Feet (min - max)	Price/SF NNN	Date Available
LL	1,000 - 1,290	\$17.00	Immediately
UL	8,532 - 8,532	\$17.00	Immediately

Property Highlights

Building Size	11,658 SF
Year Built	1967
No. of Floors	2
Total Site Area	0.31 AC
Zoning	GO

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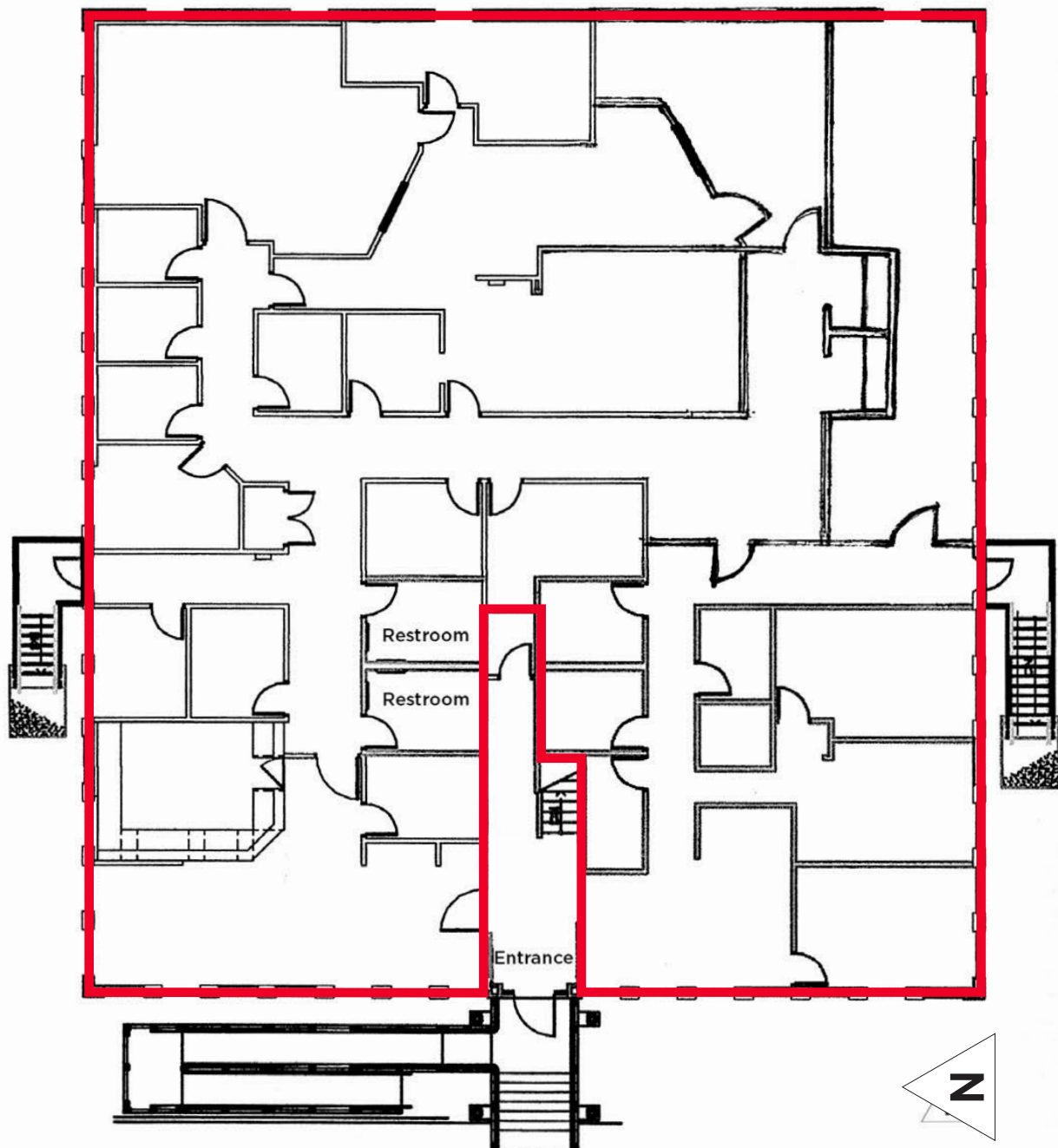
Property Photos



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Upper Level: 8,352 SF



** Floor plan measurements are approximate and are for illustration purposes only.

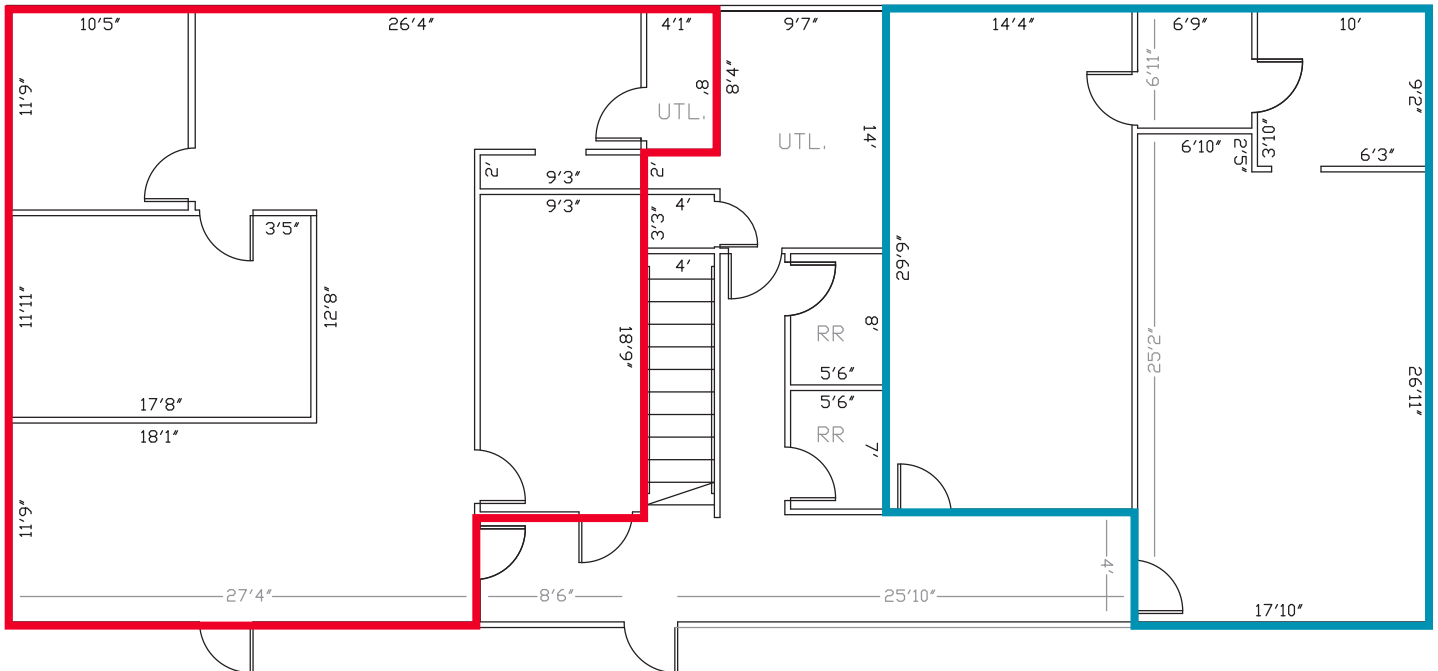
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Lower Level

LL Suite 1: 1,290 SF

LL Suite 2: 1,000 SF



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Trade Map

