

2132 SOUTH 42ND STREET

Omaha, NE 68105

3,970 SF Free Standing Office Building | For Lease



Andrew Bennett | Senior Associate, Industrial Specialist | andrew.bennett@lundco.com | +1 402 548 4062
Noah Ludwick | Associate | noah.ludwick@lundco.com | +1 402 548 4049

LUNDCO.COM

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COMPANY

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PROPERTY OVERVIEW

Affordable office space available on the lower level of the recently renovated Veterans Affairs Clinic. The space offers a flexible floor plan with a mix of private offices and open workspace that can be easily reconfigured to fit a variety of future users. This would be a great site for a complimentary service to the Veterans Affairs Clinic or even a small daycare user. Plenty of nearby amenities available as the property is just over a mile South of the Midtown/Blackstone area. Contact an agent for additional details or to schedule a tour.

PROPERTY HIGHLIGHTS

Lease Rate	\$10.50 NNN
Operating Expenses	\$0.83 PSF
Tenancy	Multiple
Total Available	3,970 SF
Minimum Divisible	1,985 SF
Building Size	8,251 SF
Year Built/Renovated	1960/1997/2022
Total Site Area	0.43 Acres
Floors	Two Stories
Zoning	Central Office



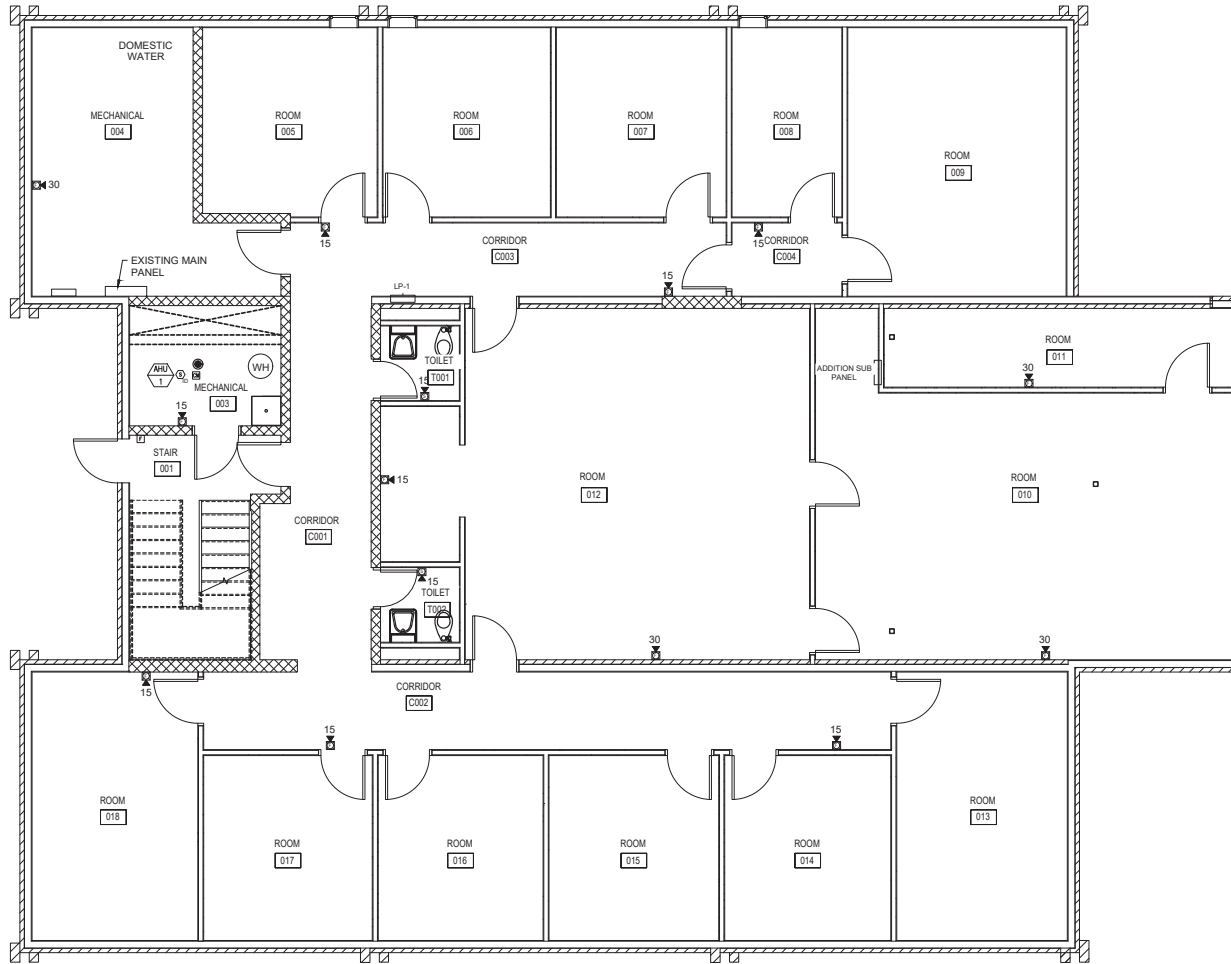
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FLOOR PLAN



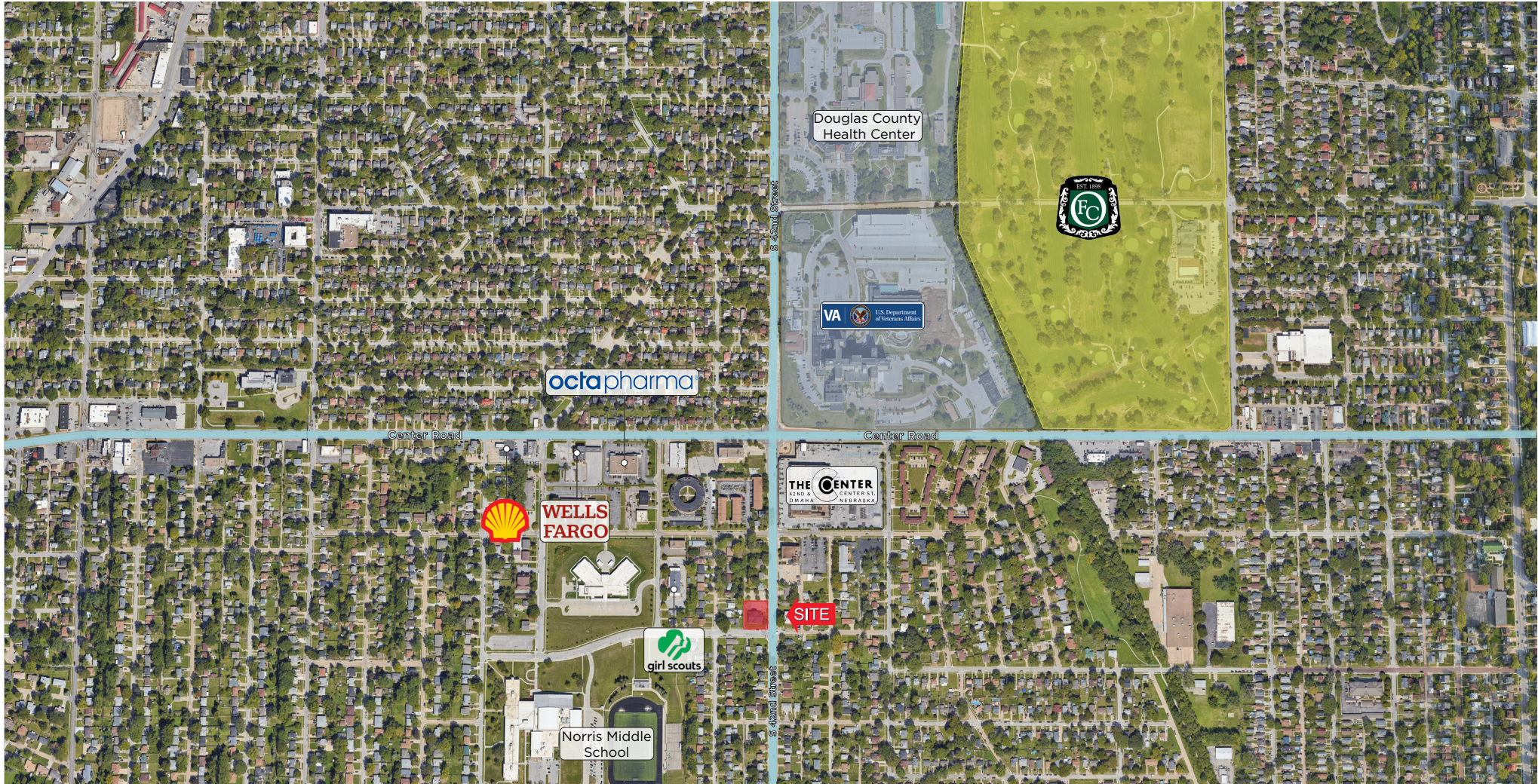
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