

9,933 SF OFFICE SPACE AVAILABLE

4610 S. 133RD STREET

Omaha, NE 68137





PROPERTY DESCRIPTION

Located in one of Omaha's most sought-after industrial/flex corridors, this 9,933 SF office space offers a unique opportunity to sublease recently renovated, high-quality office space within a versatile flex building. Situated just off 133rd and I Street, the property provides excellent accessibility and visibility in a thriving business hub.

The space features modern finishes, open workspace and private office configurations, and updated infrastructure ideal for a variety of professional uses. With sublease availability through November 30, 2027, this is a turnkey solution for tenants seeking immediate occupancy in a dynamic and growing area.

BUILDING HIGHLIGHTS

\$13.00 SF NNN

**RENTAL
RATE**

9,933 SF

**TOTAL
AVAILABLE**

1984/2020

**YEAR BUILT/
RENOVATED**

GI

ZONING

PARKING RATIO

5.00/1000

29,308 SF

**BUILDING
SIZE**

\$5.09 PSF

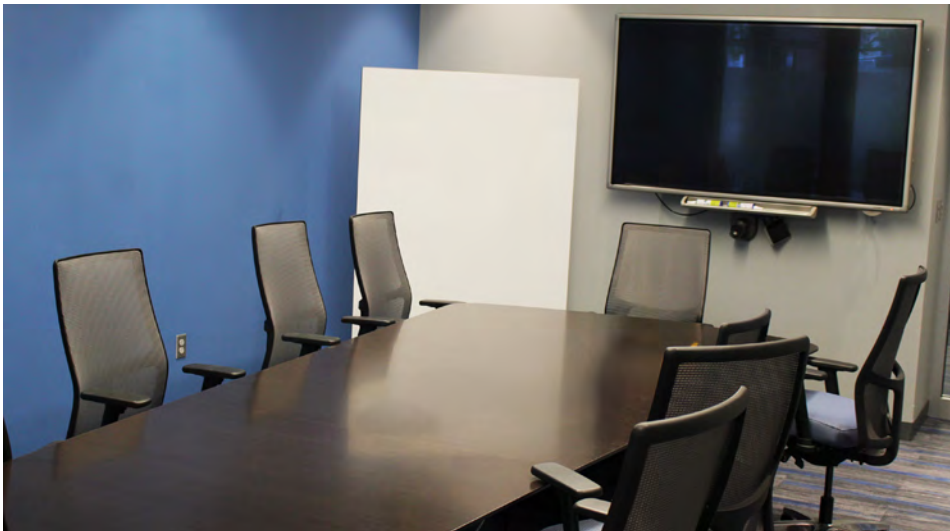
**TOTAL OPERATING
EXPENSES**

2.44 AC

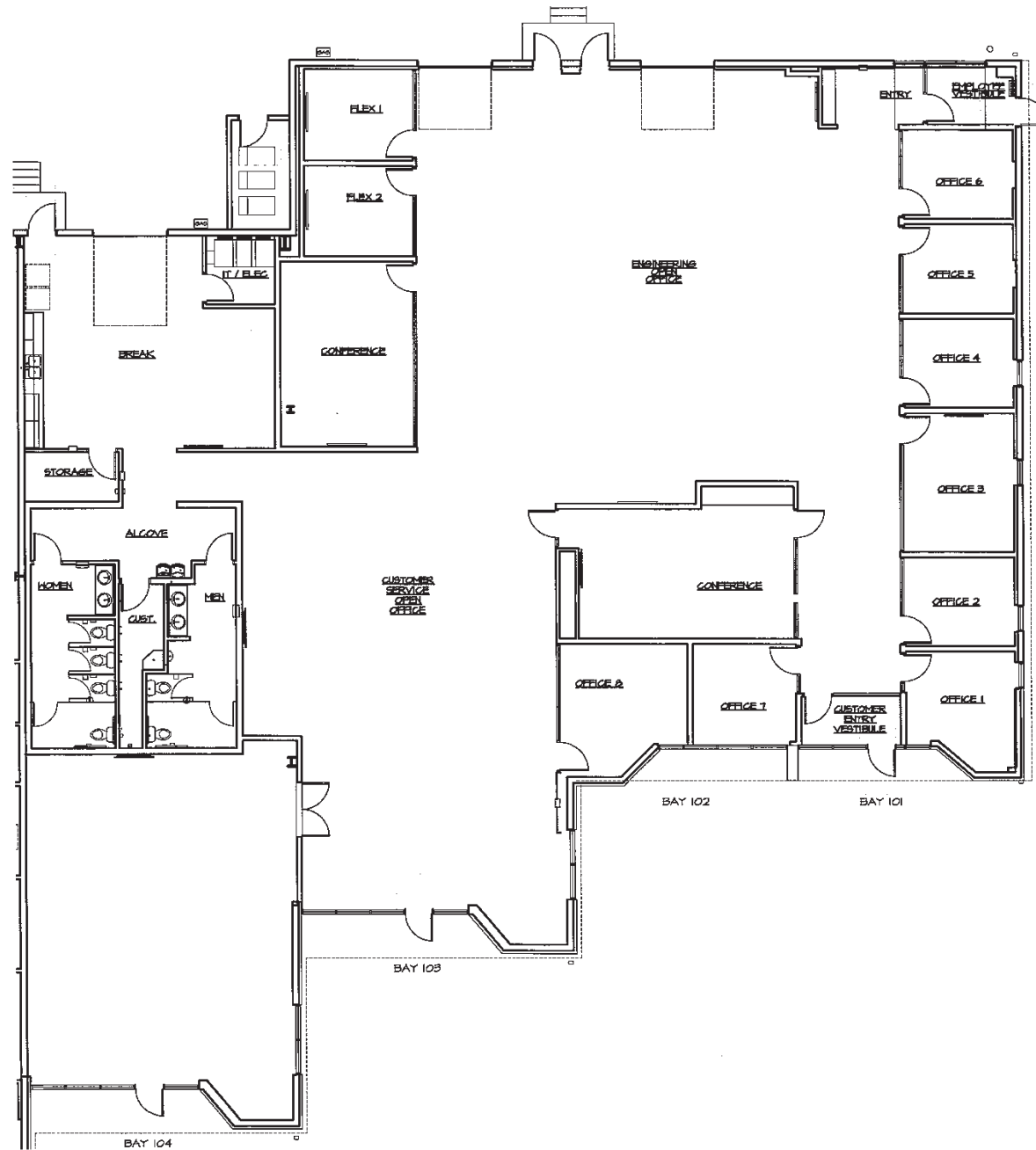
**SITE
AREA**



PROPERTY PHOTOS



FLOOR PLAN



FOR MORE INFORMATION, PLEASE CONTACT:

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