



1702 CUMING STREET

OMAHA, NE 68102

4,000 SF Available For Lease



PROPERTY HIGHLIGHTS

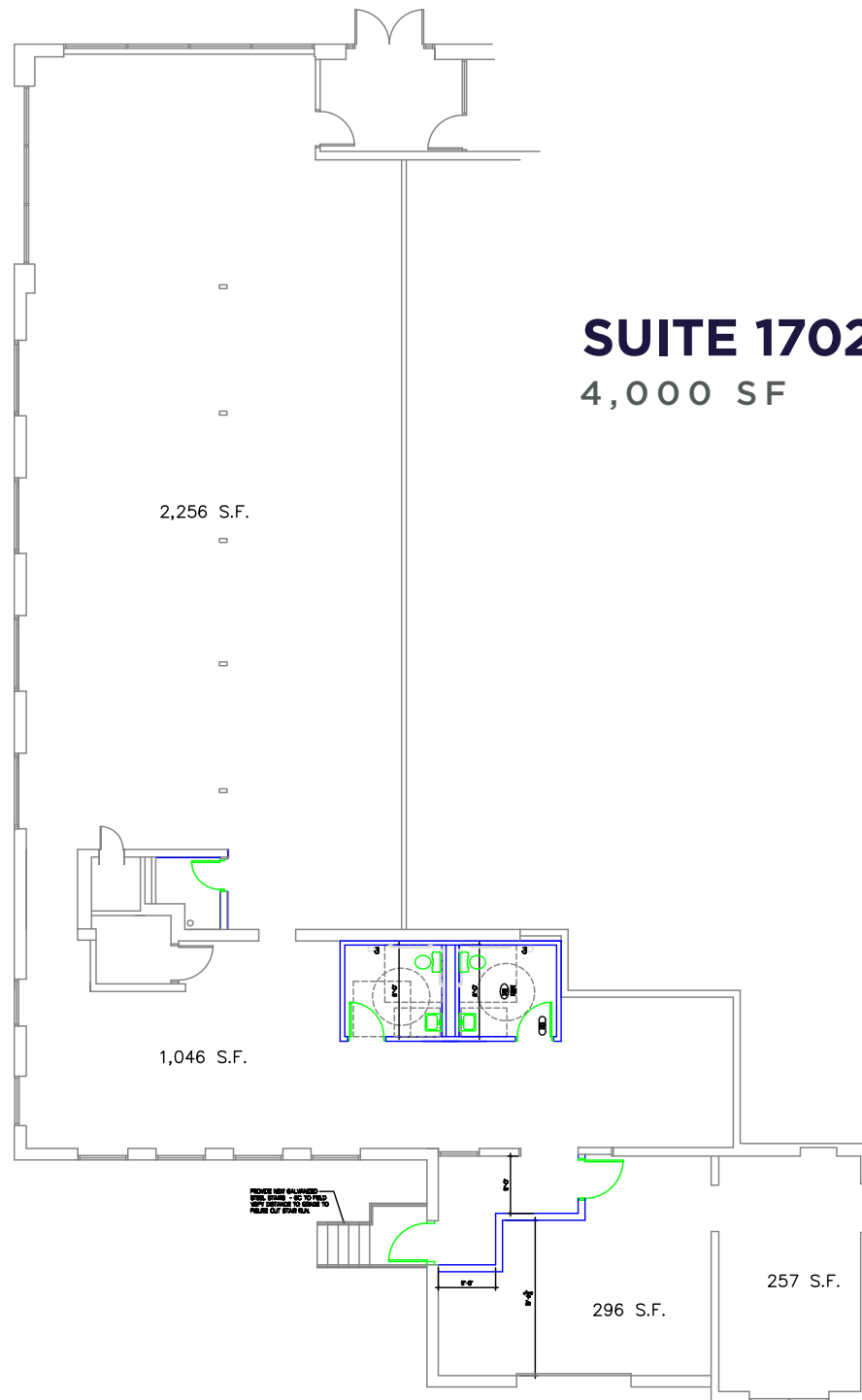
Downtown retail opportunity for lease at 17th and Cuming Street, with designated off-street parking perfect for a boutique, service user or a light flex user. The space is equipped with a garage door for convenient deliveries.



PROPERTY DETAILS

Lease Rate:	\$17.00 PSF NNN	Year Built/Renovated:	1906/2015
Total Building Size:	6,400 SF	Clearance Height:	18'
Available SF:	4,000 SF	HVAC	14 Ton (Rooftop Unit)
Operating Expenses:	\$7.50 PSF	Total Site Area:	0.21 AC (9,148 SF)
Date Available:	8/1/2025	Zoning:	DS-ACI-1 (PL)

FLOOR PLAN

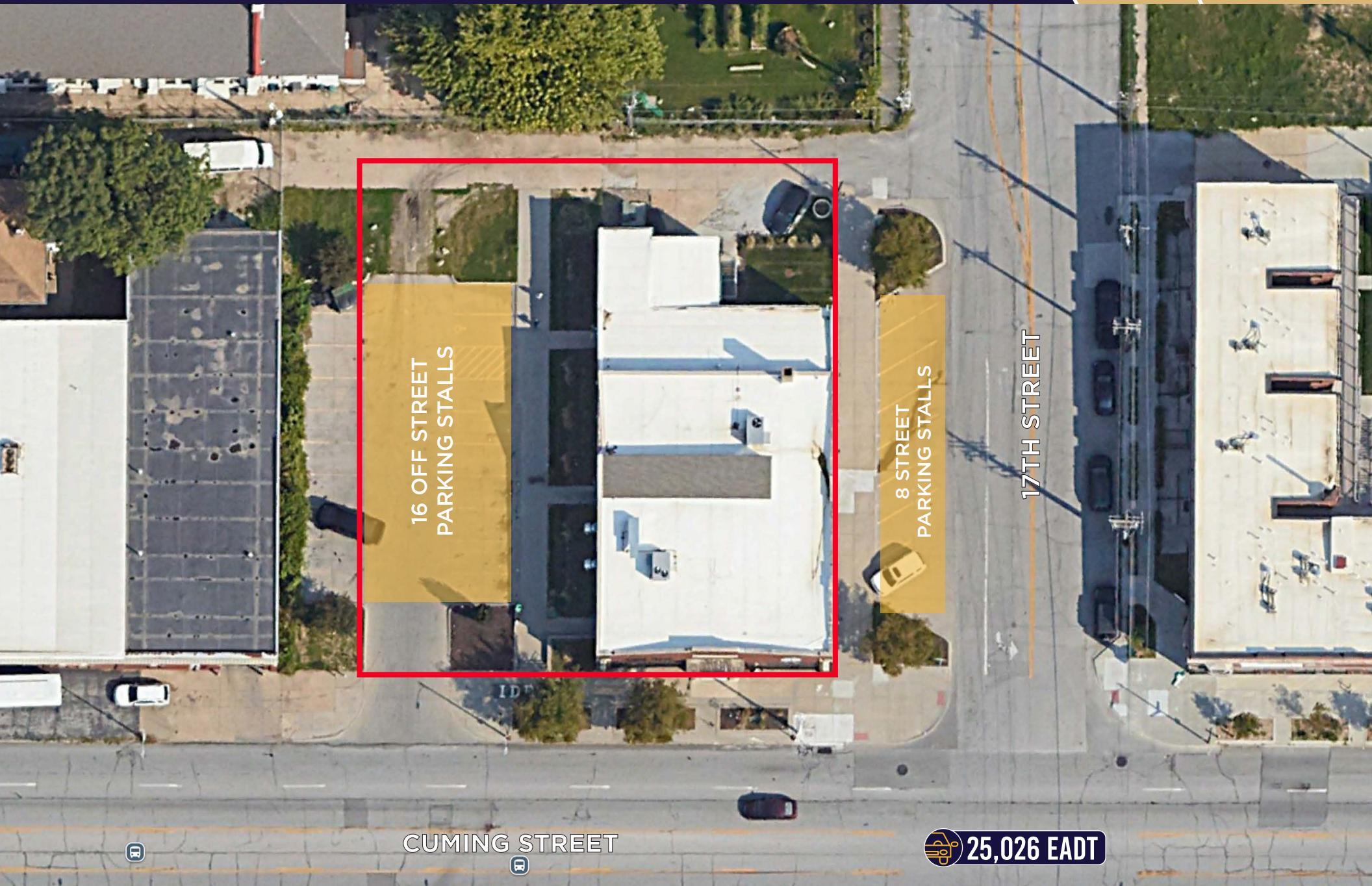


** Floor plan measurements are approximate and are for illustration purposes only.

EXTERIOR PHOTOS



PARKING



16 OFF STREET
PARKING STALLS

8 STREET
PARKING STALLS

17TH STREET

CUMING STREET

25,026 EADT

AERIAL MAP



BOYS & GIRLS CLUBS



metro



MILLWORK
COMMONS



CUMMING STREET



SITE



Kiewit



CHI Health Center
OMAHA



Creighton
UNIVERSITY



MIDTOWN
CROSSING



Omaha World-Herald



THE
CAPITOL
DISTRICT



INTERSTATE
480



INTERSTATE
480



INTERSTATE
75



**CUSHMAN &
WAKEFIELD**

LUND
COMPANY

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