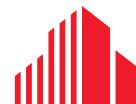




2,072 SF OFFICE/RETAIL SPACE FOR LEASE

SW PLAZA

4601 S. 50TH STREET / OMAHA, NE 68117



CUSHMAN &
WAKEFIELD

LUND
COMPANY

SW PLAZA

4601 S 50TH STREET

Property Features

Affordable office opportunity located in the heart of South-Central Omaha. Conveniently located directly near the intersection of 50th and L Street and minutes away from interstate access. Suite 302 offers a recently renovated and functional floor plan consisting of a mix of private offices and open workspace. Suite 311 offers an open floor plan that can be adjusted to fit a variety of needs.

Lease Rate: \$11.00 - \$13.00 PSF NNN

Building Size: 20,472 SF

Space Available: 2,072 SF

Minimum Divisible: 687 SF

Max Contiguous: 1,385 SF

Total Site Area: 1.13 AC

Zoning: CC

Year Built: 1964

Number of Floors: 2 floors

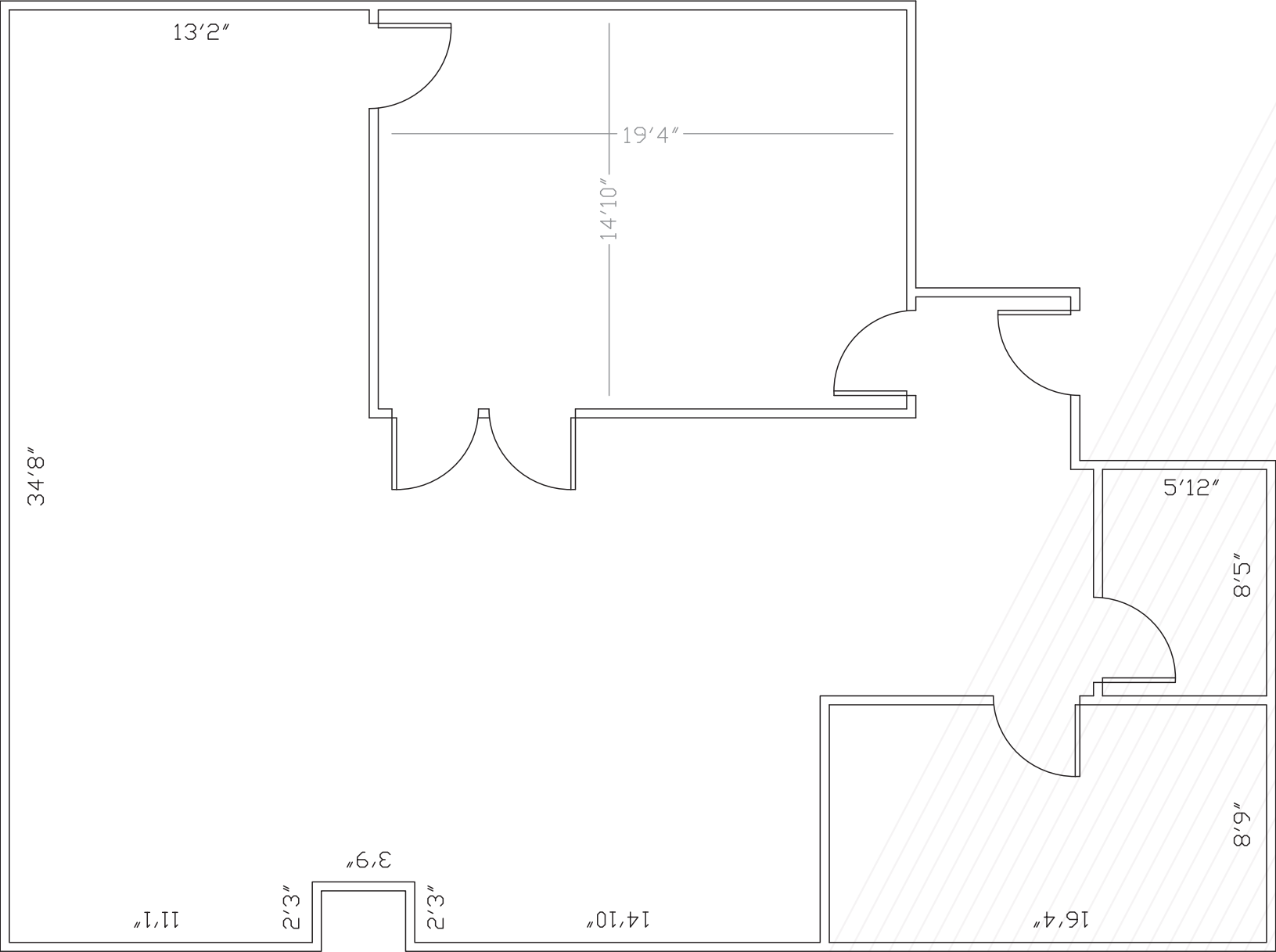
Traffic Count: 35,000 EADT

| SUITE | SF | PRICE PER SF | AVAILABILITY |
|-------|----------|--------------|---------------|
| 301 | 1,385 SF | \$11.00 | IMMEDIATELY |
| 311 | 687 SF | \$13.00 | NOVEMBER 2025 |

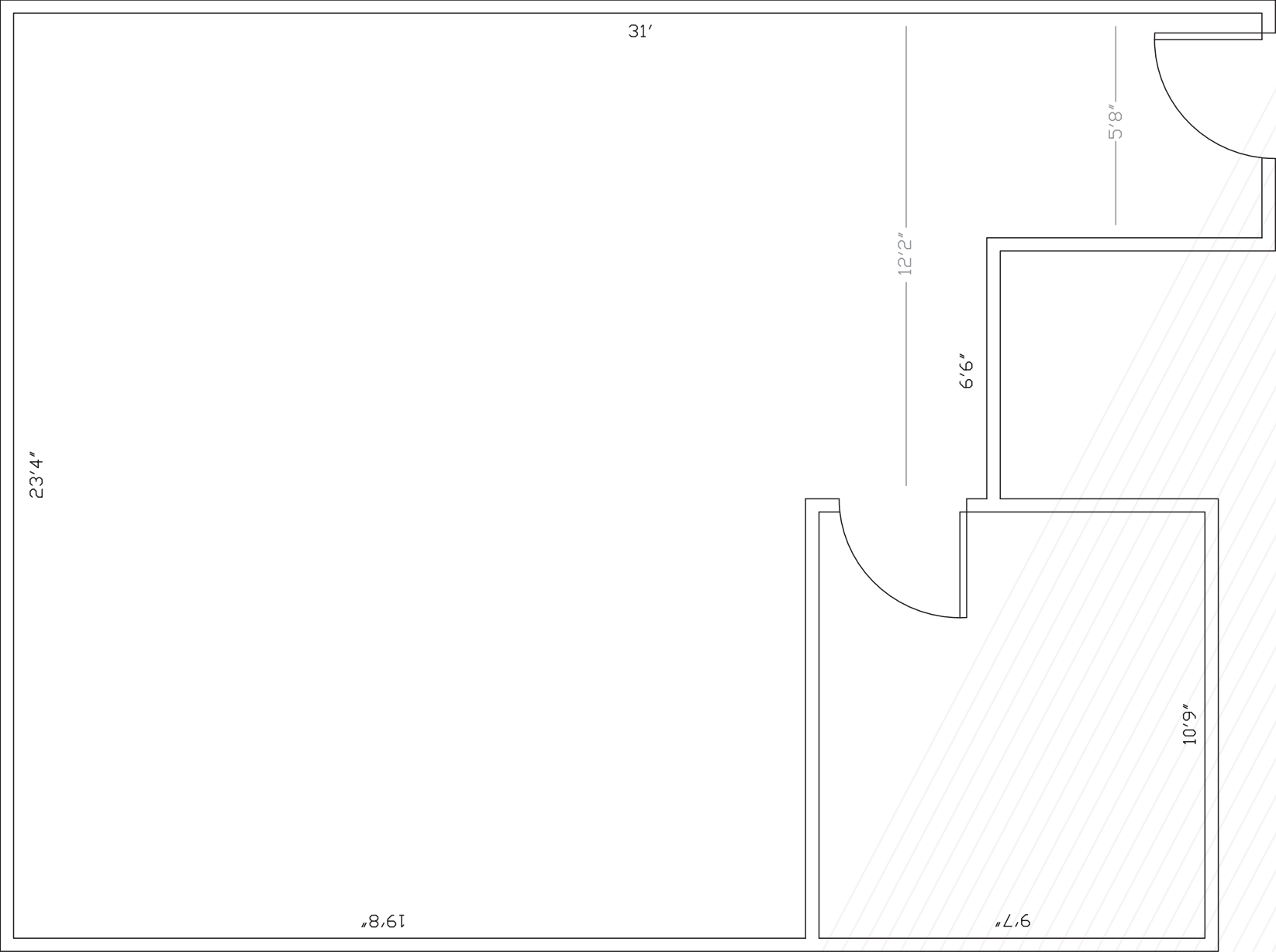


FLOOR PLAN

SUITE 301: 1,385 SF

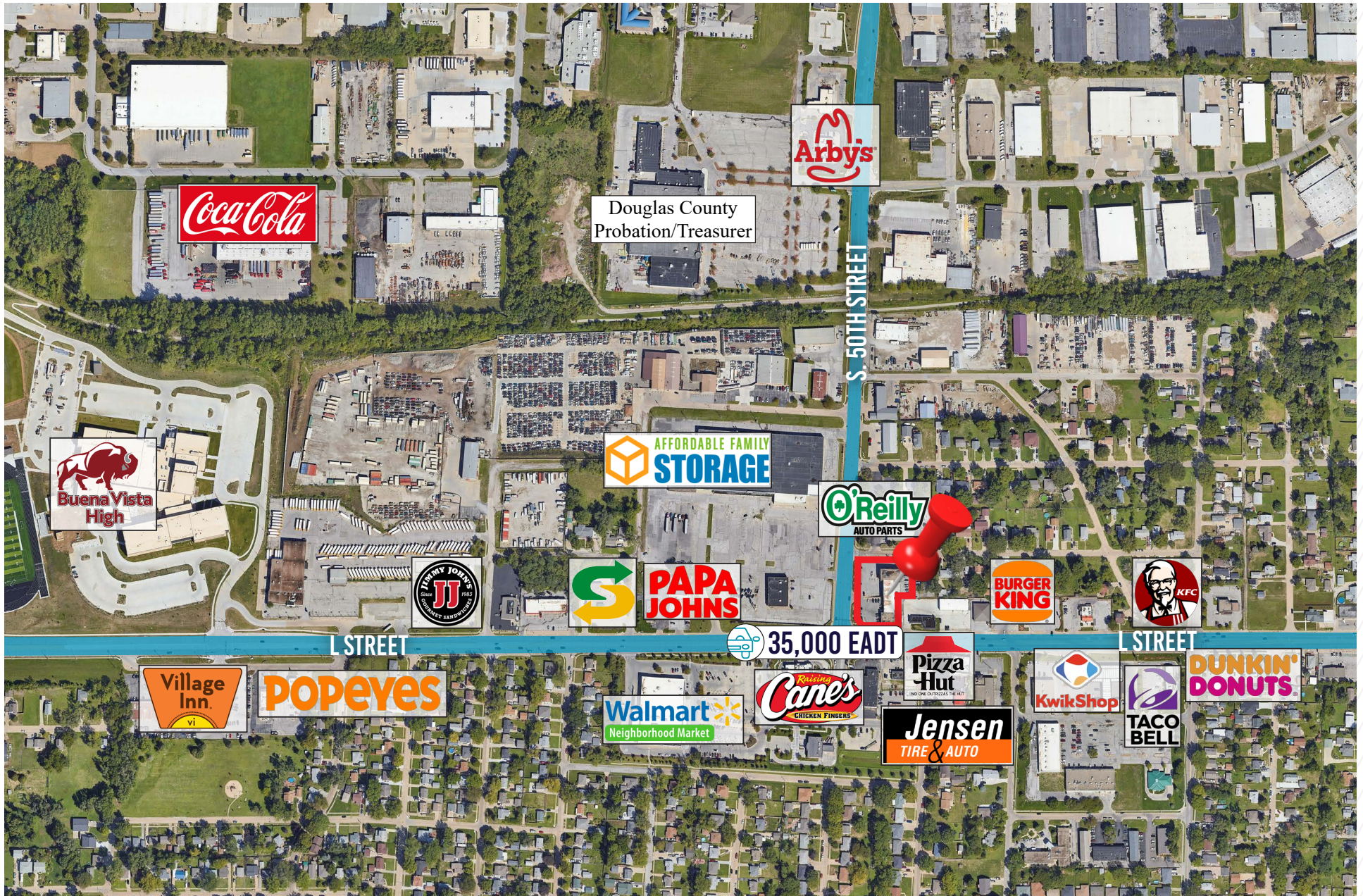


FLOOR PLAN
SUITE 311: 687 SF



AERIAL MAP

50TH & L STREET





FOR MORE INFORMATION, CONTACT:

NOAH LUDWICK

Associate

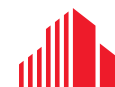
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