



OWNER-OCCUPANT OPPORTUNITY

2611 S. 117TH STREET

Omaha, NE 68144

**6,431 SF OFFICE BUILDING
FOR SALE**



**CUSHMAN &
WAKEFIELD**

LUND
COMPANY





PROPERTY DETAILS

Stand alone office building located along Arbor Street just north of West Center Road, a highly accessible location near 120th & 114th Streets. Seconds away from I-680.

Building has numerous upgrades completed recently including newer roof (2019) parking lot resurface/stripping, and interior renovations.

Sale Price:	\$1,450,000
Price/SF:	\$225.00
Year Built/Renovated:	1996/2019
Site Area:	0.50 AC
Zoning:	General Office
Parking Ratio:	4:1,000



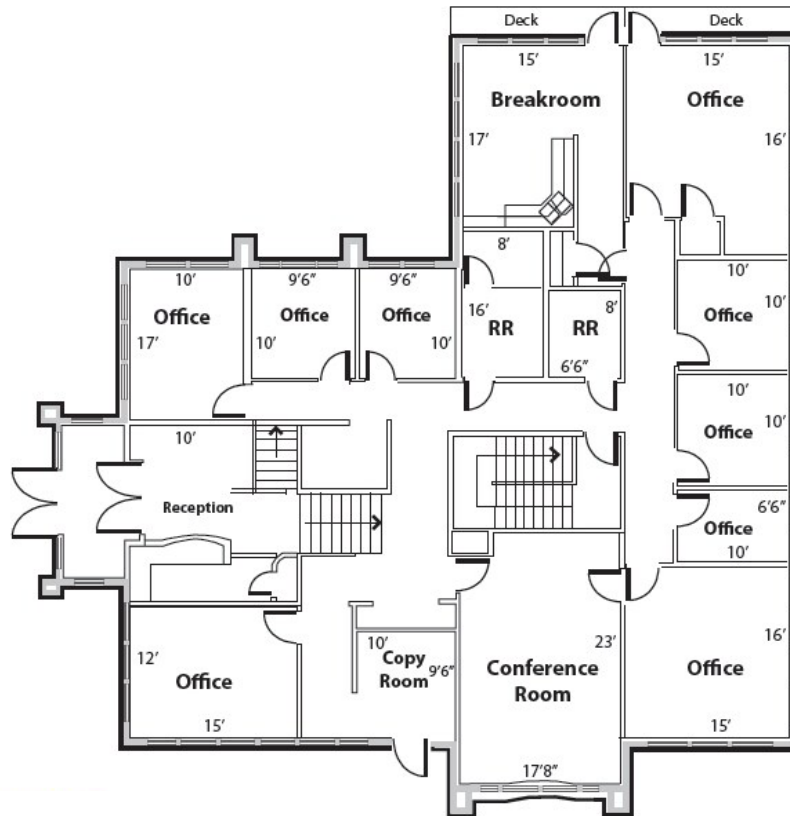
North Main Entrance



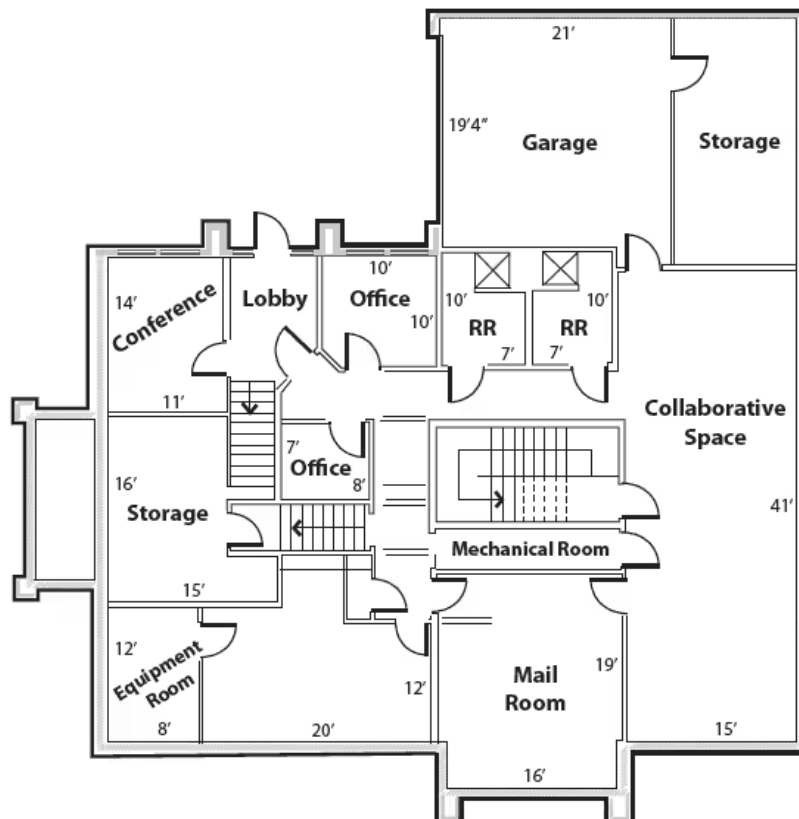
East Entrance

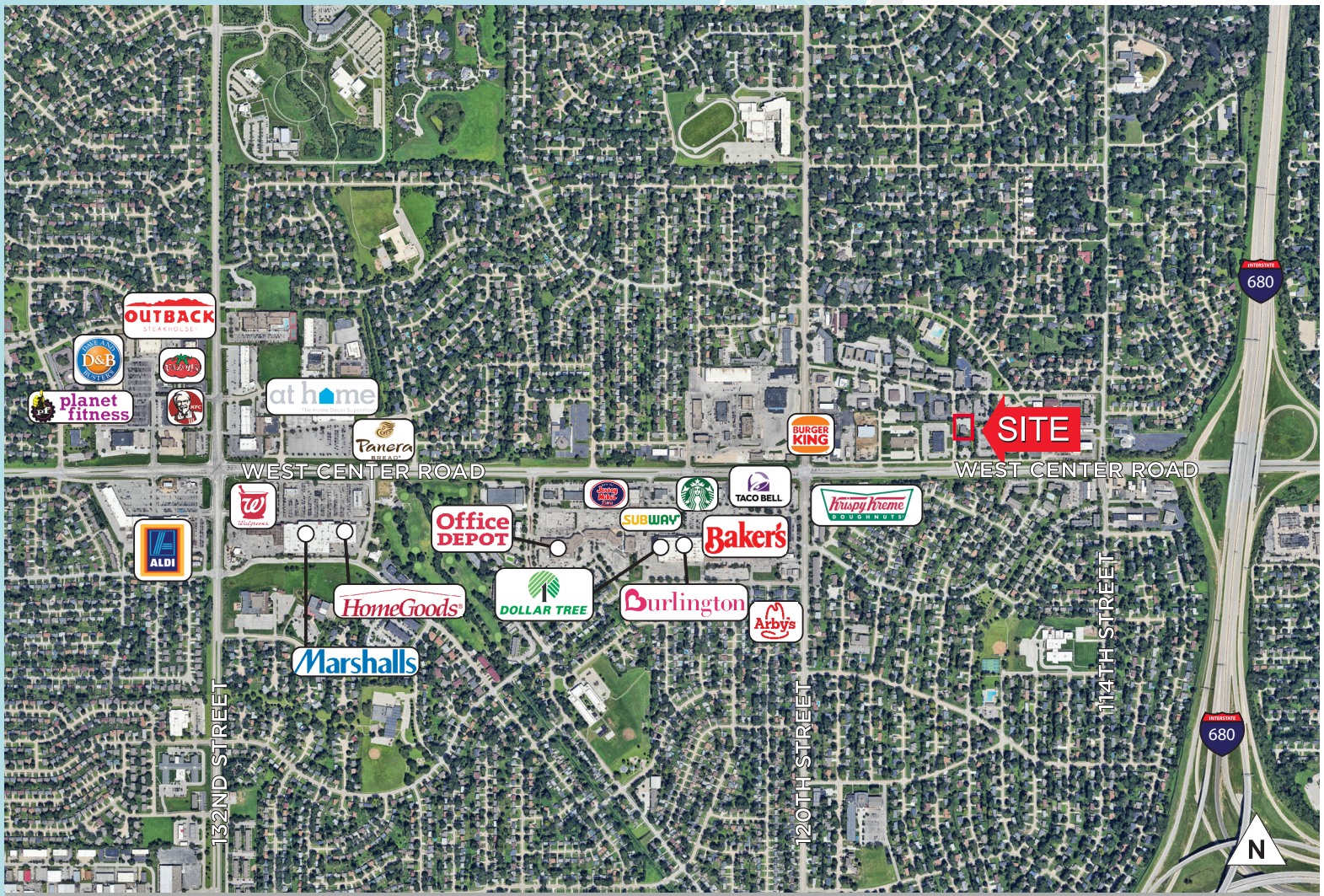
FLOOR PLANS

MAIN LEVEL



LOWER LEVEL





Spencer Secor, CCIM
 Senior Associate
 +1 402 548 4069
spencer.secor@lundco.com

Richard E. Secor, Jr.
 +1 402 548 4010
richard.secor@lundco.com

450 Regency Parkway
 Suite 200
 Omaha, NE 68114
lundco.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.