

Office/Flex Opportunity

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110th & I Street Building 11003-11077 I St, Omaha, NE

1,890 total square feet available

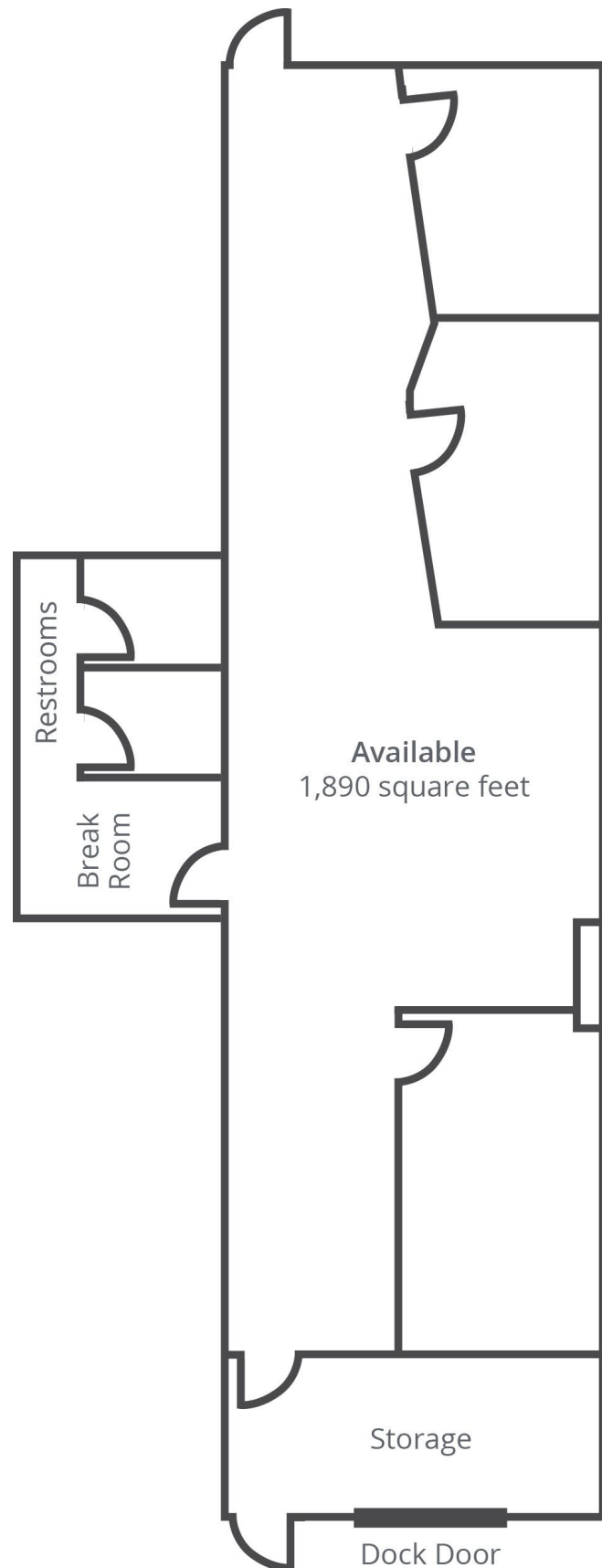
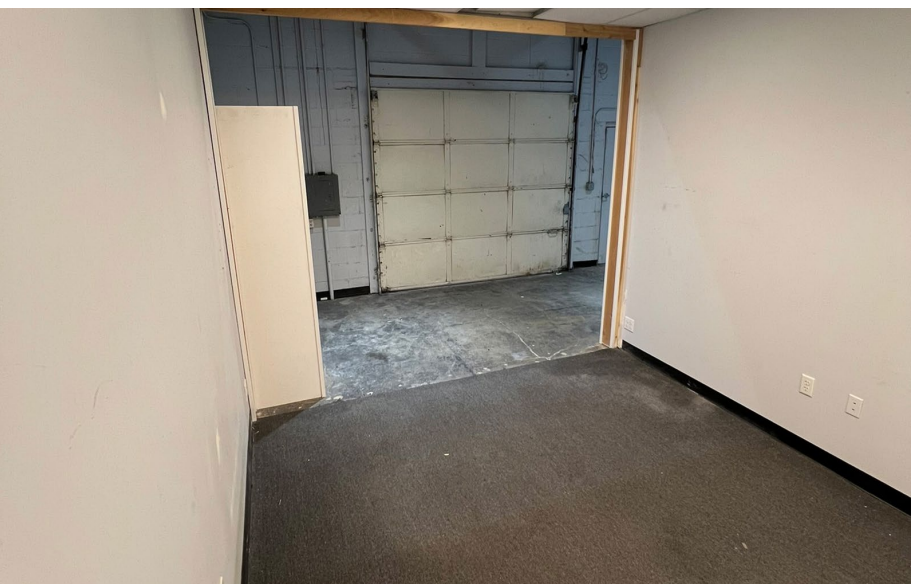
Prime location with high visibility and easy interstate access.

Ideal location for a small business with an affordable mix of office, storage, and garage requirements. Open flex space with dock door and HVAC throughout.

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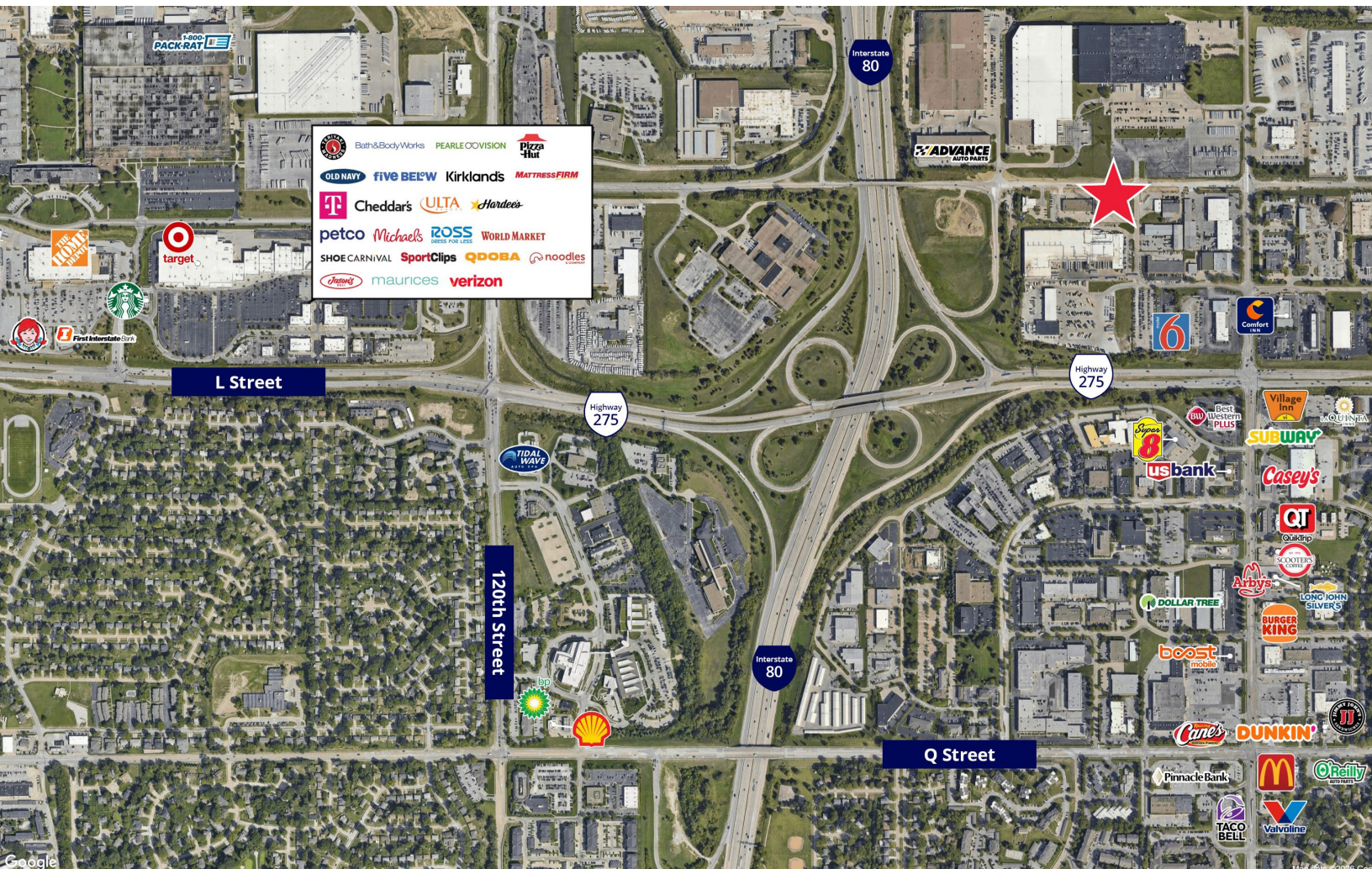
Floor Plan

110th & I Street Building | 11003 - 11077 I Street, Omaha, NE 68137
Suites 11003 - 1,890 SF



Aerial

110th & I Street Building | 11003 - 11077 I Street, Omaha, NE 68137



For Lease

Flex Space

110th & I Street Building | 11003 - 11077 I Street, Omaha, NE 68137

Type of Listing:	Flex For Lease	
Price:	\$8.00, PSF	
Operating Type:	NNN	
Estimated Expenses:	\$2.81/SF (2026)	
Available:	Immediately	
Total SF Available:	1,890 SF	
Total Building SF:	36,514 SF	
Available:	Suite 11003	1,890 SF
Year Built:	1972	
Number of Floors:	One (1)	
Parking:	Ample	

Construction

A/C:	HVAC	
Ceiling Height:	8'11" - 15'9"	
Sprinkler:	No	
Construction:	Masonry	
Roof:	Flat	
Dock Doors:	One	
Restrooms:	Two	
Zoning:	GI	

Lease Specifics

Length of Lease:	3 - 5 Years	
TI Allowance:	Negotiable	
Rent Escalator:	Negotiable	
Lease Form:	Landlord's	

Location

Intersection	110th & I Street	
Submarket:	South Central	

Contact us:

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