



Retail Opportunity

Justin Spooner

Senior Associate | Nebraska
+1 402 763 1746
justin.spooner@colliers.com

11516 Miracle Hills Drive
Suite 400
Omaha, NE 68154
+1 402 345 5866
colliers.com

1031-1041 East 23rd Street Fremont, NE 68025

2,548 total square feet available

Lease this 2,548 SF retail space in Fremont, NE, built out as a modern office with seven private offices. Located within the same center as national retailers like Staples and Planet Fitness, this space benefits from a prime position along Fremont's busiest corridor.

With a professional layout and access to steady foot traffic from both national and local businesses, this space is ideal for companies looking to establish or expand their presence in a well-trafficked commercial hub.

Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Images

1031-1041 East 23rd Street, Fremont, NE 68025
Suite 1033 - 2,548 SF



Aerial

1031-1041 East 23rd Street, Fremont, NE 68025



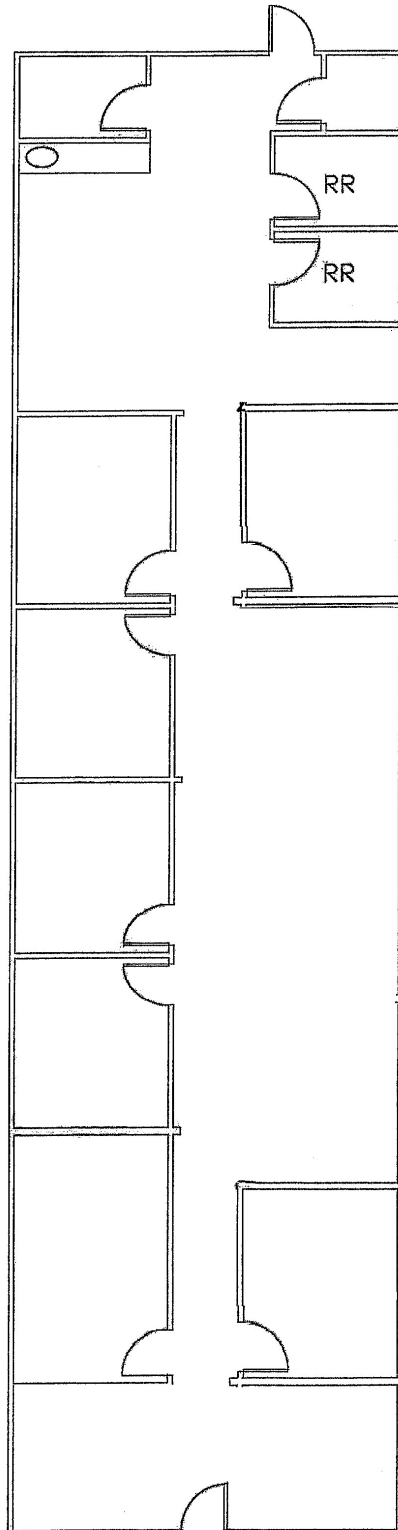
Aerial

1031-1041 East 23rd Street, Fremont, NE 68025



Floor Plan

1031-1041 East 23rd Street, Fremont, NE 68025
Suite 1033 - 2,548 SF



For Lease

Retail Space

1031- 1041 East 23rd Street, Fremont, NE 68025

Type of Listing:	Retail for Lease	
Price:	\$ 12.00, PSF	
Operating Type:	NNN	
Estimated Expenses:	\$ 1.75, PSF (2025)	
Available:	Immediately	
Total SF Available:	2,548 SF	
Total Building SF:	47,977 SF	
Space Available:	Suite 1033	2,548 SF
Year Built:	1962	

Construction

Heat & A/C:	Yes
Sprinkler:	Yes
Restrooms:	Yes

Lease Specifics

Length of Lease:	Negotiable
TI Allowance:	Negotiable
Rent Escalator:	Negotiable
Lease Form:	Landlord

Location

Intersection:	23rd & N Bell St
---------------	------------------

Contact us:

Justin Spooner

Senior Associate | Nebraska
+1 402 763 1746
justin.spooner@colliers.com

Information furnished is from sources deemed reliable, but is not guaranteed by Colliers International, or its agents, and is subject to change, corrections errors and omissions, prior sales or withdrawals without notice.

Colliers

11516 Miracle Hills Drive
Suite 400
Omaha, NE 68154
+1 402 345 5866