



Colliers

LEASE
INCENTIVE



For Lease

\$20.00
Modified Gross

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11516 Miracle Hills Drive
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810 North 96th Street
Omaha, NE 68114

23,870 total square feet available

Special 2026 Leasing Incentive!

Great office opportunity at 810 North 96th Street in the heart of Omaha now available for \$19.95, PSF Modified Gross. With three versatile suites ranging from 4,267 to a combined 13,883 SF, this is a perfect space for a variety of companies.

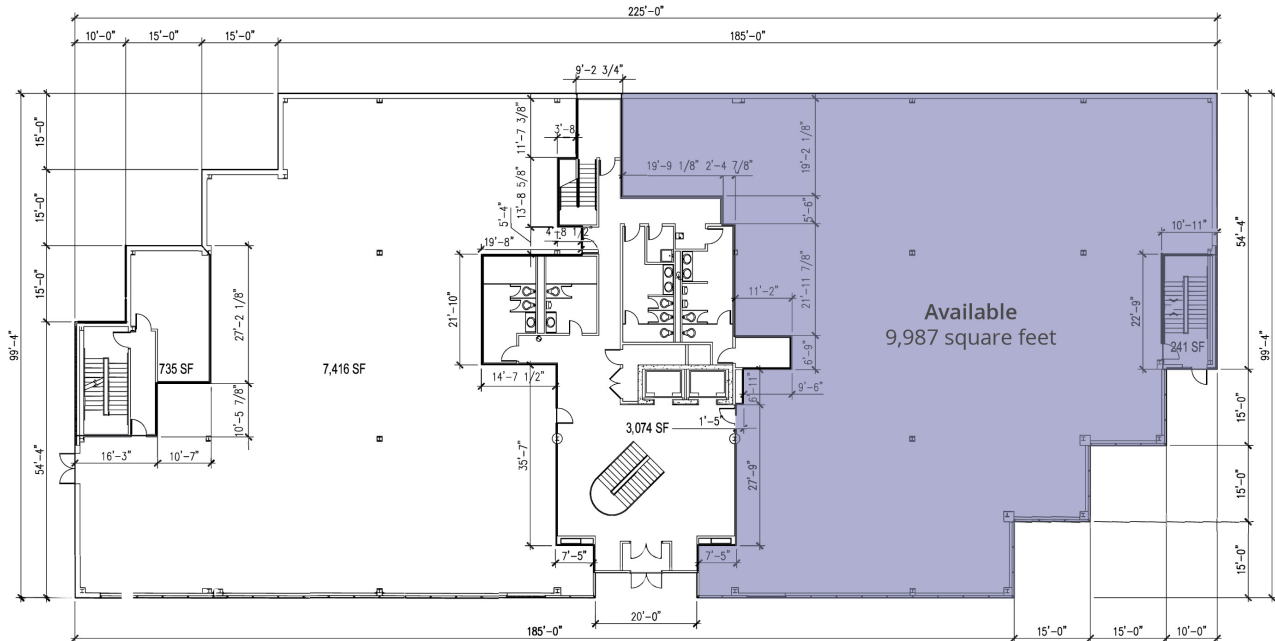
This central location provides proximity to restaurants, grocery stores, and entertainment venues, ensuring convenience and accessibility with high visibility and easy access to major roads.

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Accelerating success.

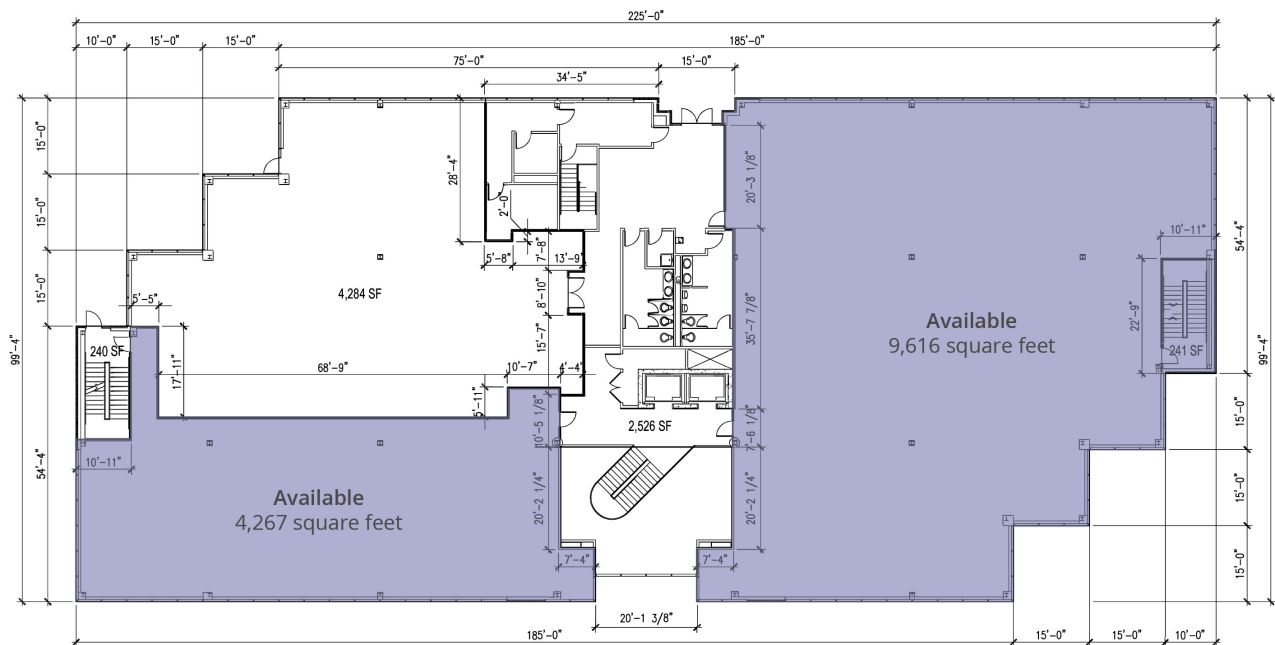
Floor Plan

810 North 96th Street, Omaha, NE 68114
First Floor - 9,987 SF | Second Floor - 13,883 SF



First Floor Gross Area = 20,002 SF
First Floor Common Area = 4,050 SF

FIRST FLOOR
Scale: 1/16" = 1'-0"

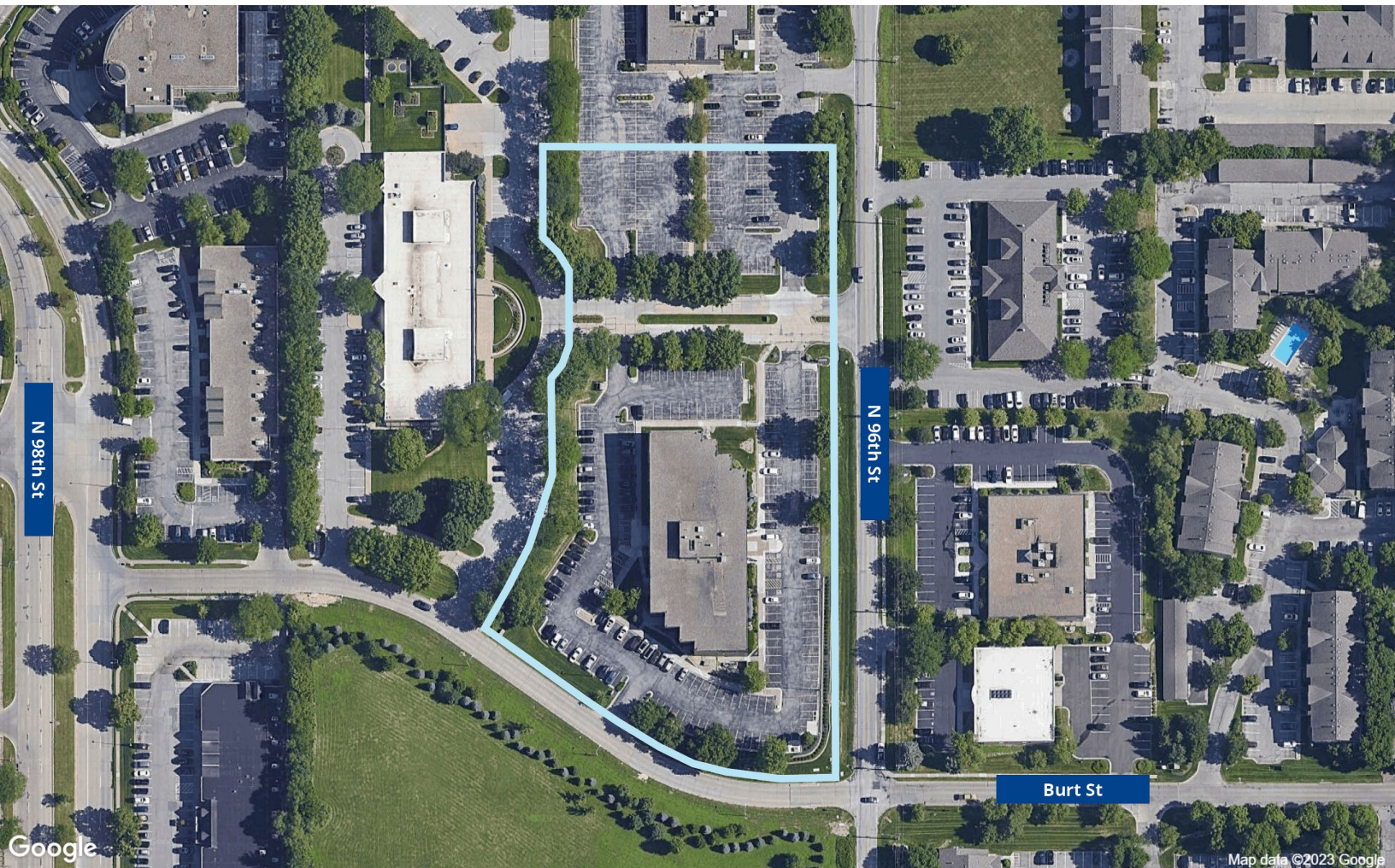


Second Floor Gross Area = 19,157 SF
Second Floor Common Area = 3,007 SF

SECOND FLOOR
Scale: 1/8" = 1'-0"

Aerial

810 North 96th Street, Omaha, NE 68114



Surrounding Area

810 North 96th Street, Omaha, NE 68114



Office For Lease

810 North 96th Street, Omaha, NE 68114

Type of Listing:	Office For Lease	
Price:	\$19.95/RSF	
Operating Type:	Modified Gross	
Available:	Immediately	
Total SF Available:	23,870 SF	
Total Building SF:	59,259 SF	
Minimum/Maximum:	4,267 - 23,870 SF	
Available:	First Floor	9,987 SF
	Second Floor A	4,267 SF
	Second Floor B	9,616 SF
Year Built/Renovated:	1991 / 2020	
Number of Floors:	Three (3)	
Parking:	6:1,000	

Construction

Heat & A/C:	Yes
Construction:	Brick/metal
Sprinkler:	Yes
Restrooms:	Common, Four (4) per floor
Elevators:	Yes, Two (2)

Lease Specifics

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

Location

Intersection:	96th & Burt
Submarket:	Central Dodge

Contact us:

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