



Accelerating success.

Office Opportunity

Chris Mensinger

Senior Vice President | Nebraska
+1 402 763 1755
chris.mensing@colliers.com

Adam Marek

Senior Vice President | Nebraska
+1 402 763 1710
adam.marek@colliers.com

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

Frederick Street Court 2805 South 88th Street

2,550 total square feet available

Attractive four building office plaza. Nicely built out medical space with a great presence in a convenient location.

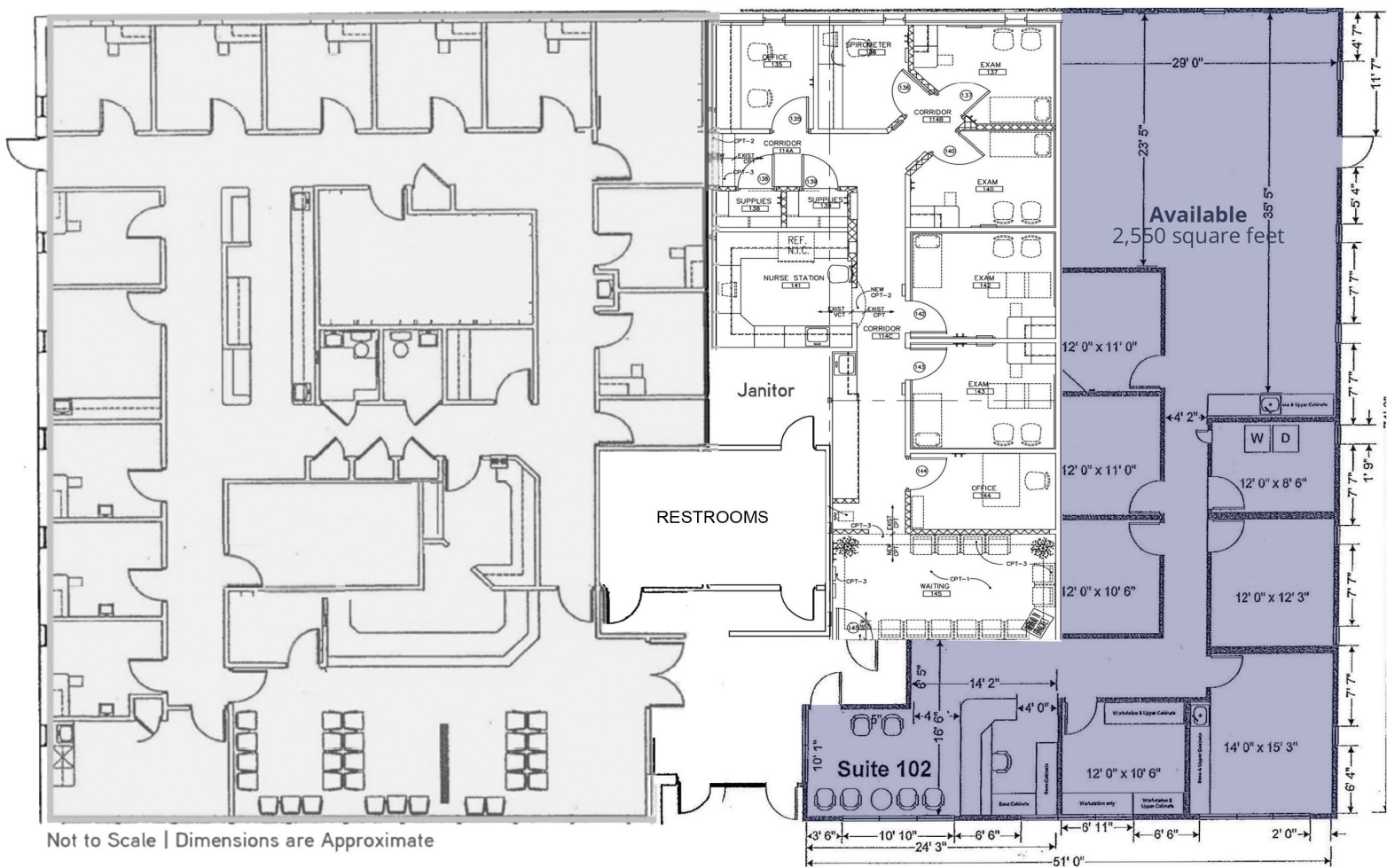
Park at your door.

Monument signage available.

Copyright © 2026 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.

Floor Plan

Frederick Street Court | 2805 South 88th Street, Omaha, NE 68124
Suite 102 - 2,550 SF



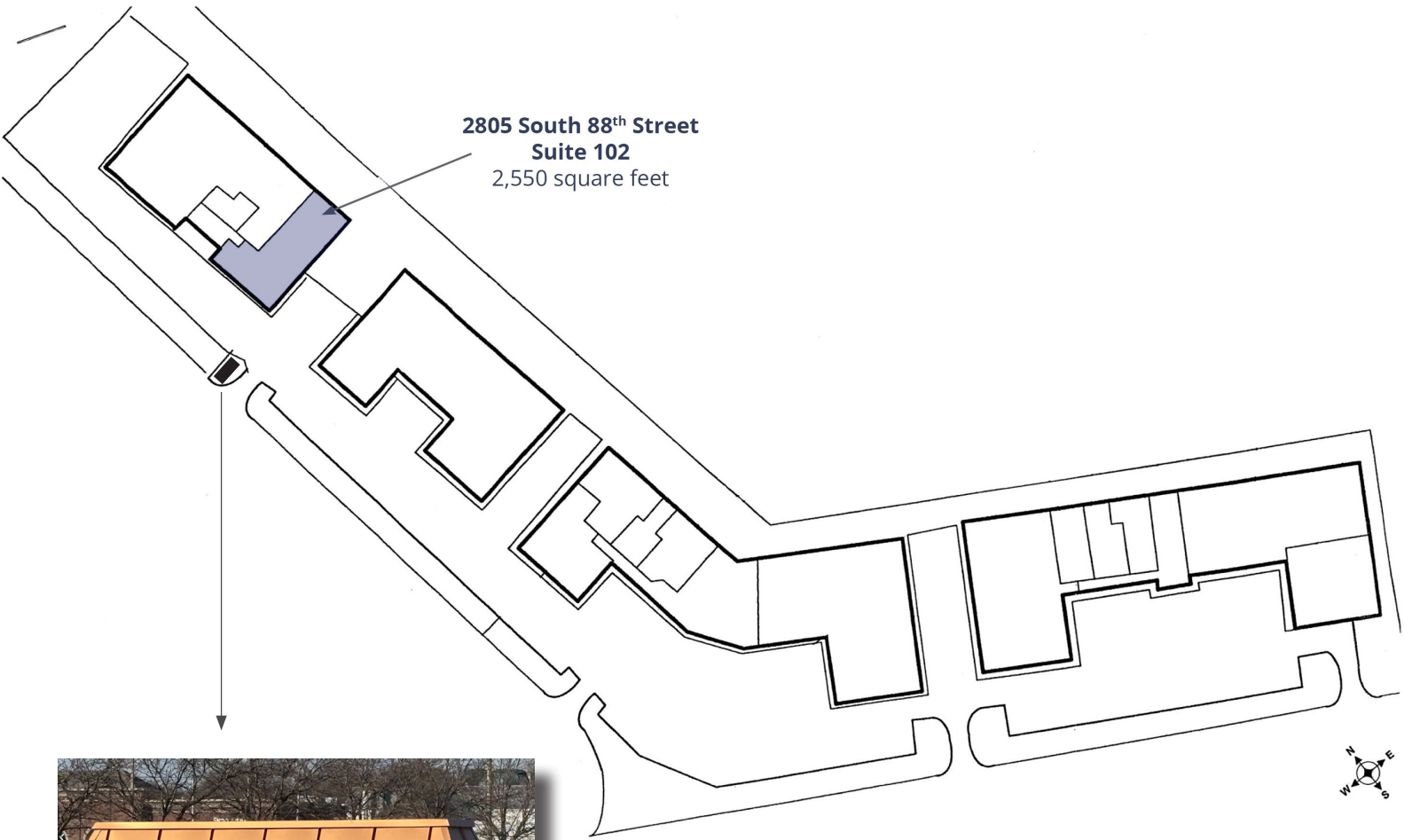
Aerial

Frederick Street Court | 2805 South 88th Street, Omaha, NE 68124



Site Plan

Frederick Street Court | 2805 South 88th Street, Omaha, NE 68124



Monument Signage

For Lease

Office Space

Frederick Street Court | 2805 South 88th Street, Omaha, NE 68124

Type of Listing:	Office For Lease		
Price:	\$11.50/PSF		
Operating Type:	NNN		
Estimated Expenses:	\$10.18/SF (2026) Does not include janitorial within the Premises		
Available:	Immediately		
Total SF Available:	2,550 SF		
Total Building SF:	37,815 SF		
Available:	2805 S 88th St	Suite 102	2,550 SF
Year Built:	1985		
Parking:	5:1,000		

Construction

HVAC:	Individual Units		
Sprinkler:	No		
Construction:	Brick and glass		
Restrooms:	Common, ADA		

Lease Specifics

Length of Lease:	5 years		
TI Allowance:	Negotiable		
Rent Escalator:	Negotiable		
Lease Form:	Landlord's		

Location

Intersection:	87th & Frederick Street		
Submarket:	South Central		

Contact us:

Chris Mensinger

Senior Vice President | Nebraska
+1 402 763 1755
chris.mensinger@colliers.com

Adam Marek

Senior Vice President | Nebraska
+1 402 763 1710
adam.marek@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