



10826-10850 Emmet Street | Omaha, NE 68164

\$11.50 PSF (NNN)

Property Features

- Highly Functional Creative Studio complete with academia utility and administrative capabilities
- Strong Commercial Corridor & Professional Office / Retail Plaza located conveniently off the Maple St. / I-680 exit.
- Rare opportunity to have ~40,000 SF near one block from an interstate exit
- Join Blue Moon Fitness, HoH-ReStore, Carpet Land & Several other well-credited Retail & Office Neighbors

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10826-10850 Emmet Street





Building Details

Tenancy	Vacant
Ceiling Height	13' Feet
Number of Floors	All Ground Level
Year Built	1999
Sprinklered	Yes
Roof	Flat
Restrooms	Multiple throughout
HVAC	15 Roof Units
Foundation	Masonry
Office Buildout	Various levels of Finish
ADA Access	Yes

Property Details

Lot Size	4.58 Acres
Zoning	CC
Parking Spaces	124

Location Details

Market	Omaha/Council Bluffs
Submarket	Northwest
County	Douglas
Cross Streets	108th & West Maple Road

Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	5,985	40,381	94,468
Total Population	12,779	92,135	230,489
Average HH Income	\$64,695	\$85,850	\$90,008

Available Spaces

Space	Lease Rate	Lease Type	Size (SF)	Term
10826-10846 Emmet Street	\$11.50 SF/yr	NNN	10,000 - 39,420 SF	Negotiable

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