

FOR LEASE



Keystone Center Flex Space

7803 MILITARY AVE, OMAHA, NE 68135

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Property Overview

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\$8.50 PSF, NNN

Limited Tenant Improvement Allowance

Highlights



14,800 - 17,400 Square Feet Available



One Drive-In Door with Potential to Add Two 9' Doors



10' Ceiling Height



On 5.4 Acres



Centrally located

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7803 Military Avenue in Keystone Center offers a unique flex space layout featuring 14,800 - 17,400 total square feet. There is a large kitchen/break area and ADA restrooms are in place.

This space is ideal for flex users wanting accessibility to the interstate and central Omaha. Ideal for HVAC, plumbers, and users needing a combination of a warehouse, storage and/or showroom. Other uses include event space, churches, gyms, or dance companies. New electrical, plumbing and kitchen in 2012. Current liquor license is transferable.

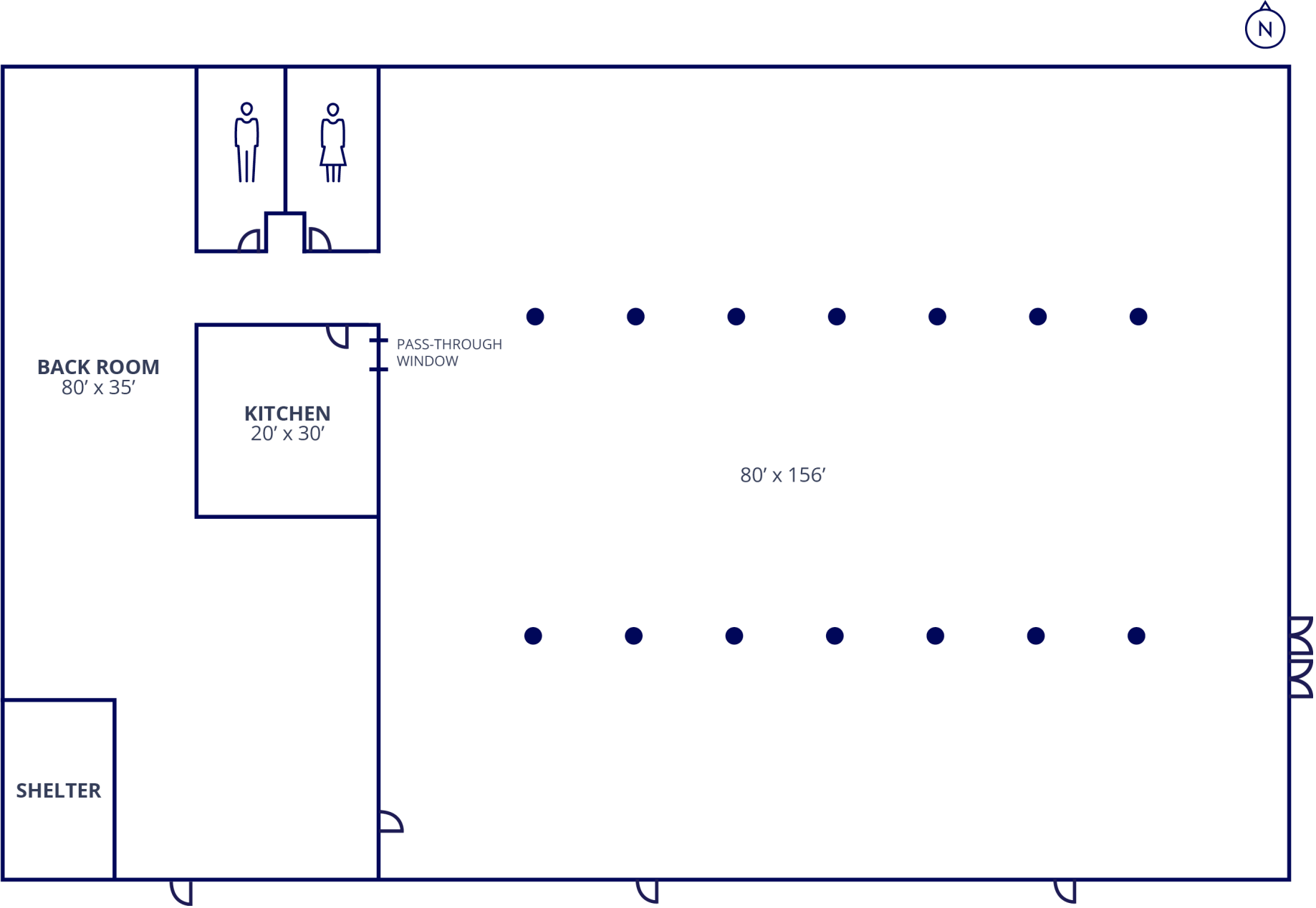
The location also features abundant parking and separation from the upper tenants.

Details	
Available Space	14,800 - 17,400 SF
Price	\$8.50, PSF
Operating Type	NNN
Estimated Expenses	\$2.70, 2026
Total Building Size	35,200 SF
Lot Size	5.4 Acres
Year Built/Remodeled	1965 / 2012
Traffic Counts	26,500 EADT
Parking	Ample
HVAC	Heat Only
Ceiling Height	10'
Sprinkler	None
Capacity	350
Restrooms	Yes, ADA Compliant
Drive-In Doors	One; potential to add two drive-in doors (see conceptual photo)
Zoning	CC - Community Commercial
Intersection	78th & Military Ave
Submarket	North Central

Images



Floor Plan



Aerial



Aerial

