



5634 S 85th Circle | Omaha, NE 68127

\$12.75 PSF

Property Features

- Suite 104 includes 3 offices, storage space, and a reception area
- Suite 201 includes 8 offices, a break room, and a conference room
- New paint and carpet
- Common area restrooms
- Located minutes from I-80

12915 West Dodge Road
Omaha, NE 68154
402 255 6060
nainpdodge.com

Sam Estivo
Associate
402 255 6524
samestivo@npdodge.com

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Building Details

Building Size	12,000 SF
Tenancy	Multiple
Building Class	B
Number of Floors	2
Year Built	1973
Gross Leasable Area	12,000 SF
Construction Status	Complete
Restrooms	Common Area

Property Details

Lot Size	0.88 Acres
Zoning	GI
Traffic Count	28,000 VPD on 84th Street
Parking	48 lot spaces Garage parking available

Location Details

Market	Omaha/Council Bluffs
Submarket	South Central
County	Douglas
Cross Streets	84th & Q Streets
Park / Complex Name	GroMaster Building

Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	6,255	34,960	91,040
Total Population	14,522	83,271	225,428
Average HH Income	\$71,651	\$88,511	\$88,348

Available Spaces

Space	Lease Rate	Lease Type	Size (SF)	
Suite 104	\$12.75 SF/yr	Modified Gross	1,240 SF	3-5 Years
Suite 201	\$12.75 SF/yr	Modified Gross	2,300 SF	3-5 Years

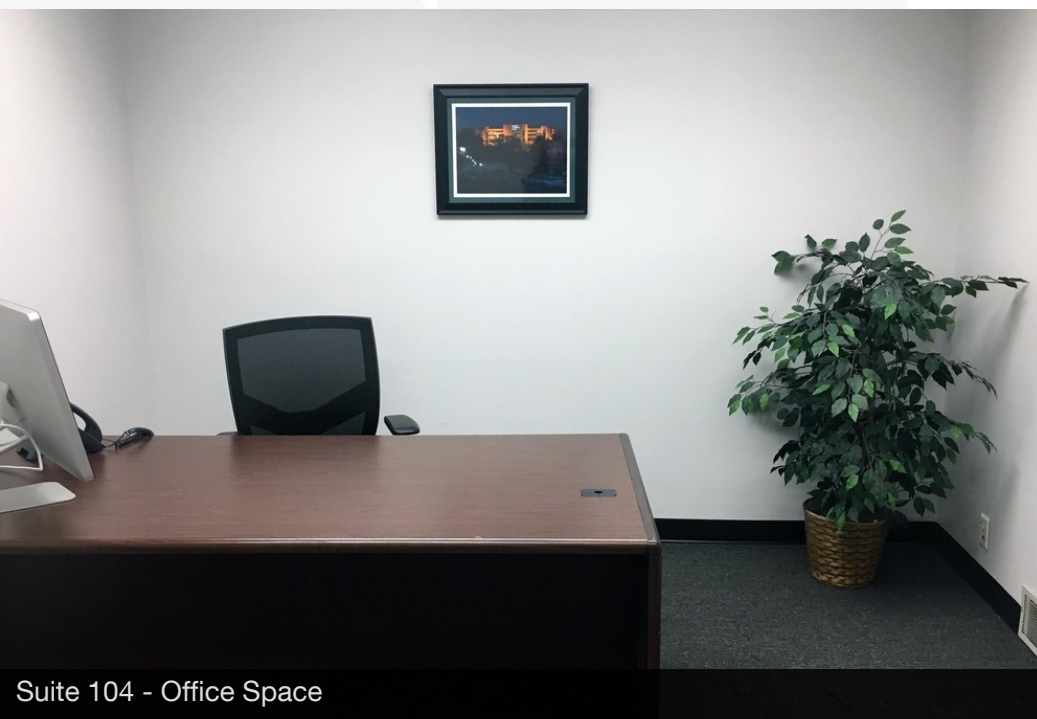
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Suite 104 - Conference Area / Reception



Suite 104 - Office Space



Suite 104 - Office Space



Suite 104 - Conference Area / Reception

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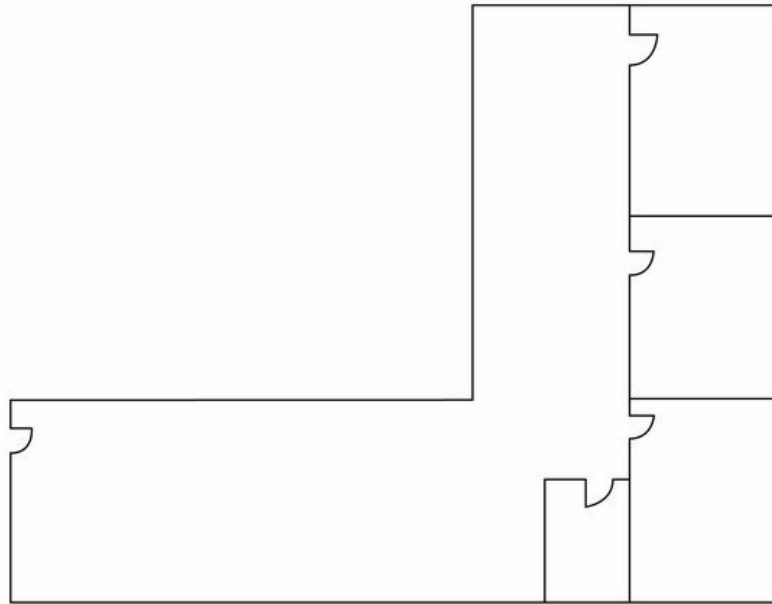
Suite 201 - Open work space/cubicles



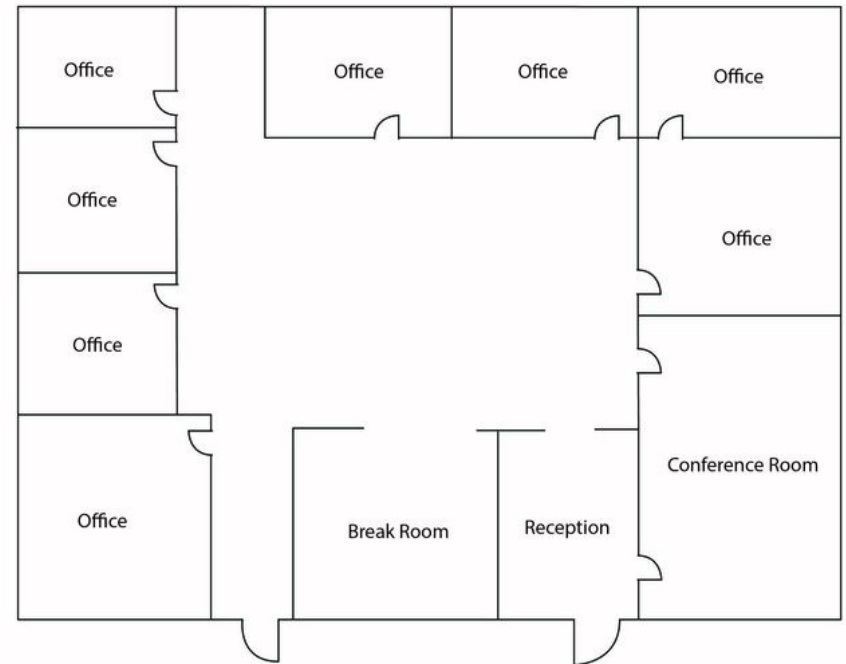
Suite 201 - Conference Room



Suite 201



Suite 104 - Approximately 1,240 SF



Suite 201 - Approximately 2,300 SF

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