



2201 N 90th Street | Omaha, NE 68134

\$15.00 PSF

### Property Features

- Great location with high traffic
- Excellent visibility
- Well-maintained property with plentiful parking
- NNN: \$4.17

12915 West Dodge Road  
Omaha, NE 68154  
402 255 6060  
[nainpdodge.com](http://nainpdodge.com)

**Grant Palmer**  
Senior Vice President  
402 990 1235  
[gpalmer@npdodge.com](mailto:gpalmer@npdodge.com)

**Stephanie Clark**  
Associate  
402 255 6070  
[sclark@npdodge.com](mailto:sclark@npdodge.com)

2201 N 90th Street | Omaha, NE 68134

### Building Details

|                      |           |                |               |
|----------------------|-----------|----------------|---------------|
| Number of Floors     | 1         | Lot Size       | 1.05 Acres    |
| Year Built           | 1974      | Lot Frontage   | 307'          |
| Year Renovated       | 2007      | Traffic Count  | 25,500 vpd    |
| Gross Leaseable Area | 23,680 SF | Parking Spaces | 106           |
| Construction Status  | Existing  | Parking Ratio  | 4.48/1,000 SF |

### Property Details

### Location Details

|               |                      |
|---------------|----------------------|
| Market        | Omaha/Council Bluffs |
| Submarket     | North Central Omaha  |
| County        | Douglas              |
| Cross Streets | 90th & Blondo        |

### Demographics

| Demographics      | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------|----------|----------|----------|
| Total Households  | 6,550    | 40,042   | 103,060  |
| Total Population  | 13,365   | 91,722   | 242,819  |
| Average HH Income | \$51,905 | \$66,500 | \$67,404 |

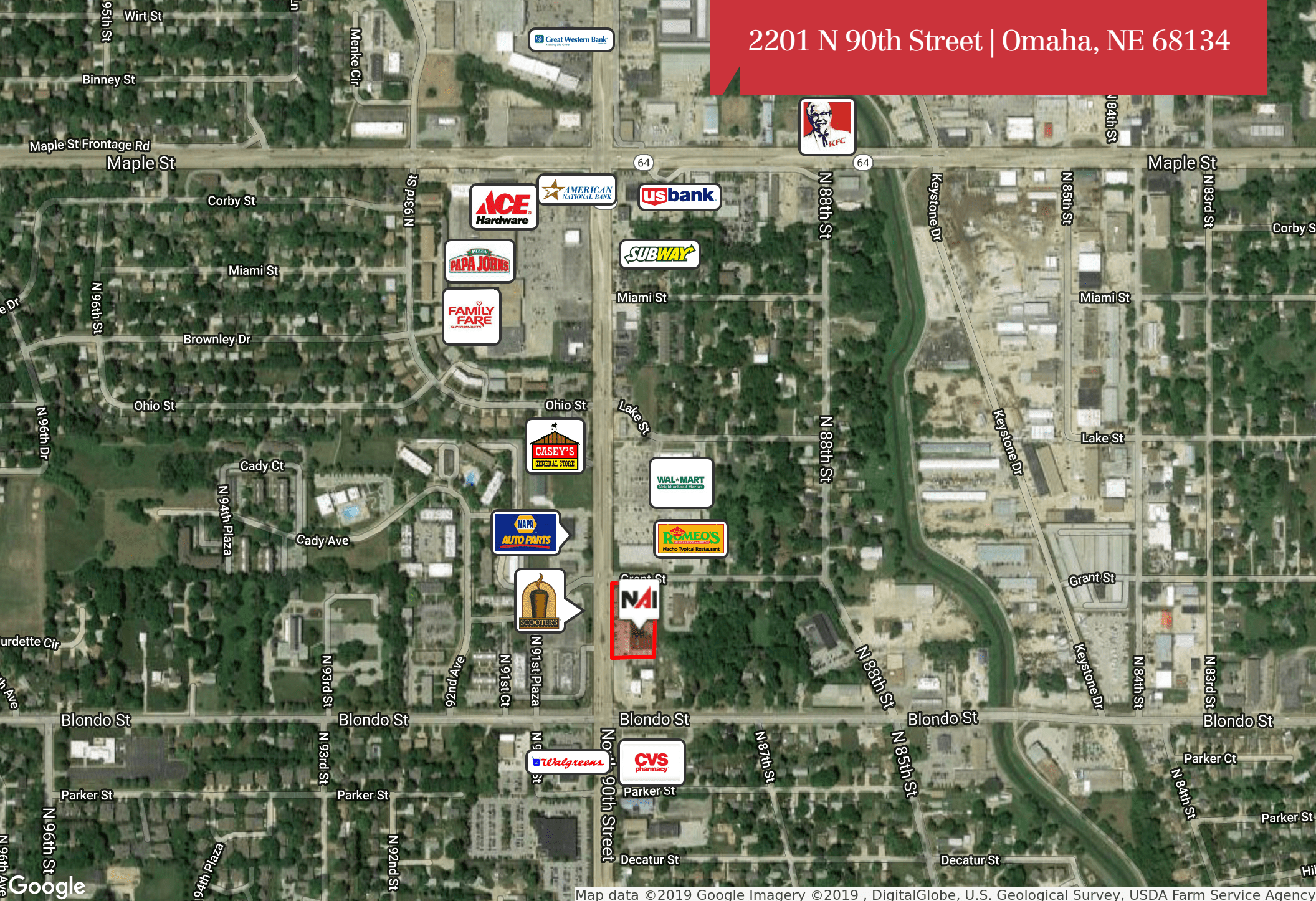
### Available Spaces

| Space     | Lease Rate    | Lease Type | Size (SF) | Term       |
|-----------|---------------|------------|-----------|------------|
| Suite 123 | \$15.00 SF/yr | NNN        | 1,140 SF  | Negotiable |

2201 N 90th Street | Omaha, NE 68134



2201 N 90th Street | Omaha, NE 68134



**Grant Palmer**  
Senior Vice President  
+1 402 990 1235  
gpalmer@npdodge.com

**Stephanie Clark**  
Associate  
+1 402 255 6070  
sclark@npdodge.com

12915 West Dodge Road  
Omaha, NE 68154  
402 255 6060 tel  
[nainpdodge.com](http://nainpdodge.com)