



3552 Dodge Street | Omaha, NE 68131

\$16.00 PSF NNN

Property Features

- 8,000 SF of office
- 3,600 SF of storage in basement with overhead garage door
- Remodeled in 2019
- Excellent visibility & signage on Dodge Street & close proximity to Blackstone District
- Sees approximately 35,447 Vehicles Per Day
- Plenty of parking

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

Maddie Graeve
Associate
402 255 6527
mgraeve@npdodge.com

Morgan Hohlen
Associate
402 255 6523
mhohlen@npdodge.com

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Building Details

Building Size	8,000 SF
Tenancy	Single
Building Class	B
Number of Floors	2
Year Built	1961
Year Renovated	2019

Property Details

Lot Size	0.35 Acres
Zoning	GO
Lot Frontage	102
Traffic Count	35,447 VPD
Parking Spaces	25

Location Details

Submarket	Midtown
County	Douglas
Cross Streets	35th & Dodge

Demographics

Demographics	1 Mile	2 Miles	3 Miles
Total Households	11,187	58,856	113,666
Total Population	26,266	146,862	289,424
Average HH Income	\$55,758	\$65,863	\$64,592

Available Spaces

Space	Lease Rate	Lease Type	Size (SF)	Term
For Lease	\$16.00 SF/yr	NNN	8,000 SF	Negotiable

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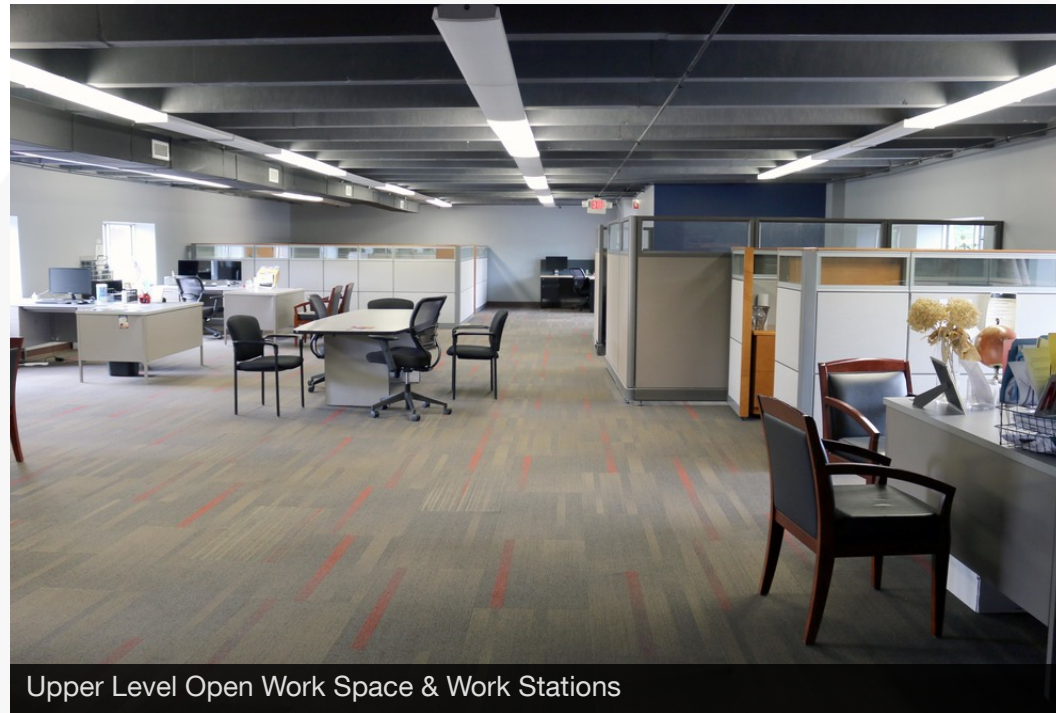
Lobby



Conference Room



Office



Upper Level Open Work Space & Work Stations

NAINP Dodge

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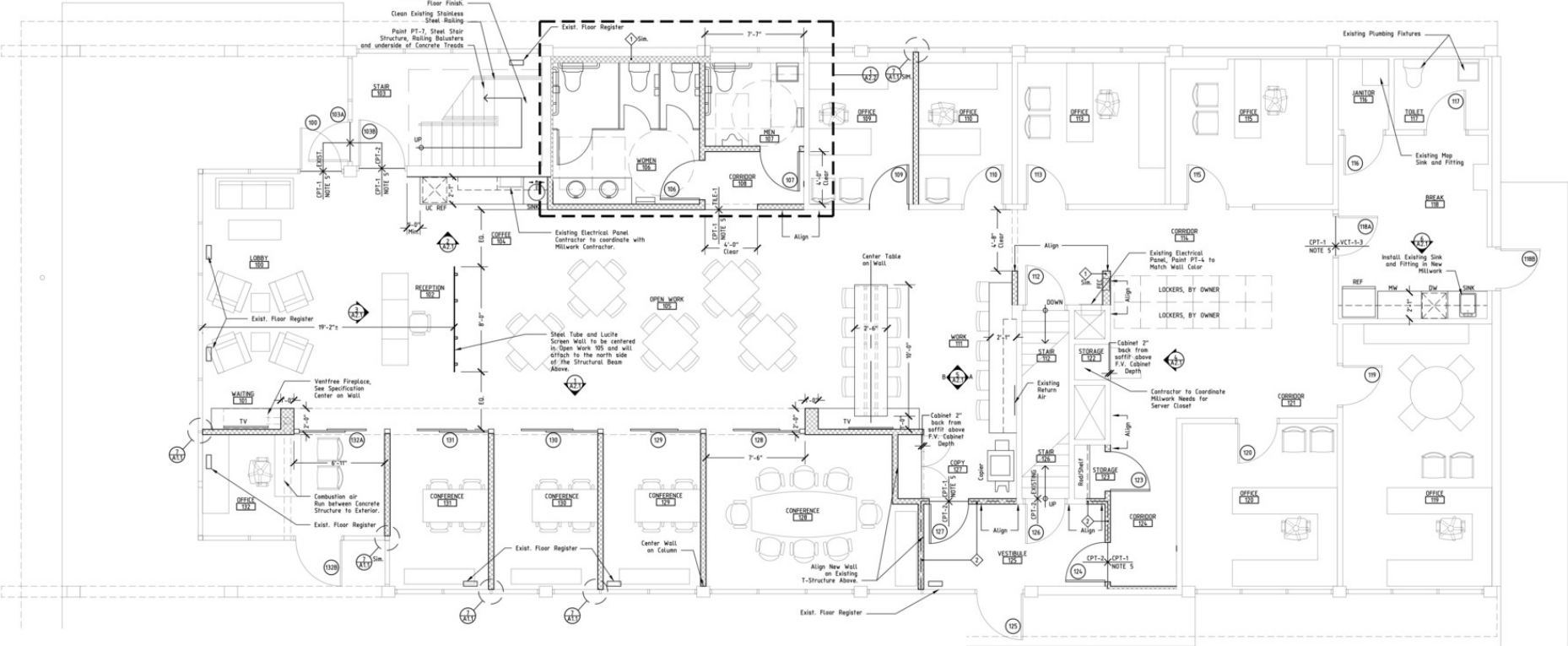
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