



7758 Cass Street | Omaha, Nebraska 68114

For Sale \$1,100,000.00

For Lease \$10.75 PSF NNN

Property Features

- Rare office building available in Midtown with great visibility and access
- Four private offices and open concept space
- Storage room with overhead door available
- Conference room and full kitchen/break room
- Dedicated parking
- 8,500 SF including upper level apartment (1,500 SF)

13321 California Street, Suite 105
Omaha, NE 68154
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Executive Vice President
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Building Details

Occupancy	100.0
Tenancy	Single
Ceiling Height	-
Number of Floors	2
Year Built	1983
Year Renovated	2005
Restrooms	3 including one upstairs

Property Details

Lot Size	0.811 Acres
Zoning	GC
Lot Frontage	112'
Traffic Count	24,530 vpd
Parking Spaces	36

Location Details

Market	Omaha/Council Bluffs
Submarket	Central Omaha
County	Douglas
Cross Streets	77th & Cass Streets

Demographics

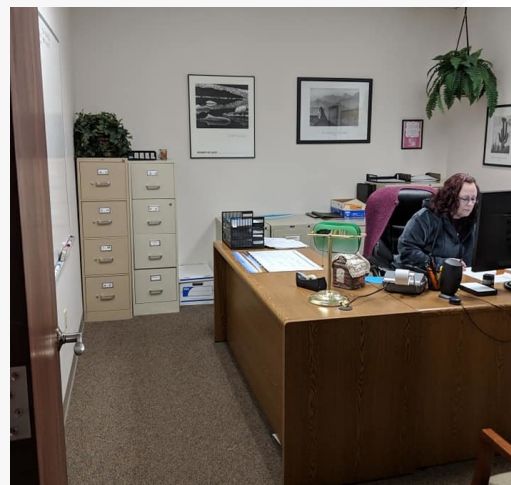
Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,504	43,167	118,892
Total Population	10,118	100,075	278,101
Average HH Income	\$66,632	\$68,349	\$61,635

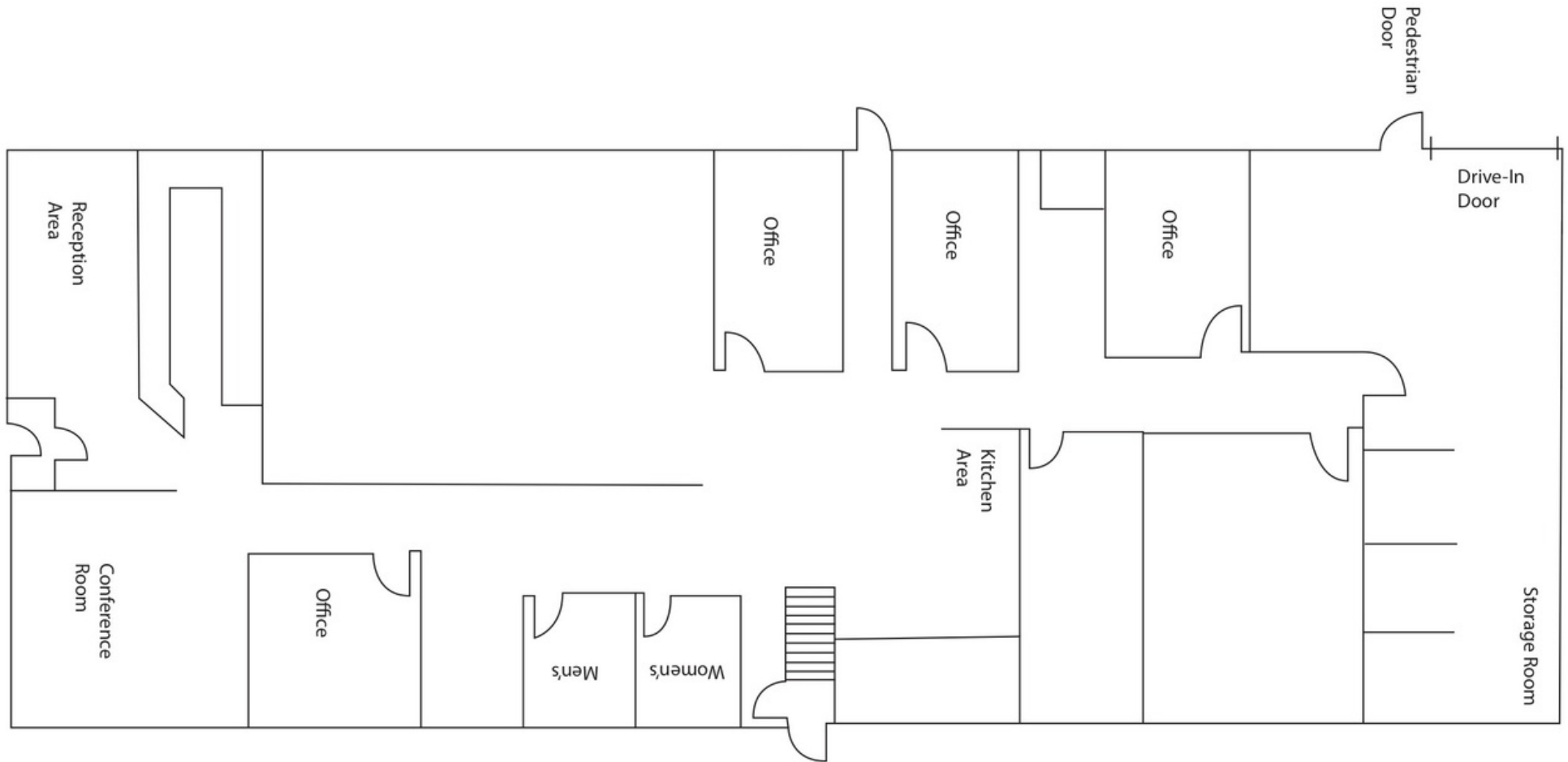
Available Spaces

Space	Space Use	Lease Rate	RE Taxes	Lease Type	Size (SF)	Term
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