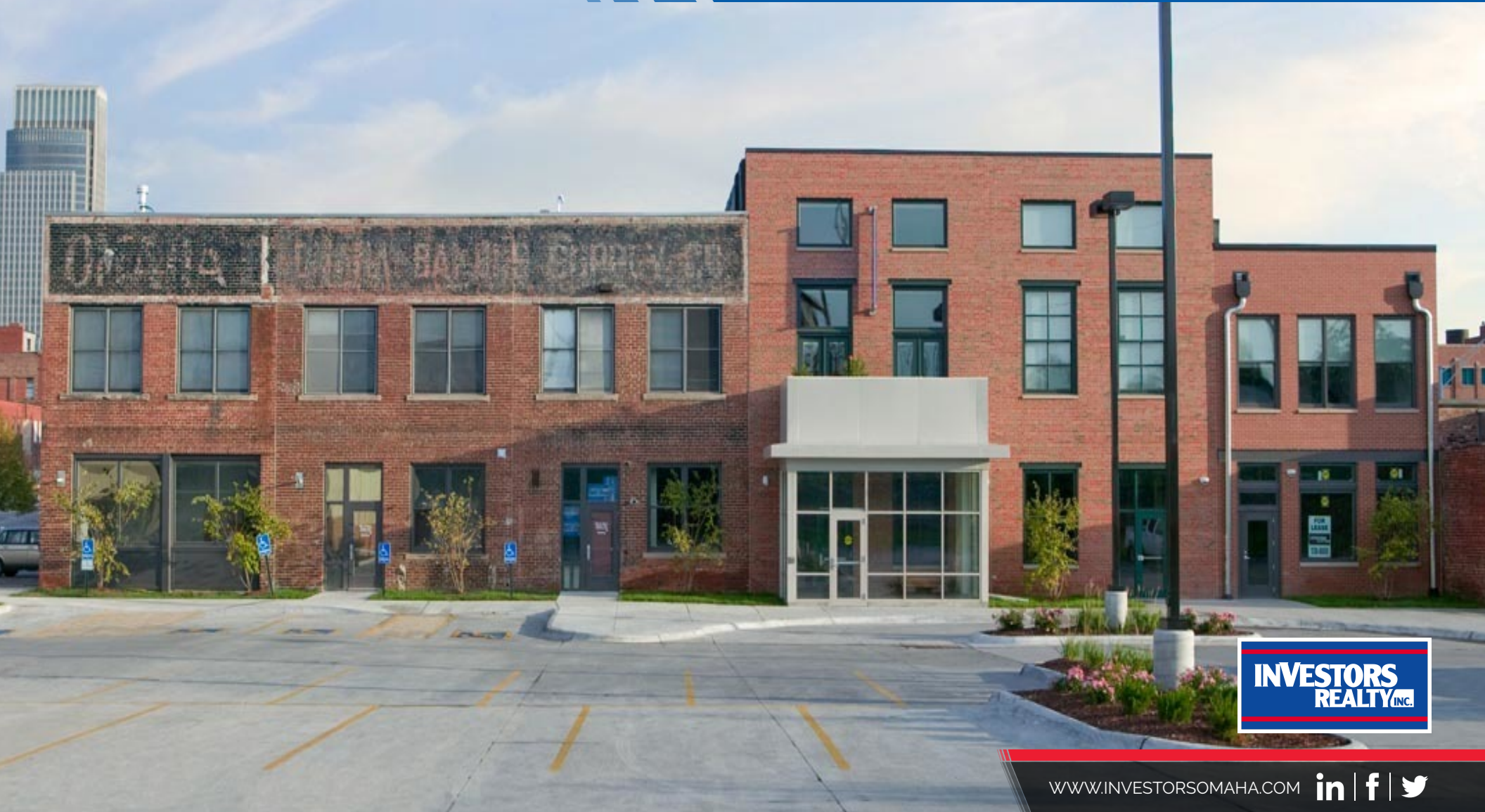


# BAKERS SUPPLY BUILDING

15,588 SF | NEGOTIABLE

1307-1319 LEAVENWORTH ST, OMAHA, NE 68102



**INVESTORS  
REALTY INC.**

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## 1307-1319 LEAVENWORTH ST

### EXECUTIVE SUMMARY

#### OFFERING SUMMARY

LEASE RATE:	NEGOTIABLE
Est. Op. Exp.	\$6.46 SF/YR
Available SF:	
Building Size:	15,588 SF
Property Type:	Office Building
Year Built:	1895
Zoning:	CBD-ACI-1

#### PROPERTY OVERVIEW

Join UNMC & Develop Model Management on the corner of 13th & Leavenworth Street. Historic charm, exposed brick walls, and move-in ready space are a must see!

#### PROPERTY HIGHLIGHTS

- Free onsite parking
- Wood floor, exposed brick walls, kitchenette, and common restrooms
- Ready to occupy space on the 1st floor
- Private exterior entrance off parking lot

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# BAKERS SUPPLY BUILDING

1307-1319 LEAVENWORTH ST, OMAHA, NE 68102

## BUILDING INFORMATION

Building Size	15,588 SF
Min Divisible	SF
Max Contiguous	SF
Minimum Ceiling Height	10 ft
Year Built	1895
Year Last Renovated	2009
Construction Status	Existing
Restrooms	2
HVAC	100%

## PARKING & TRANSPORTATION

Parking Description	On Site
Street Parking	Yes
Traffic Count	18,997 - 13th & Leavenworth (2018)

## SITE INFORMATION

Cross-Streets	13th & Leavenworth St
County	Douglas
Zoning	CBD-ACI-1
Lot Size	1.36 Acres
Location Description	Situated on Leavenworth between 13th & 14th Street in the heart of Downtown Omaha.

## UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

## OFFERING SUMMARY

LEASE RATE	NEGOTIABLE
Est. Op. Exp.	\$6.46 SF/YR
Available SF	
Property Type	Office Building

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,239	101,868	243,463
Total Households	5,308	39,118	94,984
Average HH Income	\$44,317	\$40,627	\$46,147

## AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
1307A	1,148 SF	\$13.00 SF/yr (NNN)	\$6.46	\$1,861.67

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**1307-1319 LEAVENWORTH ST**

AVAILABLE SPACES

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**1307-1319 LEAVENWORTH ST**  
LOCATION MAP



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U.S. Geological Survey

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**SB Frontage R**



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