

THREE CEDARS

6,222 SF | N/A

533 N 86TH ST, OMAHA, NE 68144



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OFFERING SUMMARY

LEASE RATE:	N/A
Available SF:	
Building Size:	6,222 SF
Property Type:	Office Building
Year Built:	1931
Zoning:	L0

PROPERTY OVERVIEW

Unique property on approximately 2 acres of decorated land consisting of walking trails, trees, shrubs, outdoor meeting area, stream, and pond.

PROPERTY HIGHLIGHTS

- Great central location with campus-like feel just north of 86th & Dodge
- Entire first level available with offices, conference room, and kitchenette
- Executive suites available with shared kitchenette and conference room
- Many windows allowing for great natural light throughout the building
- Building elevator added at last renovation
- Stunning exterior finish/landscape creating a tranquil workplace environment
- 40 parking stalls

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BUILDING INFORMATION

Building Size	6,222 SF
Min Divisible	SF
Max Contiguous	SF
Number Of Floors	3
Year Built	1931
Year Last Renovated	2006
Construction Status	Existing

PARKING & TRANSPORTATION

Parking Description	Individual stalls
Parking Ratio	6.42
Number Of Spaces	40
Parking Type	Surface
Traffic Count	70,670 - W Dodge Rd & Cass St (2018)

SITE INFORMATION

Cross-Streets	86th & Cass St
County	Douglas
Zoning	L0
Lot Size	2.08 Acres
Location Description	Near the northeast corner of 86th & Cass Street in the Central Dodge market.

UTILITIES & AMENITIES

Power	Yes
Power Description	OPPD
Gas / Propane	Yes
Gas Description	MUD
Security Guard	N/A

OFFERING SUMMARY

LEASE RATE	N/A
Available SF	
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,362	91,629	268,930
Total Households	5,048	39,777	115,144
Average HH Income	\$64,592	\$69,931	\$65,329

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533 N 86TH ST
AVAILABLE SPACES

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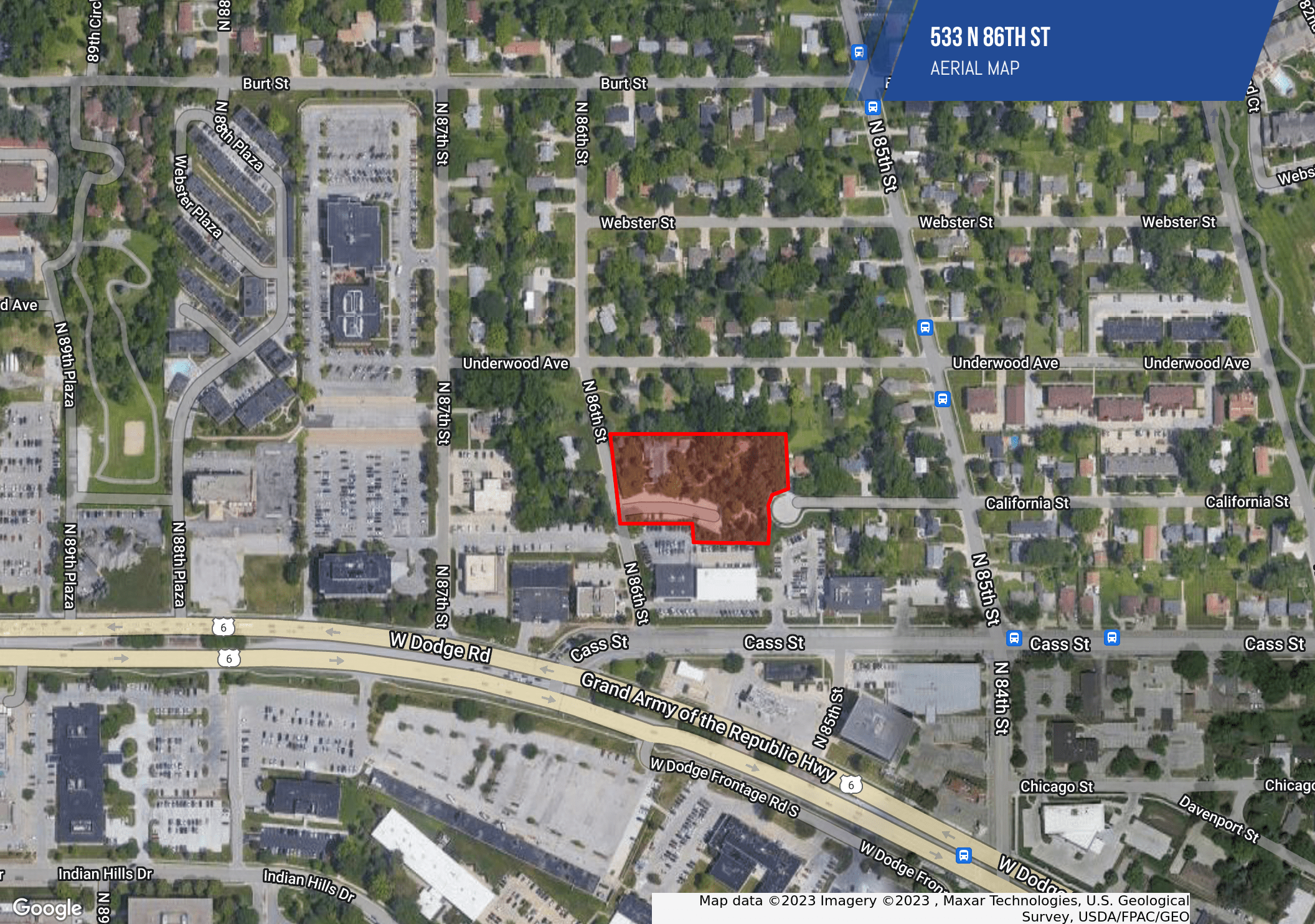
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AERIAL MAP



Map data ©2023 Imagery ©2023, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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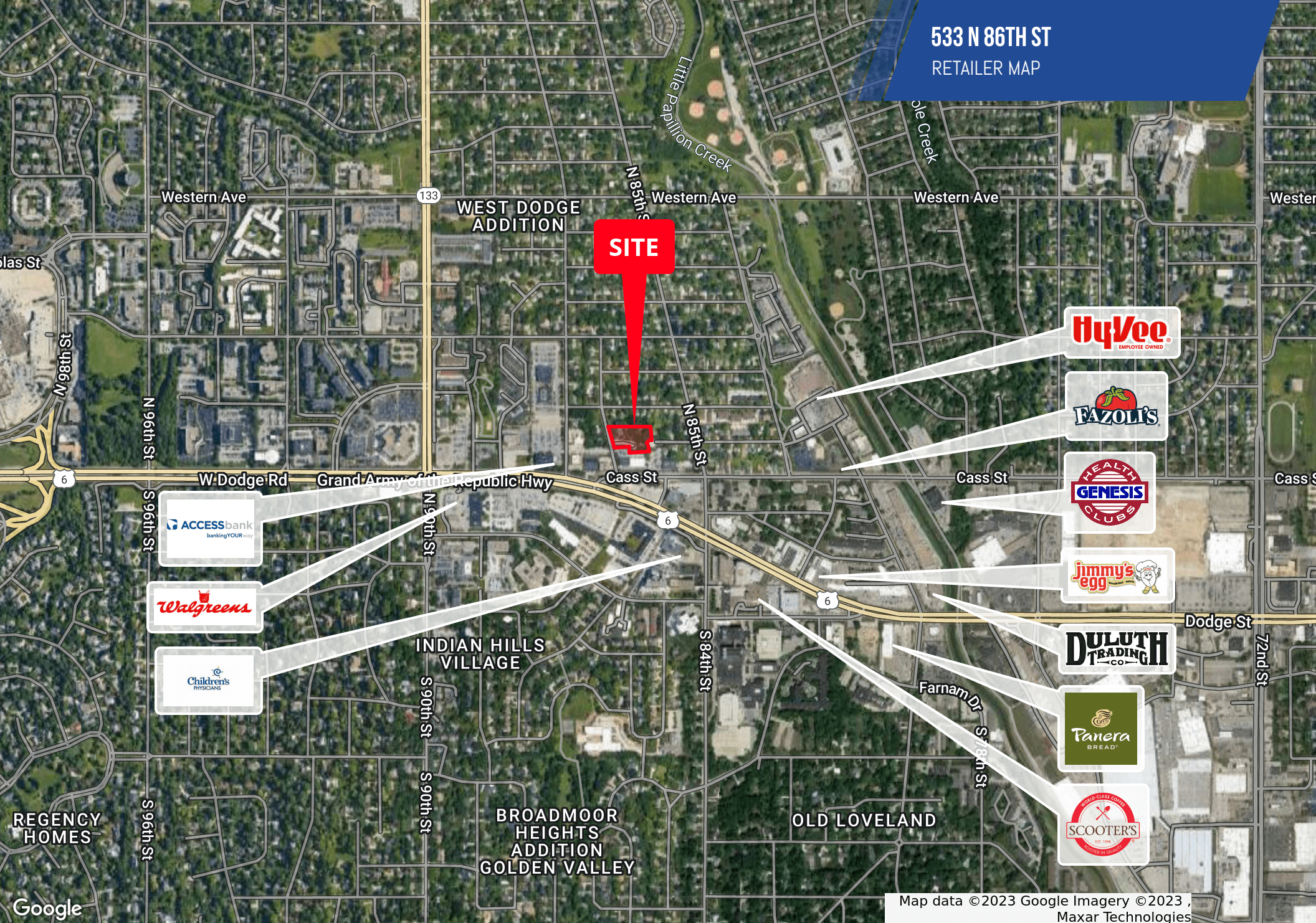
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533 N 86TH ST
RETAILER MAP



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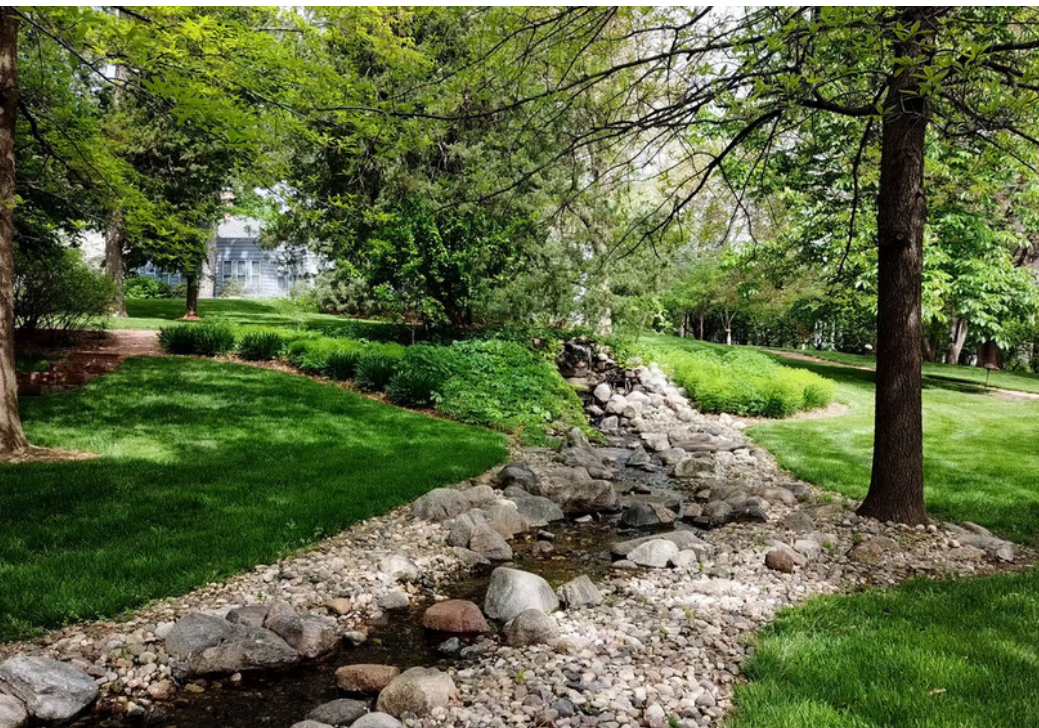
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533 N 86TH ST
ADDITIONAL PHOTOS



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