



For Sale or Lease

Office Condos

152 - 2,201 SF

4383 Nicholas Street | Omaha, NE 68131

For Sale \$45,000 - \$295,000

For Lease: \$13.09 PSF | NNN

Property Features

- The iconic Omar Baking Building has been renovated into Executive Office Suites, CrossFit/Personal Training Facility, Event Center, Church, Performing Arts, Insurance office, Real Estate Company, Video photography, Storage facility, Consultant
- A Midtown gem featuring original architecture, exposed brick, high ceilings and wood beams
- Secure building with security cameras and key access
- 650 s/f conference area space fully furnished available for use
- Just minutes to Midtown Crossing & Downtown. Abundant parking & easy access to interstate

13321 California Street, Suite 105
Omaha, NE 68154
402 255 6060
nainpdodge.com

Tom Failla
Senior Vice President
402 639 7827
tfaila@npdodge.com

4383 Nicholas Street | Omaha, NE 68131



SPACE	SALE PRICE	LEASE RATE	SIZE (SF)
SUITE 212	\$150,000	LEASED	1,709 SF
SUITE 304	\$45,000	LEASED	152 SF
SUITE 306	\$295,000 REDUCED	\$13.09 SF/YR	2,201 SF

BUILDING DETAILS

Building Size	81,600 SF
Building Class	C
Number of Floors	3
Year Built	1923

PROPERTY DETAILS

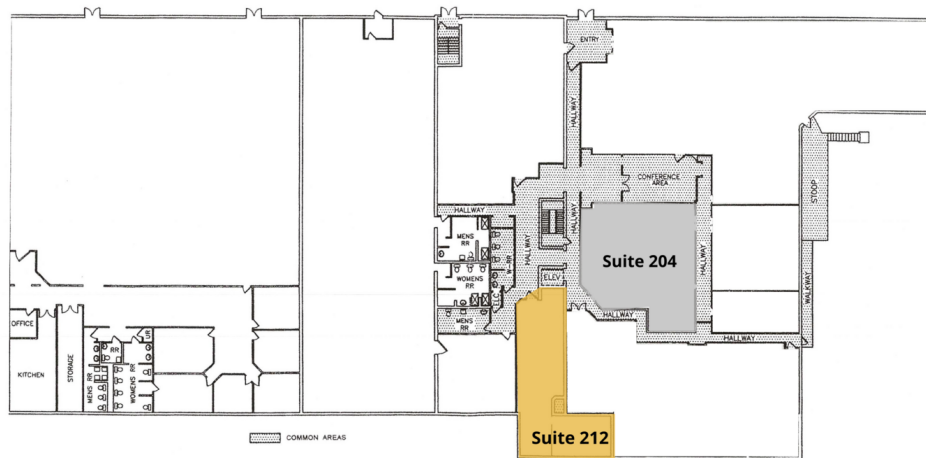
Lot Size	2.08 AC
Zoning	GI
Parking Ratio	4.09
Submarket	Midtown
County	Douglas

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

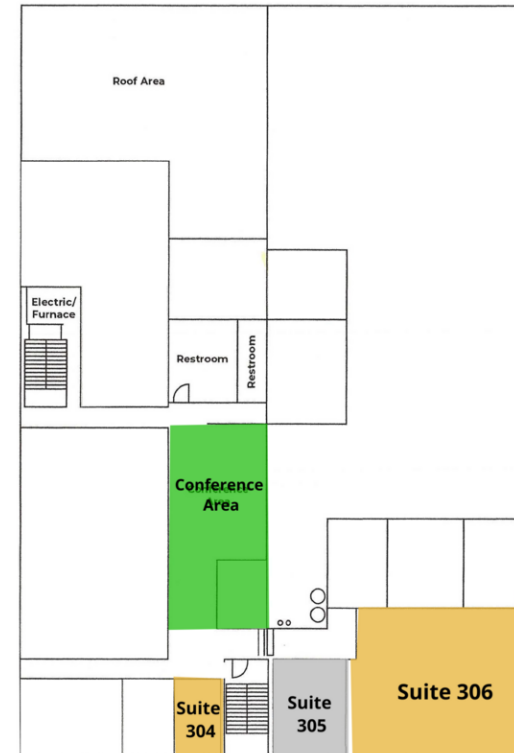
Total Households	10,608	62,689	116,200
Total Population	23,545	150,145	286,506
Average HH Income	\$78,752	\$76,500	\$79,122

4383 Nicholas Street | Omaha, NE 68131





Second Floor



Third Floor

4383 Nicholas Street | Omaha, NE 68131



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/Geo