

FOR LEASE

7975 L STREET, OMAHA, NE 68127

OFFICE | 2,200 SF | \$12.50 SF/YR (NNN)



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

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Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



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PROPERTY DESCRIPTION

Stand-alone office or retail building with reception desk/area, multiple private offices, and restrooms on each floor. Lower level includes office, kitchen, and storage.

PROPERTY HIGHLIGHTS

- Highly visible L Street location
- Monument & building signage
- Private parking lot on each side of building

LOCATION DESCRIPTION

Located at 79th & L Street with convenient access via L Street Frontage Road South.

OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (NNN)
NNNs:	\$3.42 PSF
Available SF:	2,200 SF

CONTACT

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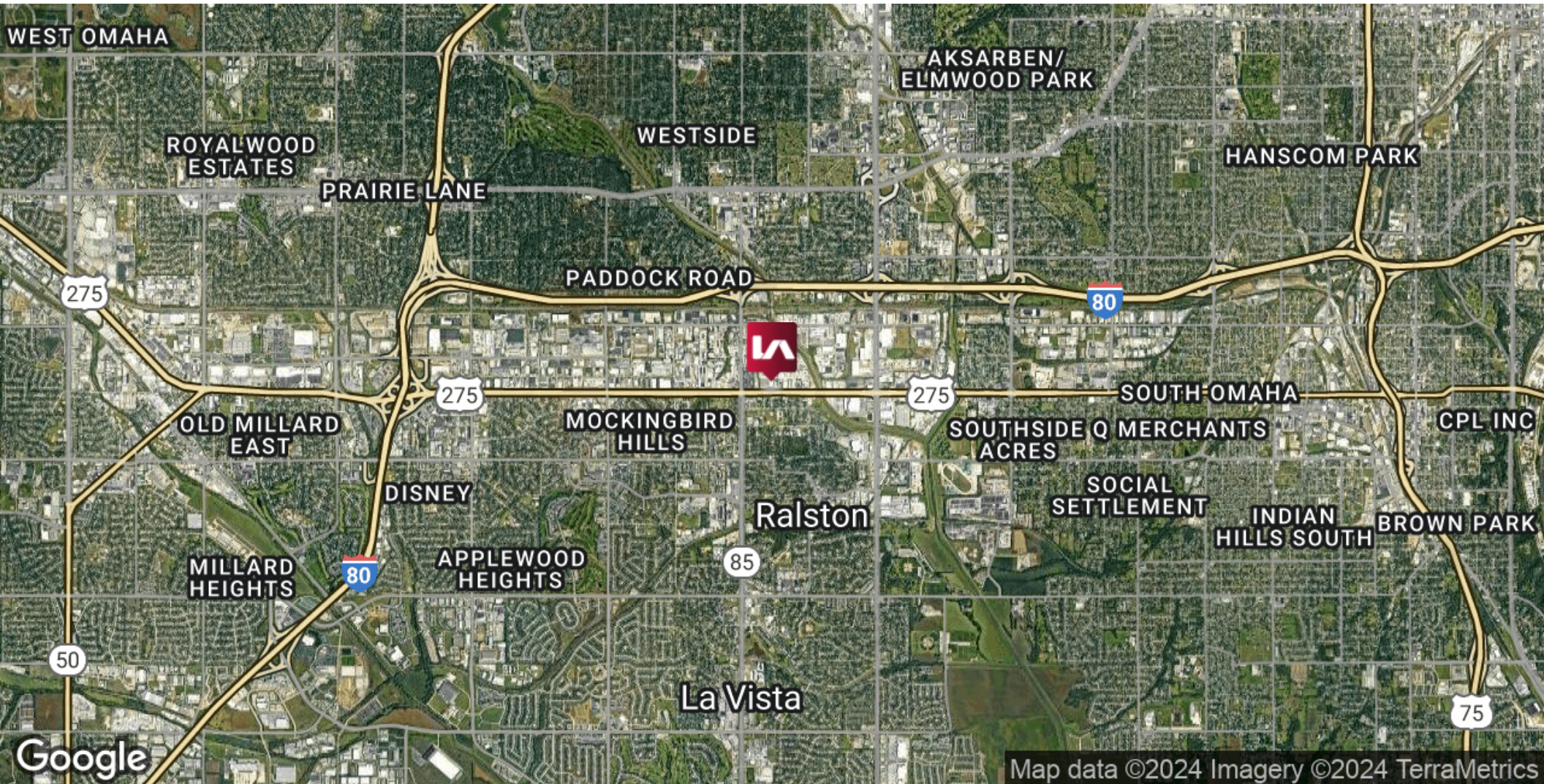
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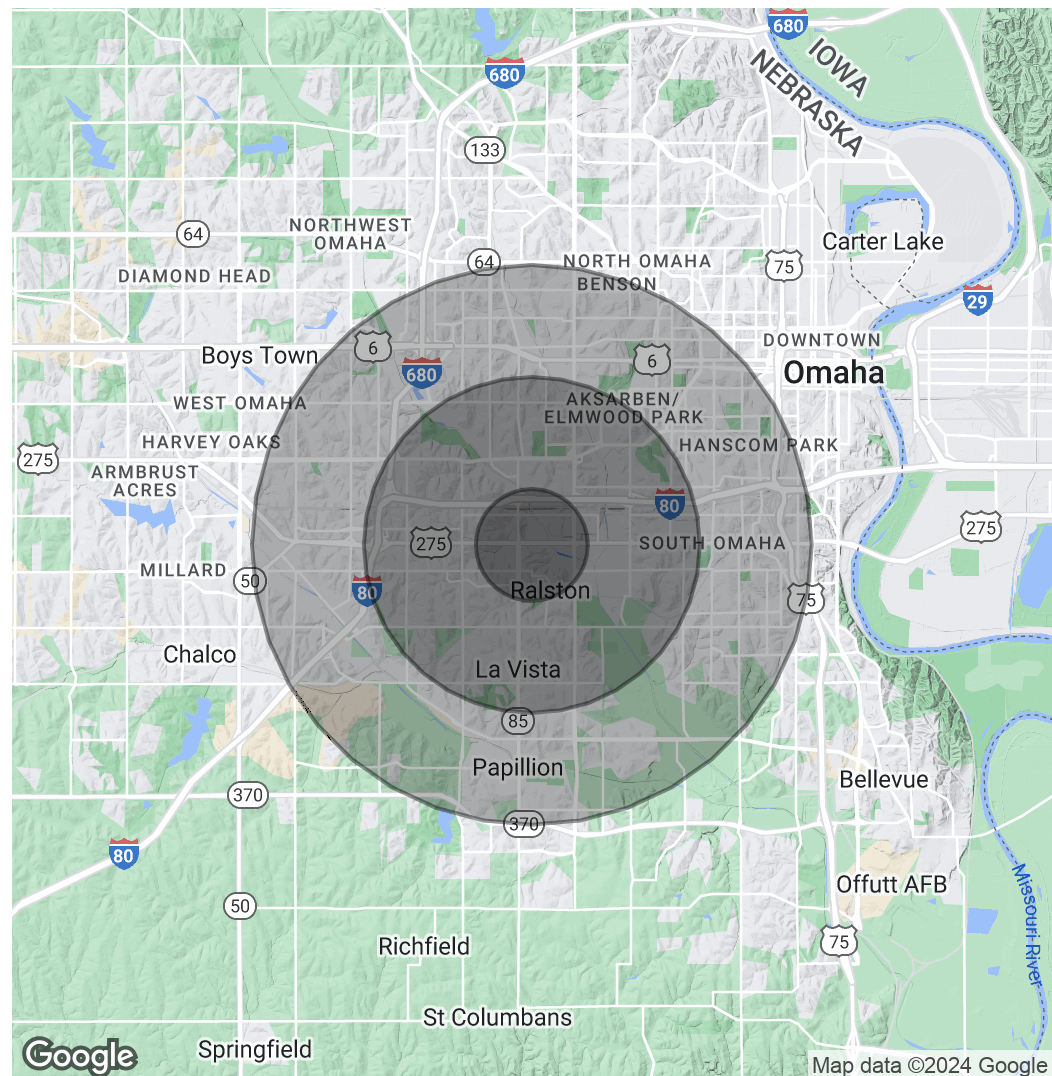


COMMERCIAL REAL ESTATE SERVICES

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,380	84,831	247,039
Average Age	36.8	36.7	36.7
Average Age (Male)	36.1	35.8	35.8
Average Age (Female)	38.1	38.1	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,992	37,407	107,269
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$62,311	\$81,537	\$79,549
Average House Value	\$132,092	\$169,771	\$172,437

* Demographic data derived from 2020 ACS - US Census



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