



Retail Opportunity

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Hampton Inn & Suites - Retail 4401 Douglas Street

7,176 total square feet available

Prime retail space available on the ground floor of the brand new Hampton Inn & Suites with abundant foot traffic and high visibility.

Excellent location just one block off of Dodge Street and one block from the UNMC Campus.

This is a perfect opportunity for restaurants, retail or any concept looking to capitalize on a high traffic area with Streetcar drop off.

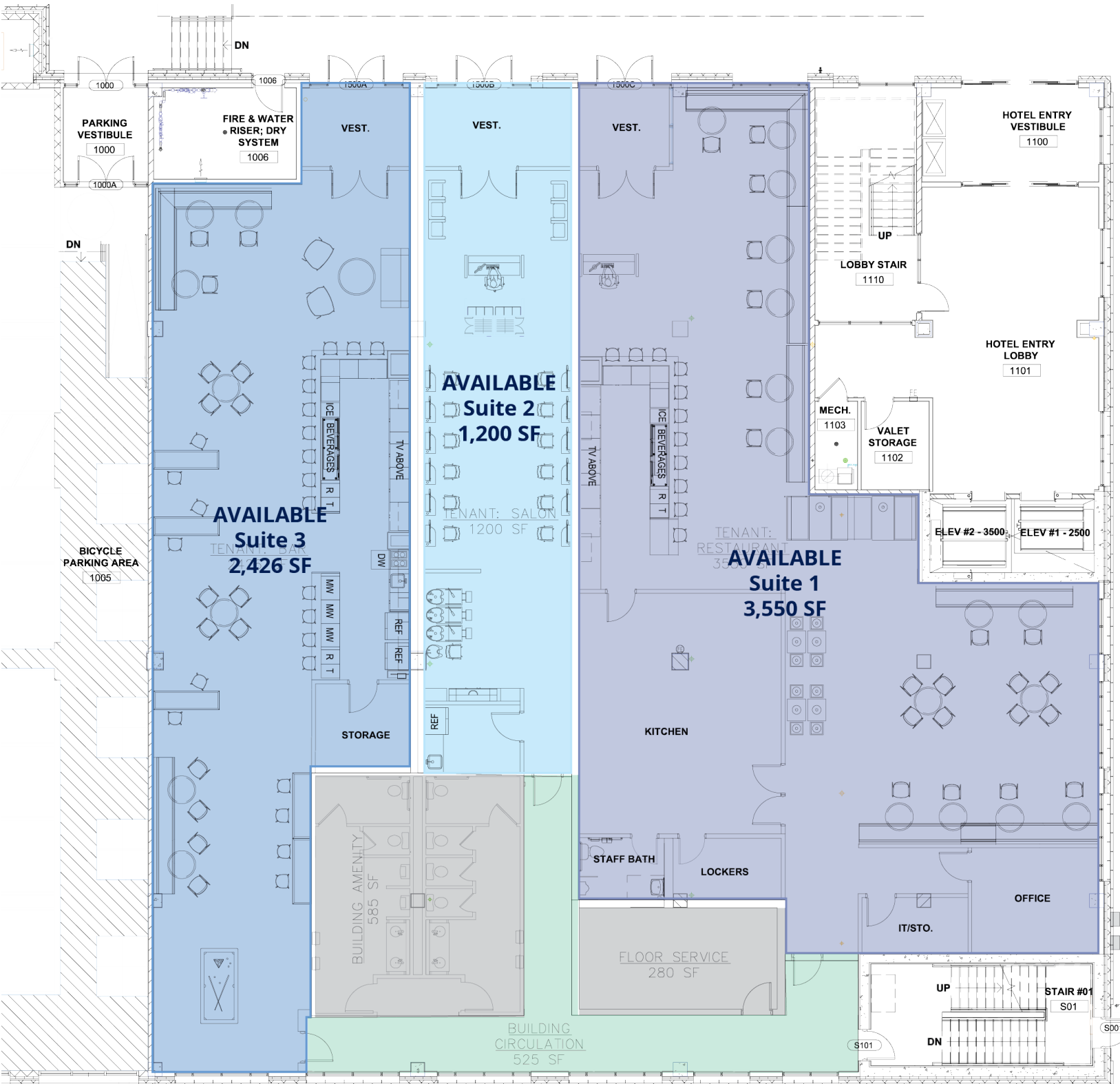
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Images

Hampton Inn & Suites - Retail | 4401 Douglas Street, Omaha, NE 68131

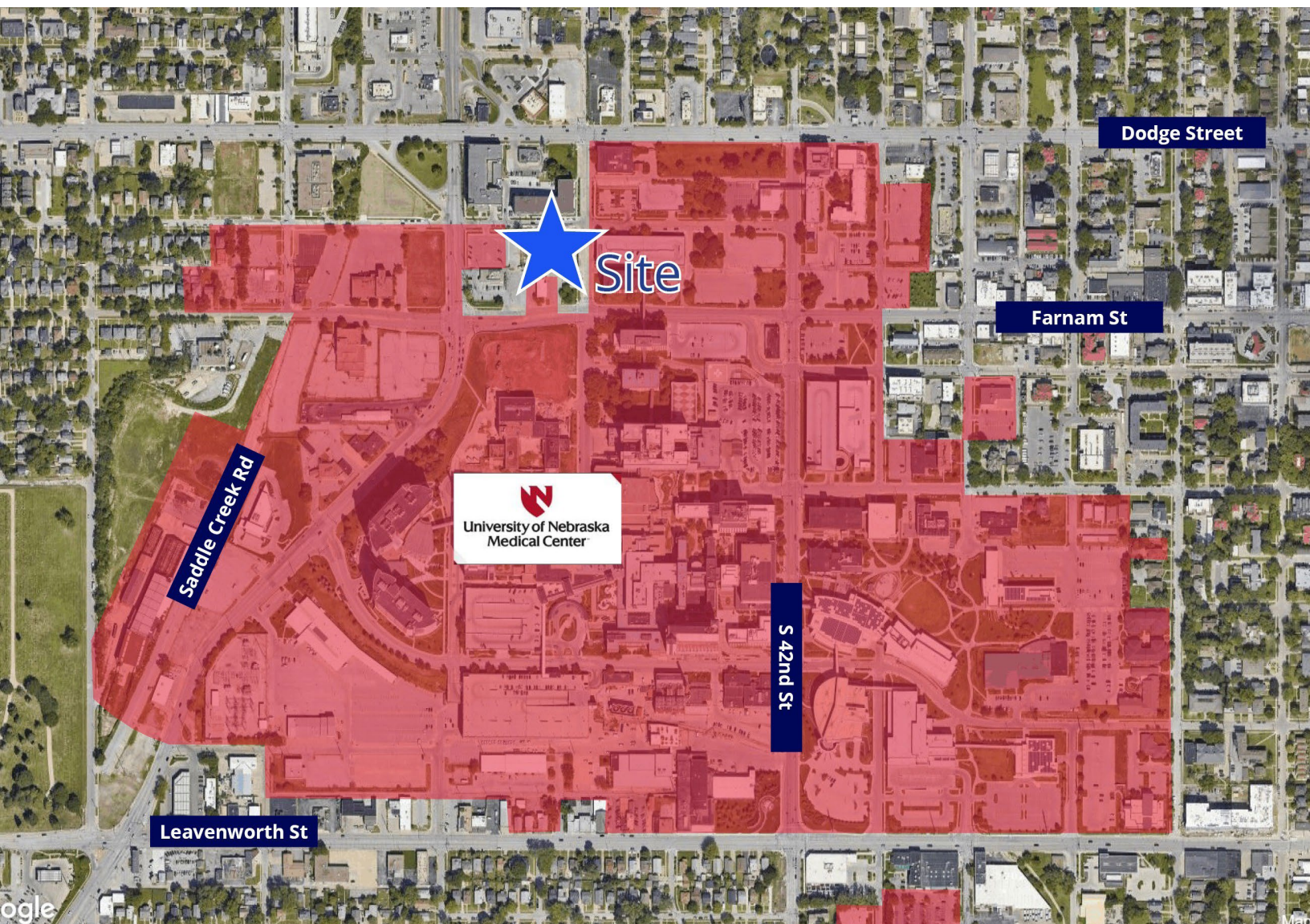


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Aerial

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For Lease

Retail Space

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Type of Listing:	Retail for Lease	
Price:	\$17.00, PSF	
Operating Type:	MG	
Available:	Immediately	
Total SF Available:	7,176 SF	
Min - Max:	1,200 - 7,176 SF	
Available:	Suite 1	3,550 SF
	Suite 2	1,200 SF
	Suite 3	2,426 SF
Total Building SF:	100,000 SF	
Year Built:	2024	

Construction

HVAC:	Yes
Ceiling Height:	16'
Sprinkler:	Yes
Restrooms:	Yes

Location

Intersection:	44th & Douglas
Submarket:	Central Omaha

Contact us:

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