NAI NP Dodge

For Sale/Lease

Office Building

Lease: 6,000 -12,000 SF Available Sale: 12,000 SF



New Reduced Sale Price: $1,429,500

7000 Spring Street | Omaha, NE 68106

Lease Rate: $9.00-11.00 PSF NNN

Property Features

- Aksarben area office building
- Perfect for owner/user
- Currently operated as a Law Firm
- Co-listed with Mickey Sodoro: 204 NP Dodge 402.677-9495
- Co-agent has equity

12915 West Dodge Road
Omaha, NE 68154
402 255 6060
nainpdodge.com

Tracy Earnest
Senior Vice President
402 255 6096
tearnest@npdodge.com

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Building Details

Building Size	12,000 SF
Occupancy	Call agent for information
Building Class	C
Number of Floors	Two
Year Built	1973
Construction Status	Existing
Construction Type	Wood Frame
Restrooms	Yes
HVAC	Gas Forced

Property Details

Lot Size	0.88 Acres
Zoning	GO
Parking Spaces	45+

Location Details

Market	Omaha/Council Bluffs
Submarket	Midtown
County	Douglas
Cross Streets	72nd & Spring Streets

Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,583	36,183	119,594
Total Population	8,217	84,893	284,729
Average HH Income	$49,656	$66,801	$62,280

Available Spaces

Space	Lease Rate	Lease Type	Size (SF)	Term
7000 Spring Street	$9.00 - 11.00 SF/yr	NNN	6,000 - 12,000 SF	Negotiable

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