

4223 Center Street

Omaha, NE 68105



**UNIQUE
OFFICE
OPPORTUNITY!**



PROPERTY DETAILS

Lease Rate	\$10.00 PSF
Total Available	13,100 SF MDG
Min. Divisible	1,000 SF
Max. Contiguous	7,000 SF
Building Size	23,374 SF
Year Built/Reno.	1963
No. of Floors	3
Total Site Area	1.67 ACRES
Parking	Onsight
Space Type	Office
Traffic Count	13,000 EADT

DESCRIPTION

Join non-profit Justice For Our Neighbors Nebraska! 3 story office building centrally located at 42nd and Center. Ample parking. Located near UNMC, VA Hospital, and along bus route. Improvements coming!

There's not much more to say, except spaces like these don't come around often...better hurry!



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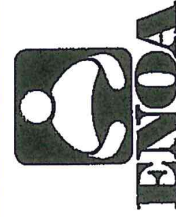
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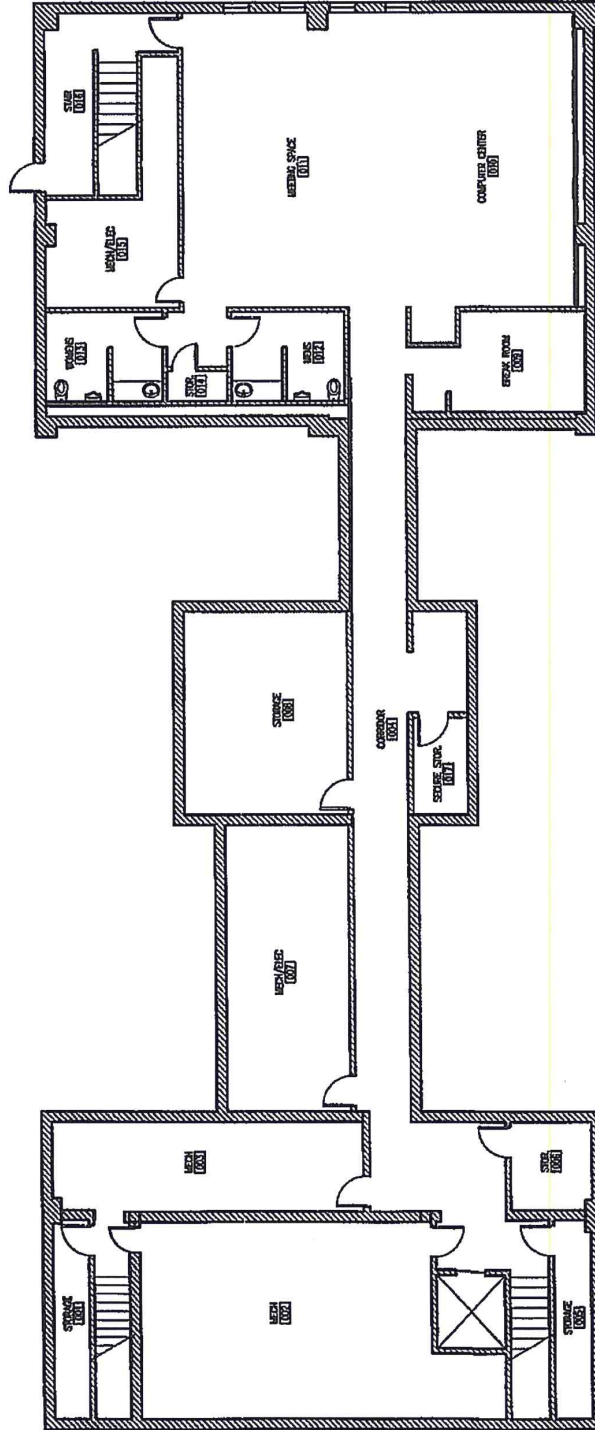
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FLOORPLAN



4223 CENTER STREET BUILDING
EASTERN NEBRASKA OFFICE ON AGING
OMAHA, NEBRASKA



-  1962 Original Building
-  1987 Addition

BASEMENT FLOOR PLAN

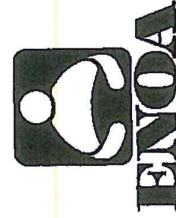
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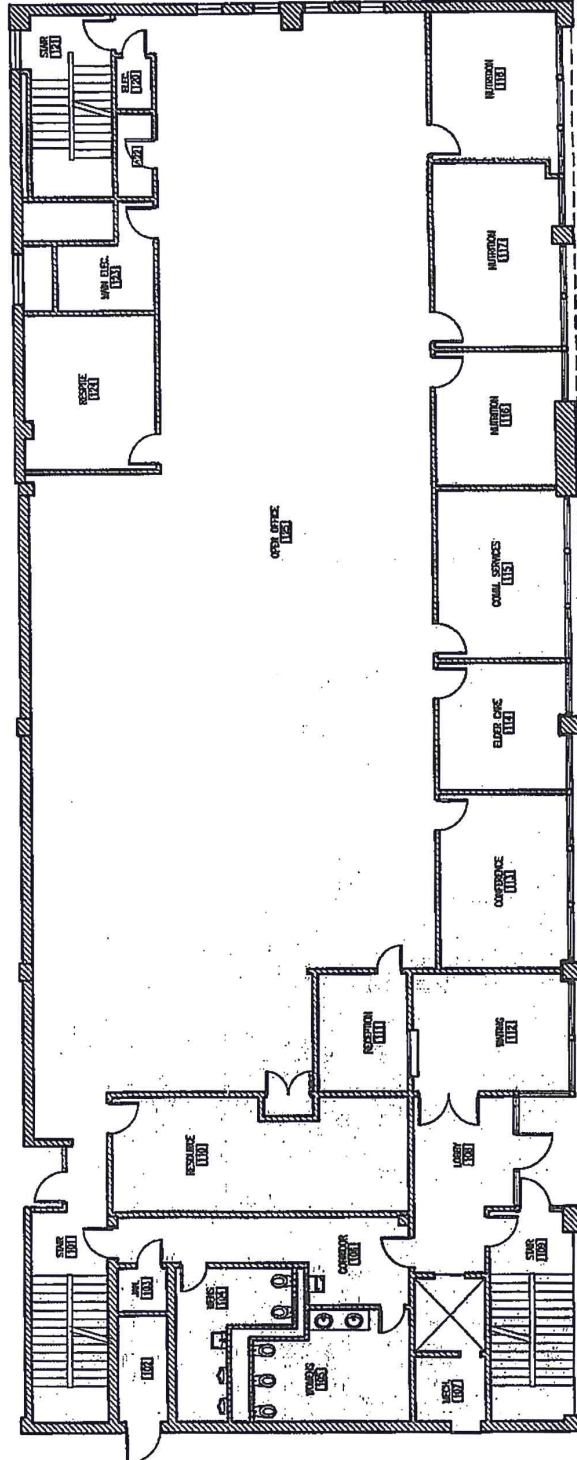
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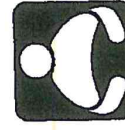


FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

4223 Center St.

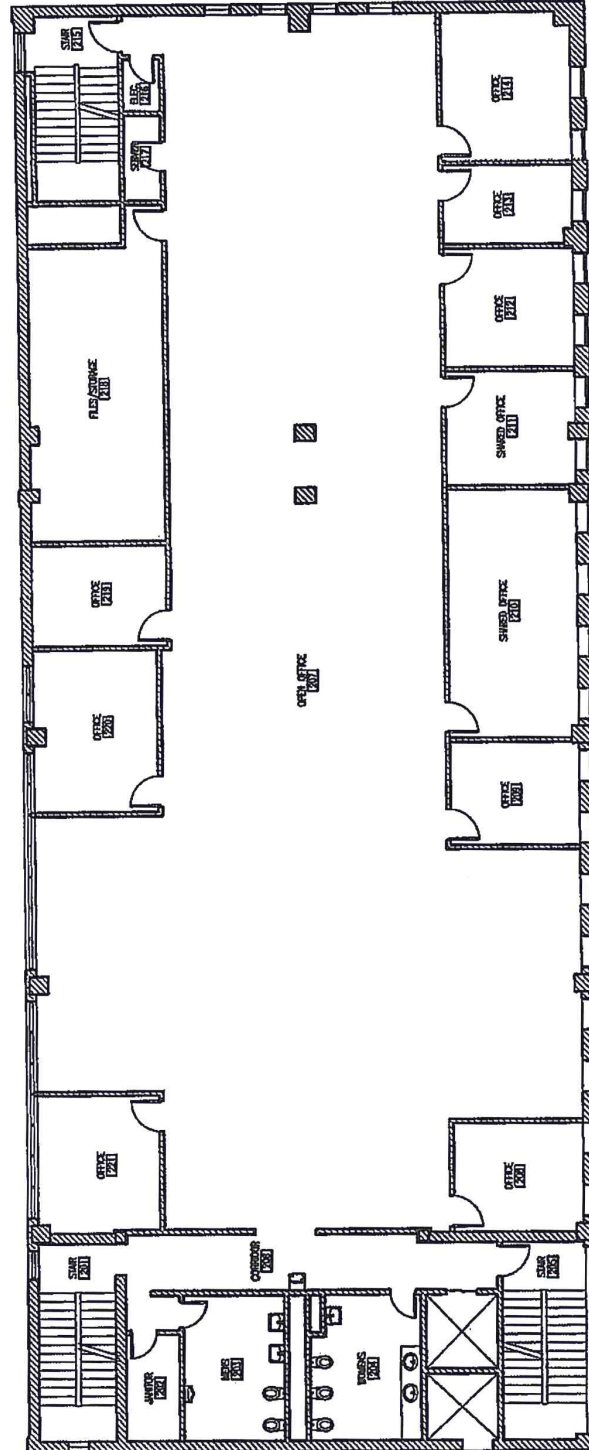
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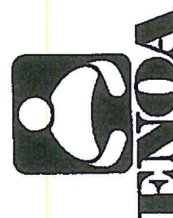


SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

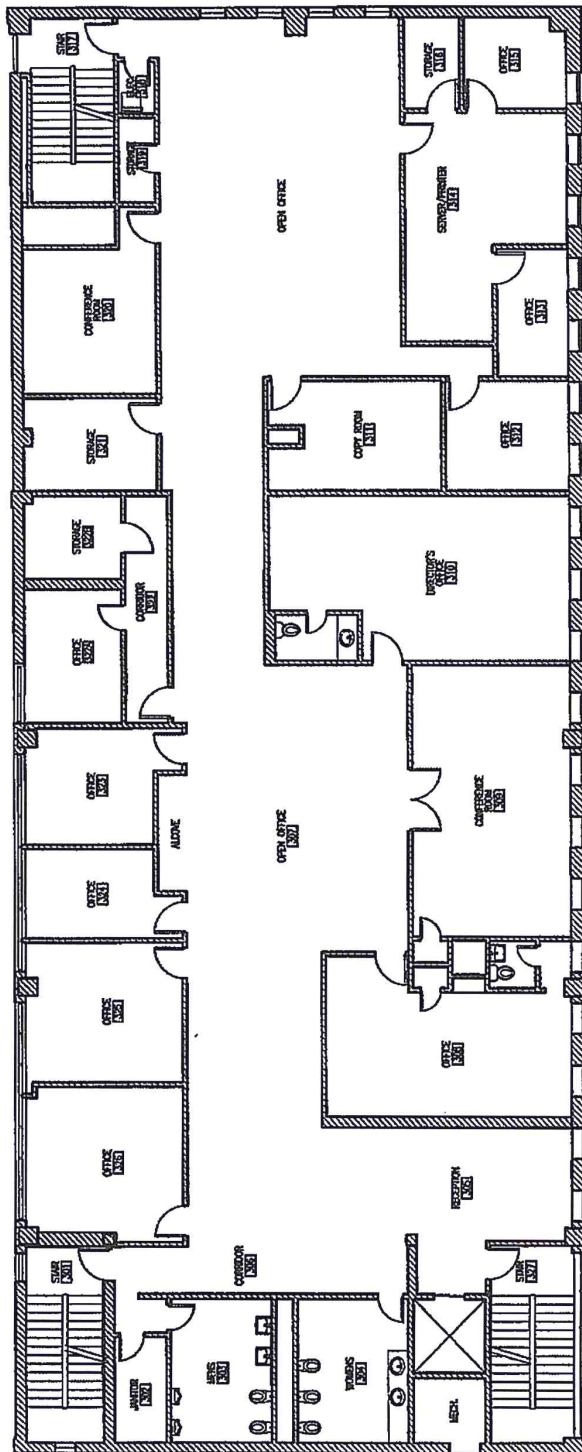
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THIRD FLOOR PLAN

SCALE: 3/32" = 1'-0"