

Ames Innovation Center
4606 N. 56th Street / Omaha, NE



23,988 SF Office Space
Lease Rate: \$12.00 PSF NNN

Contemporary single story office building offering excellent access and abundant parking. Located adjacent to Planet Fitness and Heartland Workforce Solutions, providing employers ample recruiting, staffing and training opportunities. The space is ideal for a customer service center or call center. The interior design and building layout promotes an open and collaborative work environment. The building is located just off Ames Avenue at 56th Street.



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Property Highlights

		Floor	Square Feet (min - max)	Price/SF NNN	Date Available
Lease Rate	\$12.00 SF NNN	1	10,000 - 23,988	\$12.00	Third Quarter 2019
NNN Expenses	\$3.50 (Estimated)				
Building Size	43,640 SF				
Year Built/Renovated	1959/2017				
No. of Floors	1				
Total Site Area	1.94 AC				
Zoning	Commercial				
Parking	5:1000 SF				
Traffic Counts	21,488 EADT				

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