

FOR SALE | FOR LEASE

9INES OFFICE CONDO

SUITE 200

1313 CUMING STREET

Omaha, NE 68102



OFFICE CONDO FOR SALE

CONDO SIZE: 8,547 SF

SALE PRICE: \$1,575,000

TRAFFIC COUNT (2017): 22,310 VPD
(North 13th & Cuming Streets)

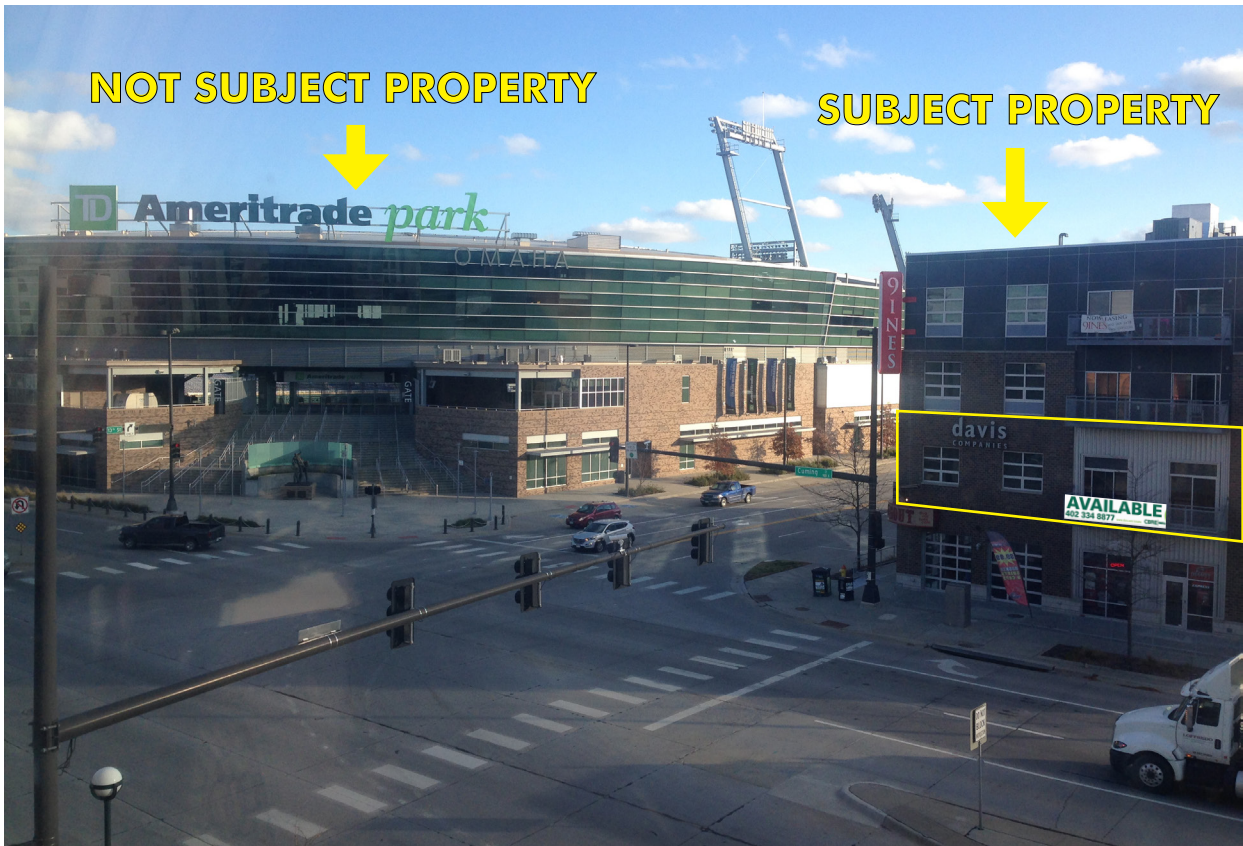
OFFICE CONDO FOR LEASE

SPACE SIZE: 1,500 - 5,500 SF

LEASE RATE: \$14.95 PSF, NNN

Features:

- Second floor office space that can fit a variety of users
- Professionally built out space for owner occupant or investor
- On-site parking lot available to Tenants
- Excellent North Downtown space available across the street from the entrance of TD Ameritrade Ballpark and the CHI Health Center Omaha arena
- Minutes away from Eppley Airfield, Creighton University, Old Market and Downtown Omaha
- Surrounded by numerous hotels, restaurants, apartments, offices and retailers
- Potential lease back for portion of space from Seller



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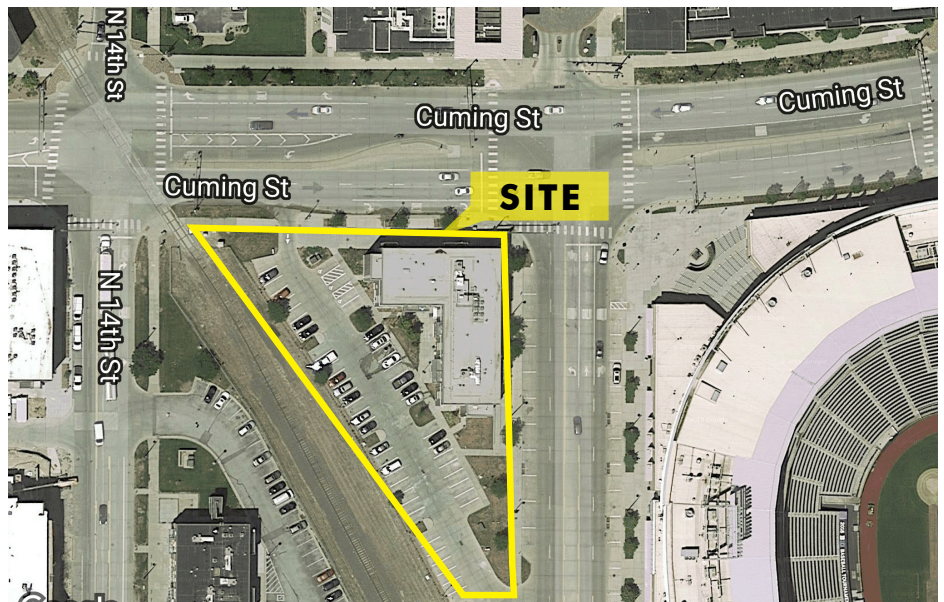


BUILDING INFORMATION

Building	8,547 SF
Year Built	2011
Construction	Brick
Power	Ample
Number of Floors	Four
Zoning	Mixed Use (MU)
Cross Streets	N 13th & Cuming Streets
Sprinklered	Yes



SITE AERIAL



CONTACT US

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ADDITIONAL PHOTOS



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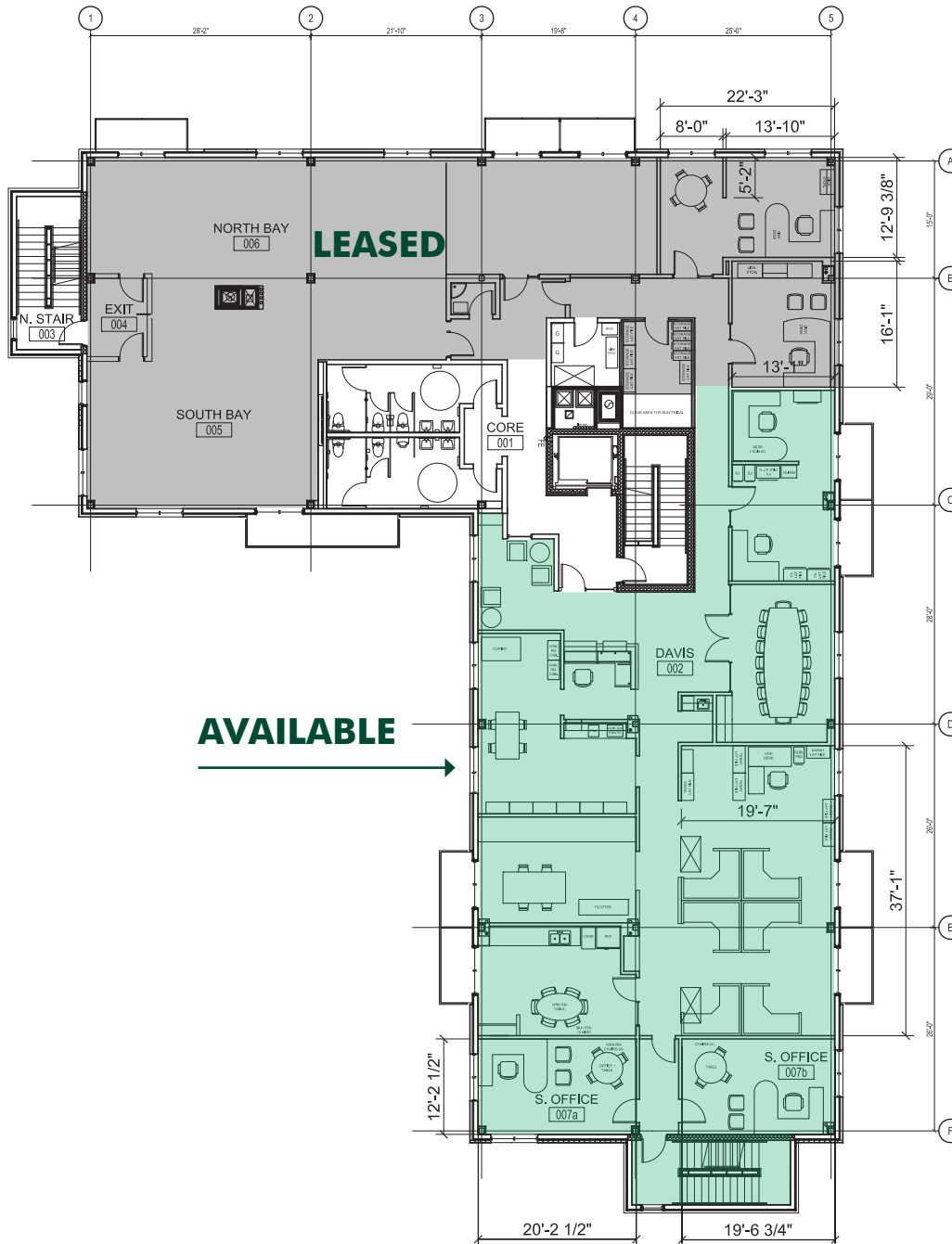
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FLOOR PLAN



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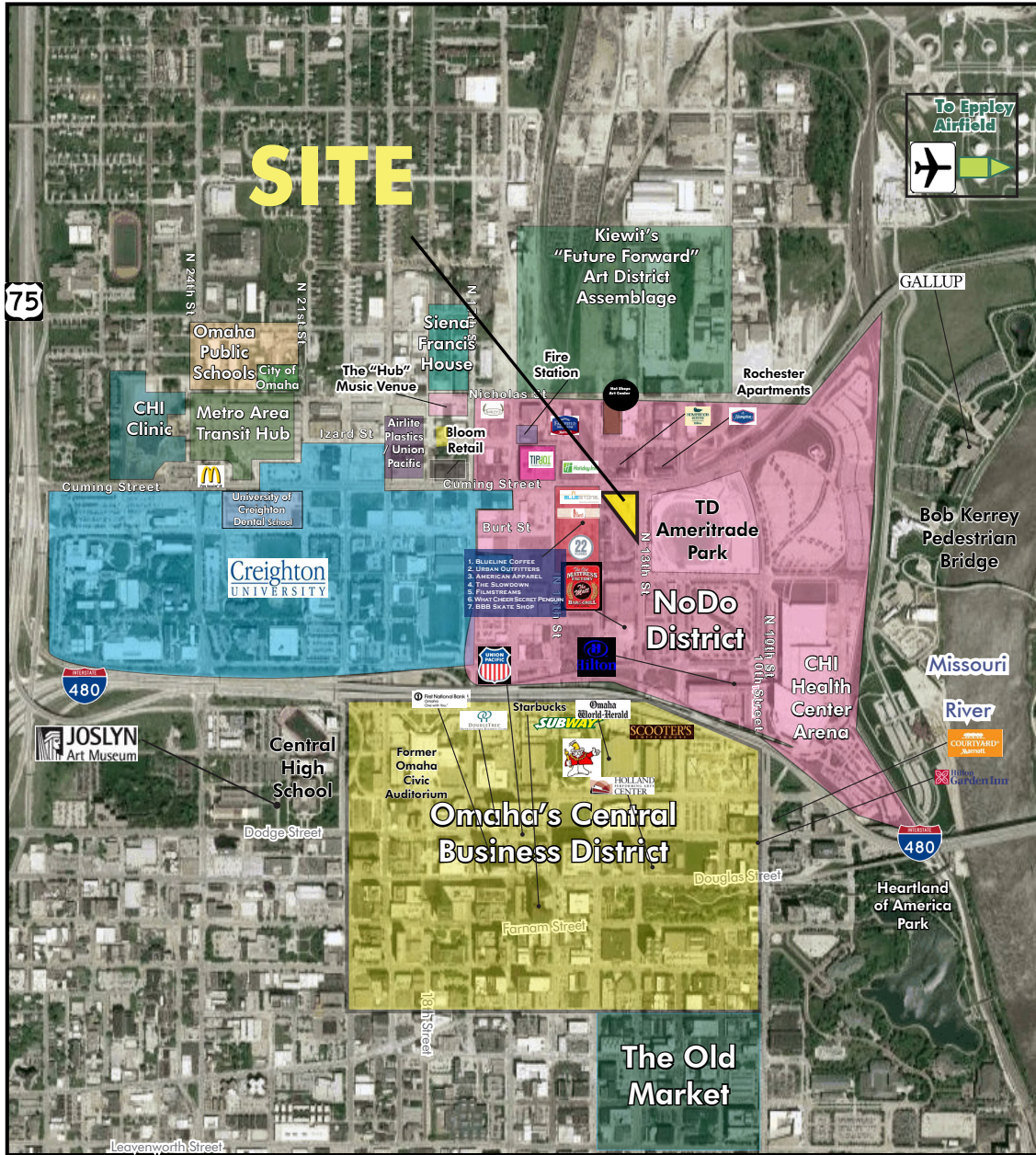
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LOCATION AERIAL



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