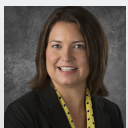


6805 GROVER ST

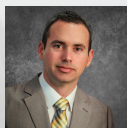
1,500 - 3,150 SF | \$7.75 SF/YR NNN
OMAHA, NE 68106



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6805 GROVER ST EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$7.75 SF/YR NNN
Est. Op. Exp.	\$3.29 SF/YR
Available SF:	1,500 - 3,150 SF
Building Size:	15,415 SF
Property Type:	Office Building
Year Built:	1997
Zoning:	LC

PROPERTY OVERVIEW

Centrally located with quick interstate access. Affordable, move-in ready space now available.

PROPERTY HIGHLIGHTS

- Excellent location with easy access to the Interstate
- Surrounded by many hotels and apartment developments
- Convenient front door parking
- Great visibility to Grover Street
- Ready to occupy space consisting of lobby, large open space with kitchenette, and three private offices

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6805 GROVER ST
AVAILABLE SPACES SUMMARY



SPACE	SIZE	LEASE RATE	EST OP EXP	EST TOTAL / MO	COMMENTS
6805	3,150 SF	\$7.75 SF/yr (NNN)	\$3.29	\$2,898.00	Move-in ready space
6823	3,000 SF	\$7.75 SF/yr (NNN)	\$3.29	\$2,760.00	Space can be demised to 1500 sq. ft.

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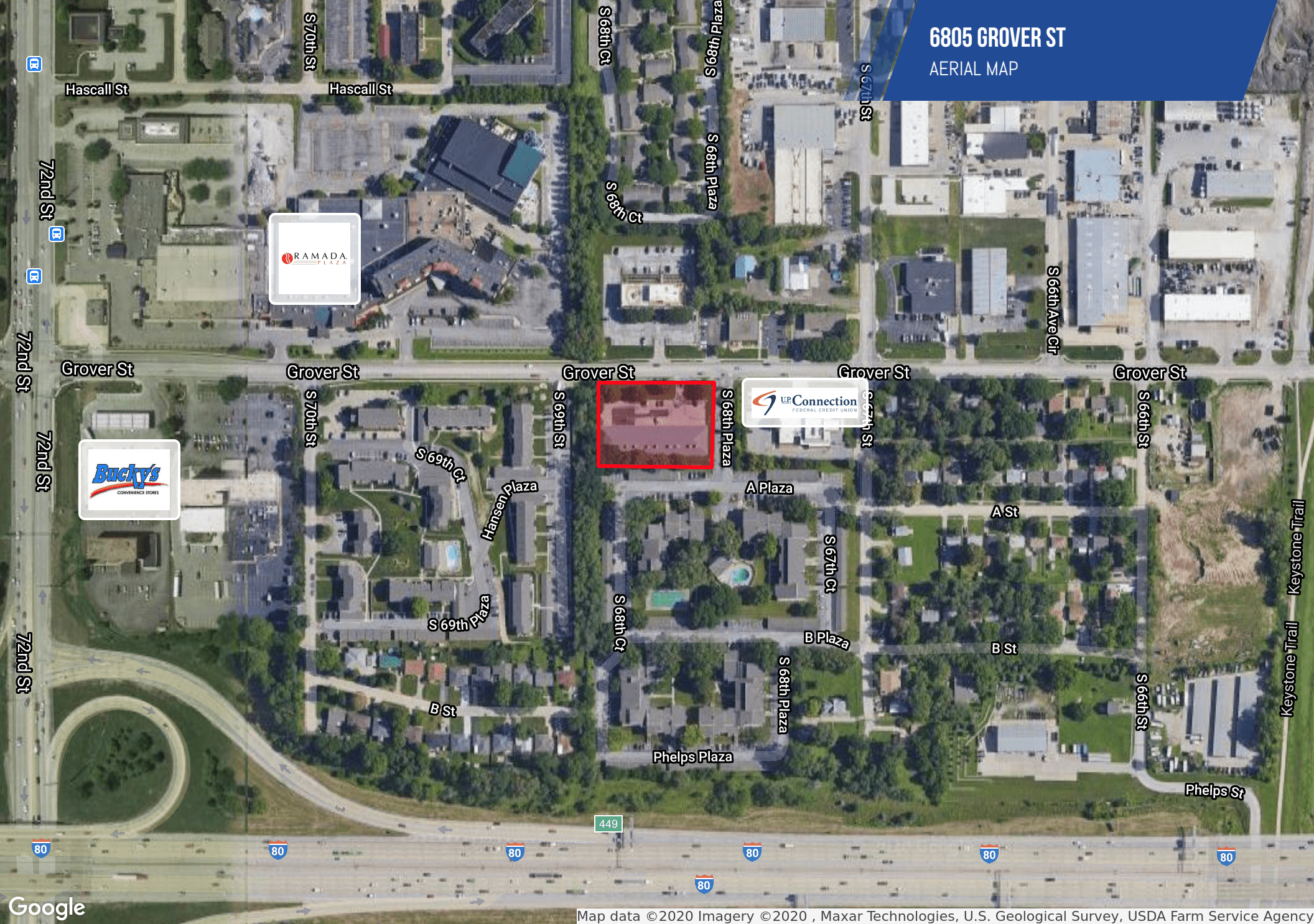
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6805 GROVER ST
AERIAL MAP



Google

Map data ©2020 Imagery ©2020 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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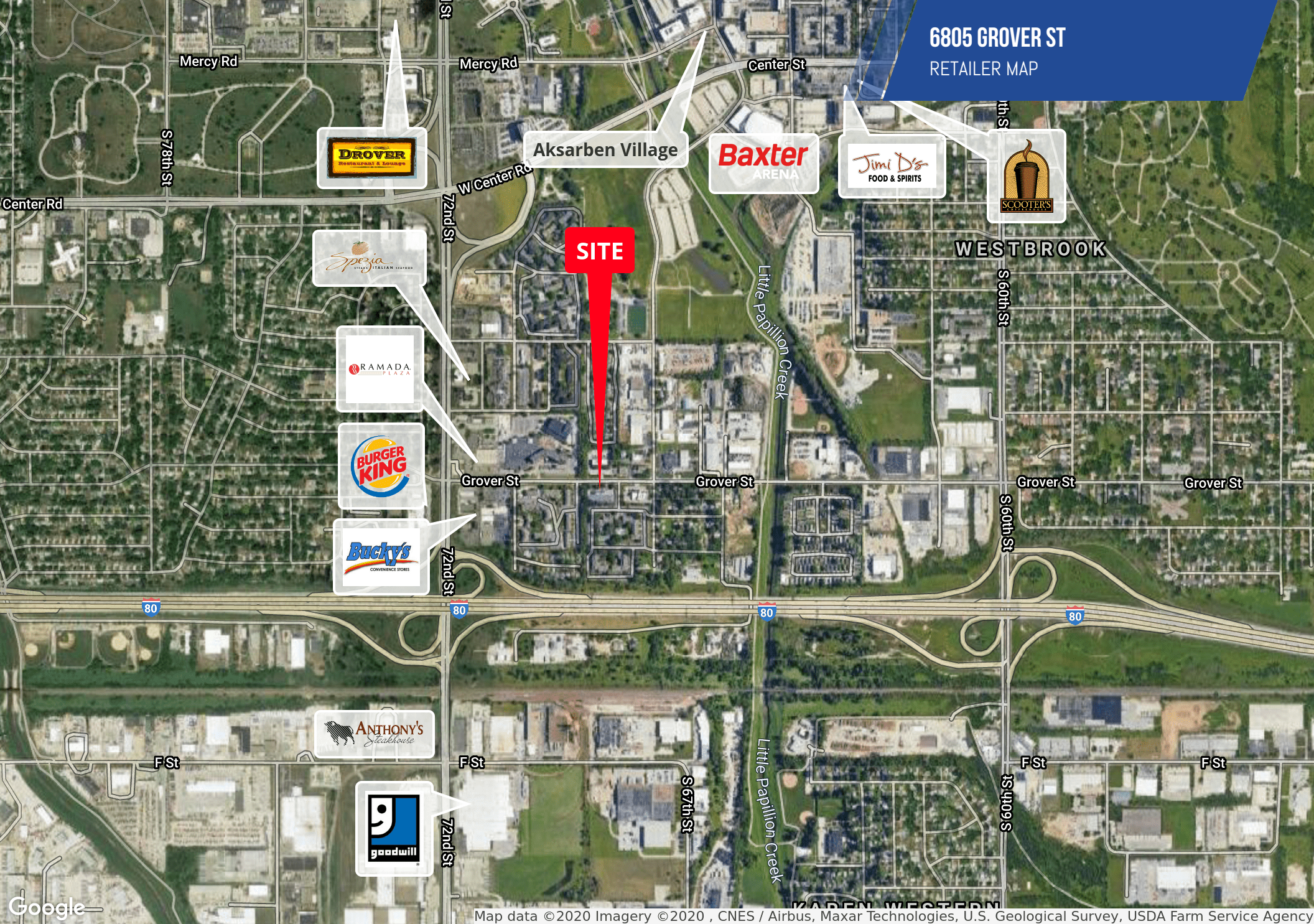
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6805 GROVER ST
RETAILER MAP



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Interior Photo of 6805 Grover St



Interior Photo of 6805 Grover St



Interior Photo of 6805 Grover St



Interior Photo of 6805 Grover St

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