

4223 Center St.

\$1,400,000

Omaha, NE 68105



**UNIQUE OFFICE
OPPORTUNITY!**



PROPERTY DETAILS

Price	\$1,400,000
Building Size	23,374 SF
Price PSF	\$59.95
Building Class	C
Year Built	1963
No. of Floors	4
Total Site Area	72,867 SF
Space Type	Office

DESCRIPTION

4223 Center is a unique office opportunity in midtown Omaha. Currently occupied by the Eastern Nebraska Office on Aging, the building was built in 1963 and retains some mid-century architectural features. At just over 23,000 square feet, the building sits on the southwest corner of 42nd and Center with dedicated parking and attractive landscaping. Easy access to the interstate on 42nd Street and dining/shopping opportunities minutes away in Aksarben Village and the Blackstone District.



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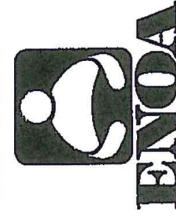
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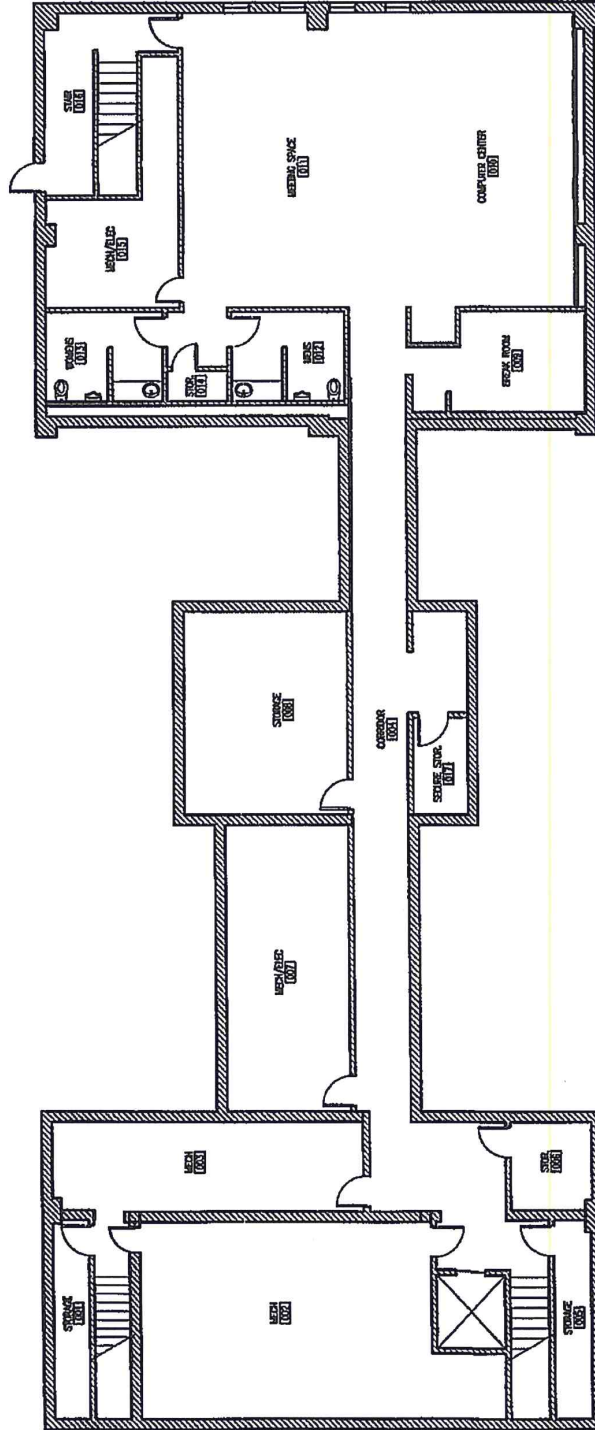
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FLOORPLAN



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



-  1962 Original Building
-  1987 Addition

BASEMENT FLOOR PLAN

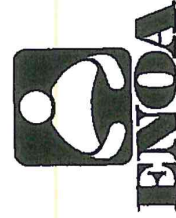
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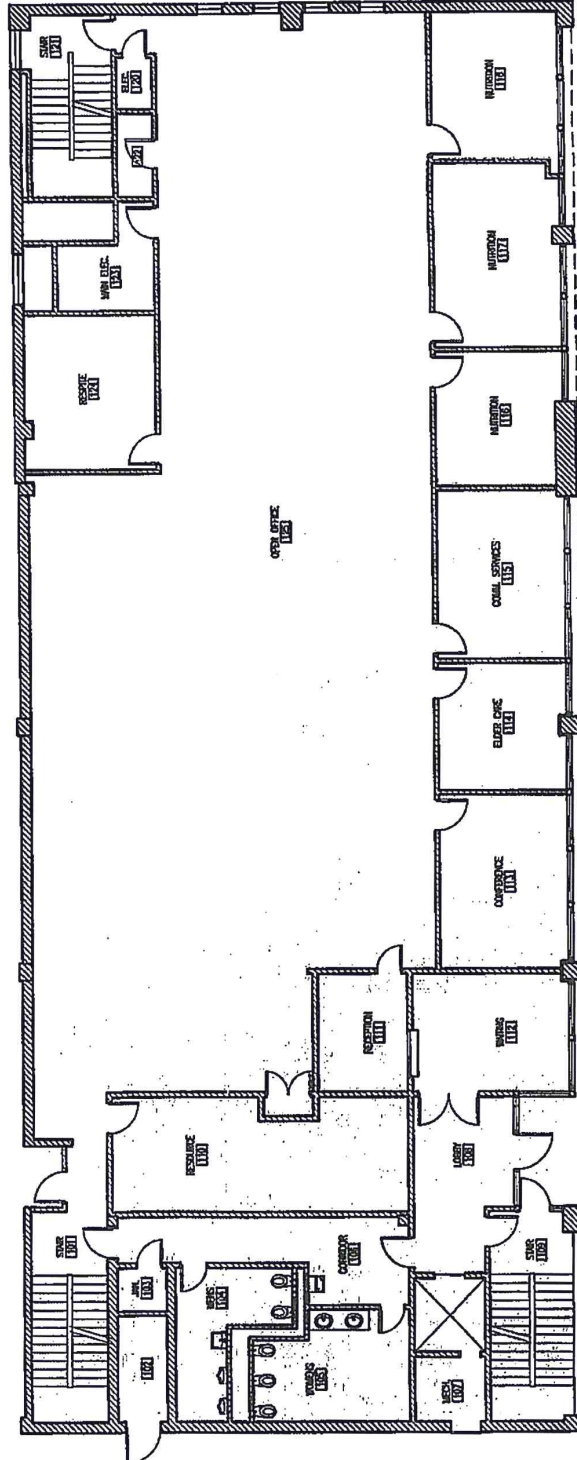
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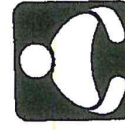


FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

4223 Center St.

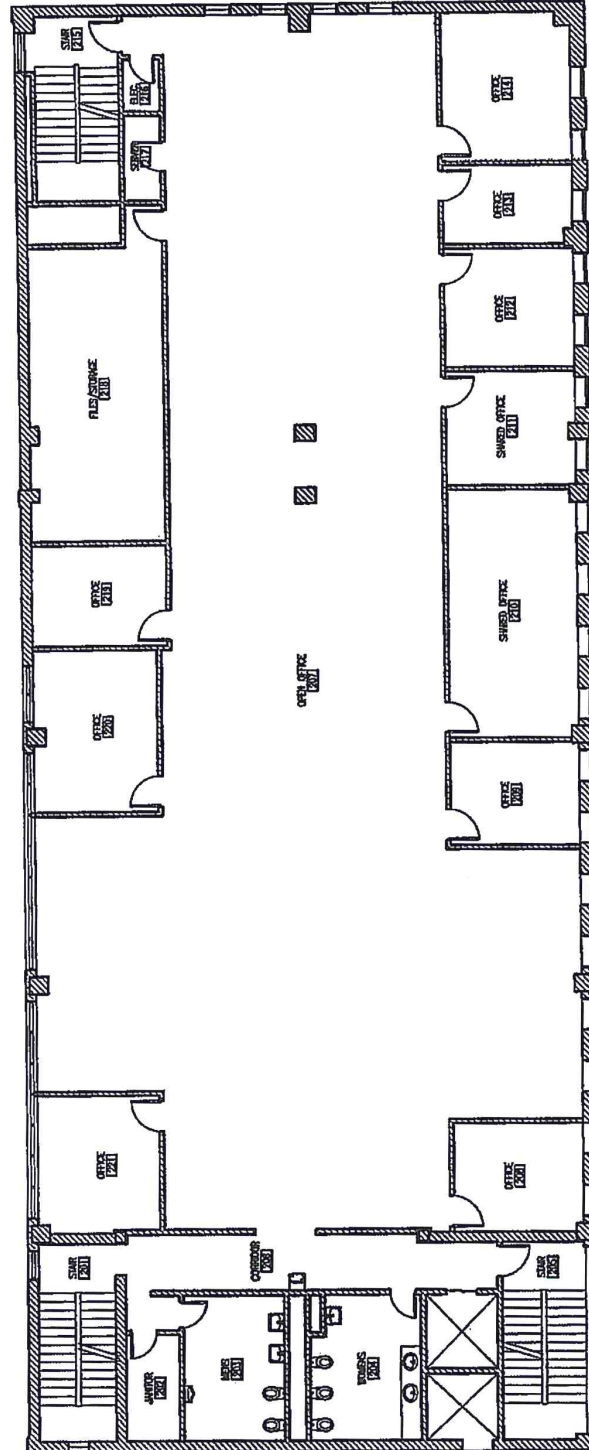
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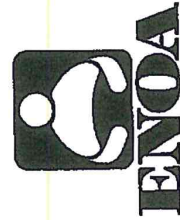


SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

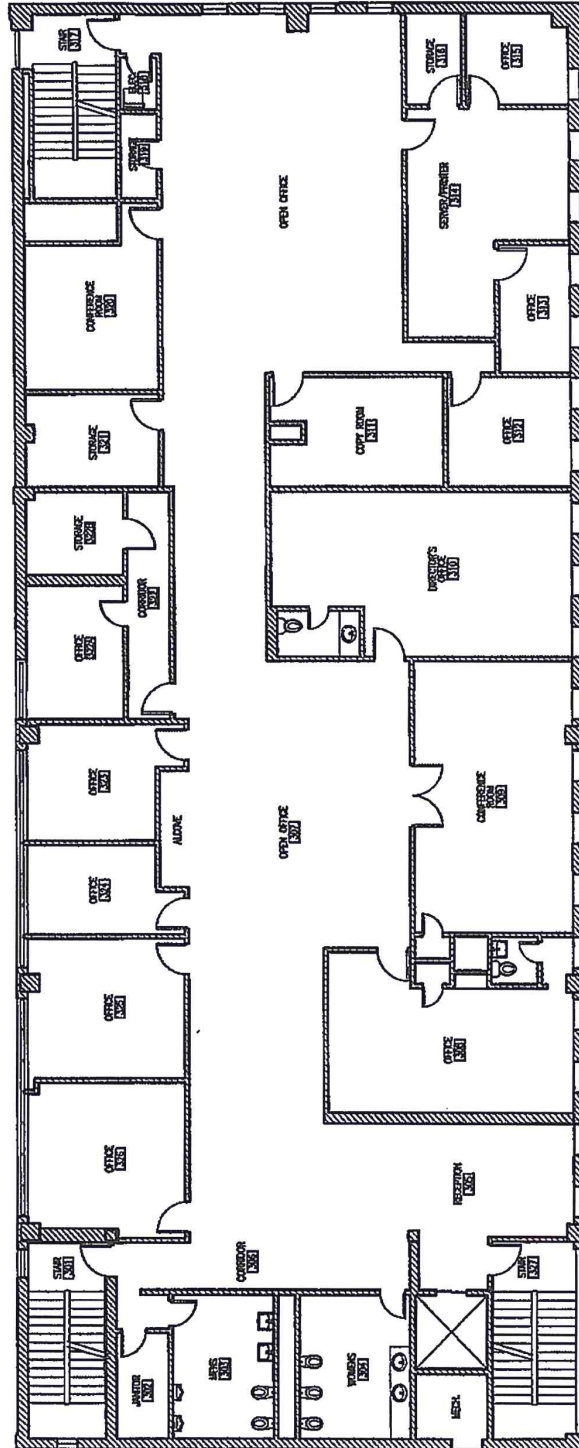
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FLOORPLAN



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THIRD FLOOR PLAN

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

