



7000 Spring Street | Omaha, NE 68106

New Reduced Sale Price: \$1,100,000

Lease Rate: \$9.00-11.00 PSF NNN

### Property Features

- Aksarben area office building
- Perfect for owner/user
- Currently operated as a Law Firm
- Co-listed with Mickey Sodoro: 204 NP Dodge 402.677-9495
- Co-agent has equity

12915 West Dodge Road  
Omaha, NE 68154  
402 255 6060  
[nainpdodge.com](http://nainpdodge.com)

**Tracy Earnest**  
Senior Vice President  
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### Building Details

Building Size	12,000 SF
Occupancy	Call agent for information
Building Class	C
Number of Floors	Two
Year Built	1973
Construction Status	Existing
Construction Type	Wood Frame
Restrooms	Yes
HVAC	Gas Forced

### Property Details

Lot Size	0.88 Acres
Zoning	GO
Parking Spaces	45+

### Location Details

Market	Omaha/Council Bluffs
Submarket	Midtown
County	Douglas
Cross Streets	72nd & Spring Streets

### Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,583	36,183	119,594
Total Population	8,217	84,893	284,729
Average HH Income	\$49,656	\$66,801	\$62,280

### Available Spaces

Space	Lease Rate	Lease Type	Size (SF)	Term
7000 Spring Street	\$9.00 - 11.00 SF/yr	NNN	6,000 - 12,000 SF	Negotiable



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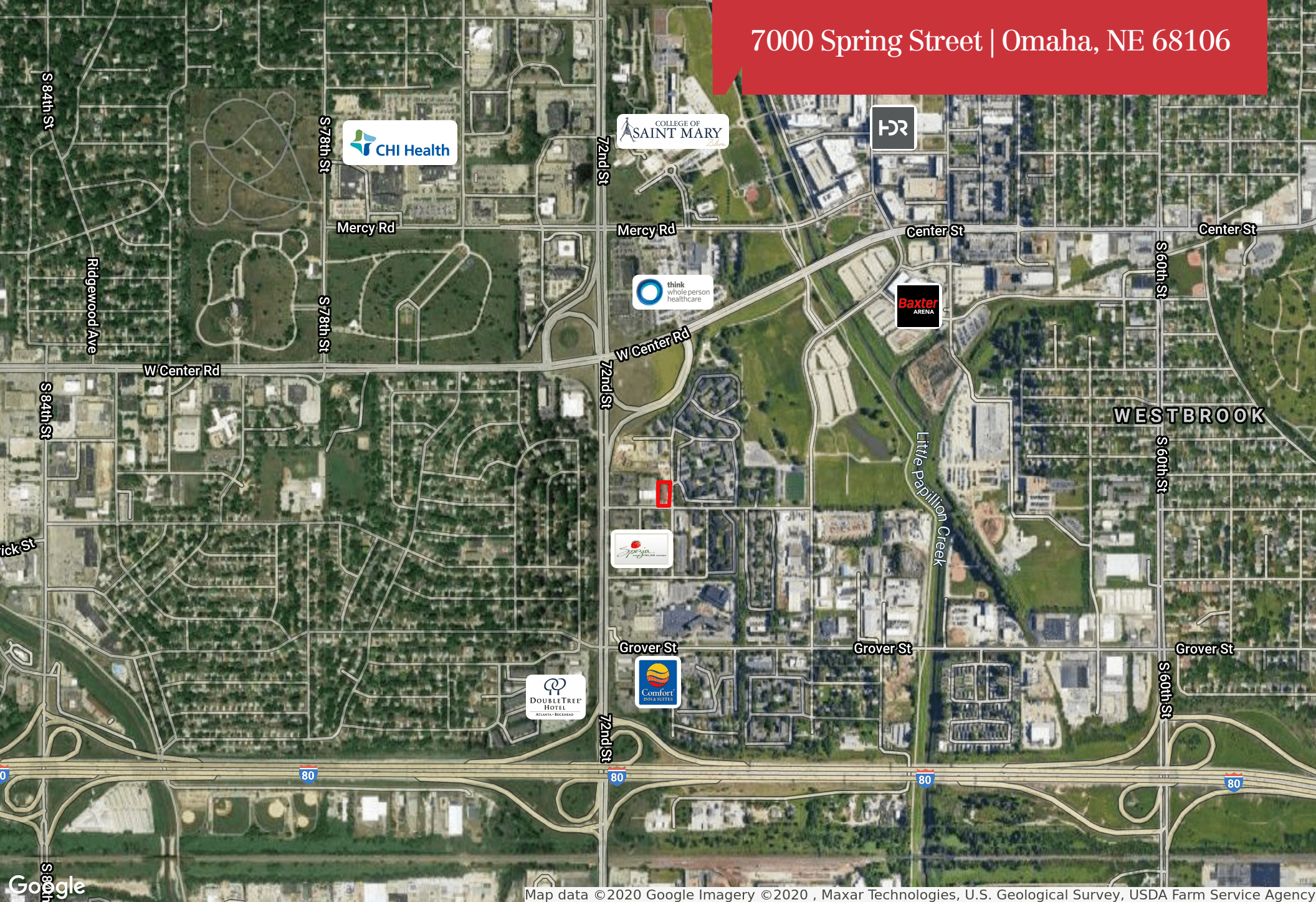


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Google

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