

# 4610 SOUTH 25TH STREET

2,911 - 6,102 SF | \$18.00 SF/YR (NNN)

4610 SOUTH 25TH STREET, OMAHA, NE 68107



**INVESTORS**  
REALTY INC.



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### OFFERING SUMMARY

|                |                   |
|----------------|-------------------|
| LEASE RATE:    | \$18.00 SF/YR NNN |
| Est. Op. Exp.  | \$6.57 SF/YR      |
| Available SF:  | 2,911 - 6,102 SF  |
| Building Size: | 23,800 SF         |
| Property Type: | Office Building   |
| Year Built:    | 1963              |

### PROPERTY OVERVIEW

Prime South Omaha office space near 25th and L Street, offering move-in-ready space with private offices, conference rooms, and convenient front-door parking.

### PROPERTY HIGHLIGHTS

- Prime South Omaha location near 25th and L Street, offering seamless access to Highway 75
- Rare opportunity for move-in-ready office space with multiple private offices and conference rooms
- Convenient front-door parking for easy accessibility

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## PROPERTY INFORMATION



# 4610 SOUTH 25TH STREET

OMAHA, NE 68107

## BUILDING INFORMATION

|                  |           |
|------------------|-----------|
| Building Size    | 23,800 SF |
| Min Divisible    | 2,911 SF  |
| Max Contiguous   | 6,102 SF  |
| Number Of Floors | 1         |
| Year Built       | 1963      |

## PARKING & TRANSPORTATION

|               |                                     |
|---------------|-------------------------------------|
| Parking Type  | Surface                             |
| Traffic Count | 19,400 - 25th & L St<br>(AADT 2021) |

## SITE INFORMATION

|                      |                 |
|----------------------|-----------------|
| Cross-Streets        | 25th & K Street |
| County               | Douglas         |
| Location Description | 25th & K Street |

## UTILITIES & AMENITIES

|                   |      |
|-------------------|------|
| Power Description | OPPD |
| Gas Description   | MUD  |

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## DEMOGRAPHICS

| POPULATION        | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Population  | 971       | 4,142     | 14,108   |
| Total Households  | 331       | 1,335     | 4,414    |
| Average HH Income | \$58,658  | \$61,298  | \$61,152 |

## AVAILABLE SPACES

| SPACE | SIZE     | LEASE RATE          | EST. OP. EXP. | EST. TOTAL / MO. | COMMENTS                                                                                      |
|-------|----------|---------------------|---------------|------------------|-----------------------------------------------------------------------------------------------|
| 4604  | 2,911 SF | \$18.00 SF/yr (NNN) | \$6.57        | \$5,960.27       | OPEX includes utilities. Tenants pay for own janitorial within the suite.                     |
| 4608  | 6,102 SF | \$18.00 SF/yr (NNN) | \$6.57        | \$12,493.85      | OPEX includes utilities. Tenants pay for own janitorial within the suite. Available 1/1/2026. |

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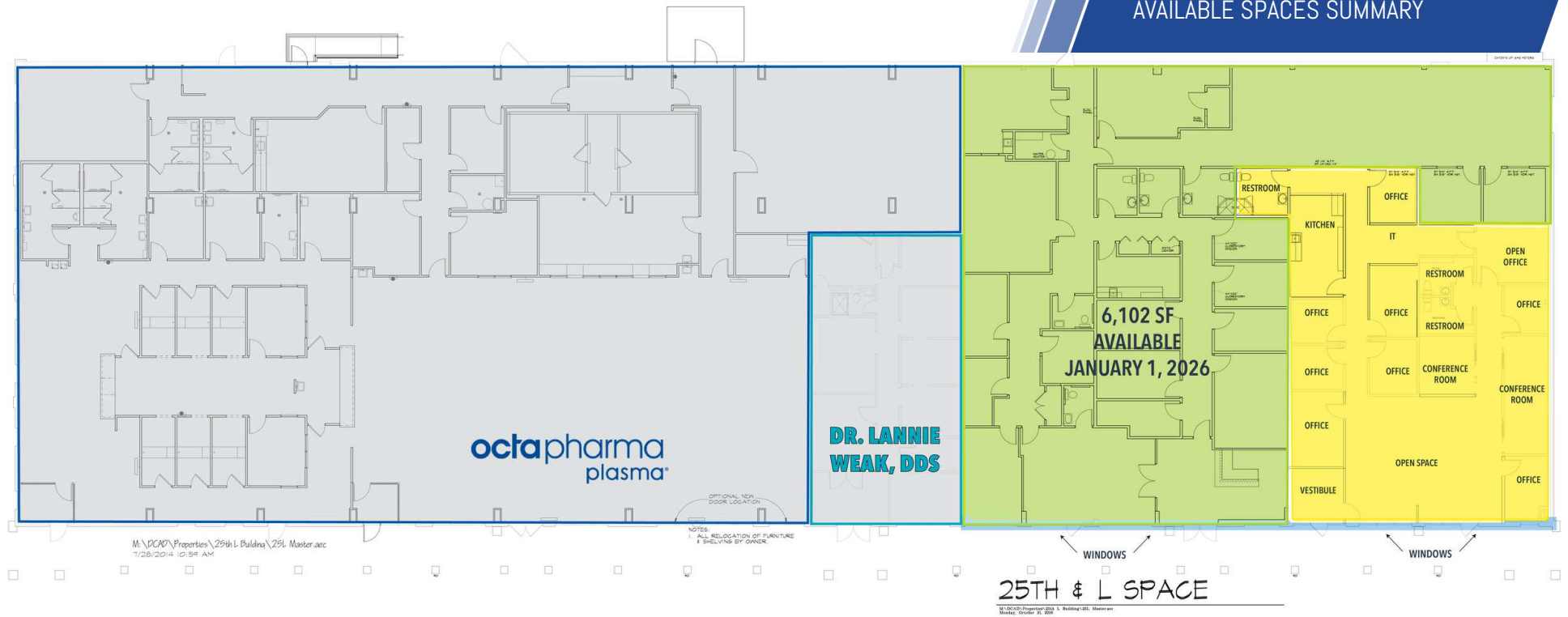
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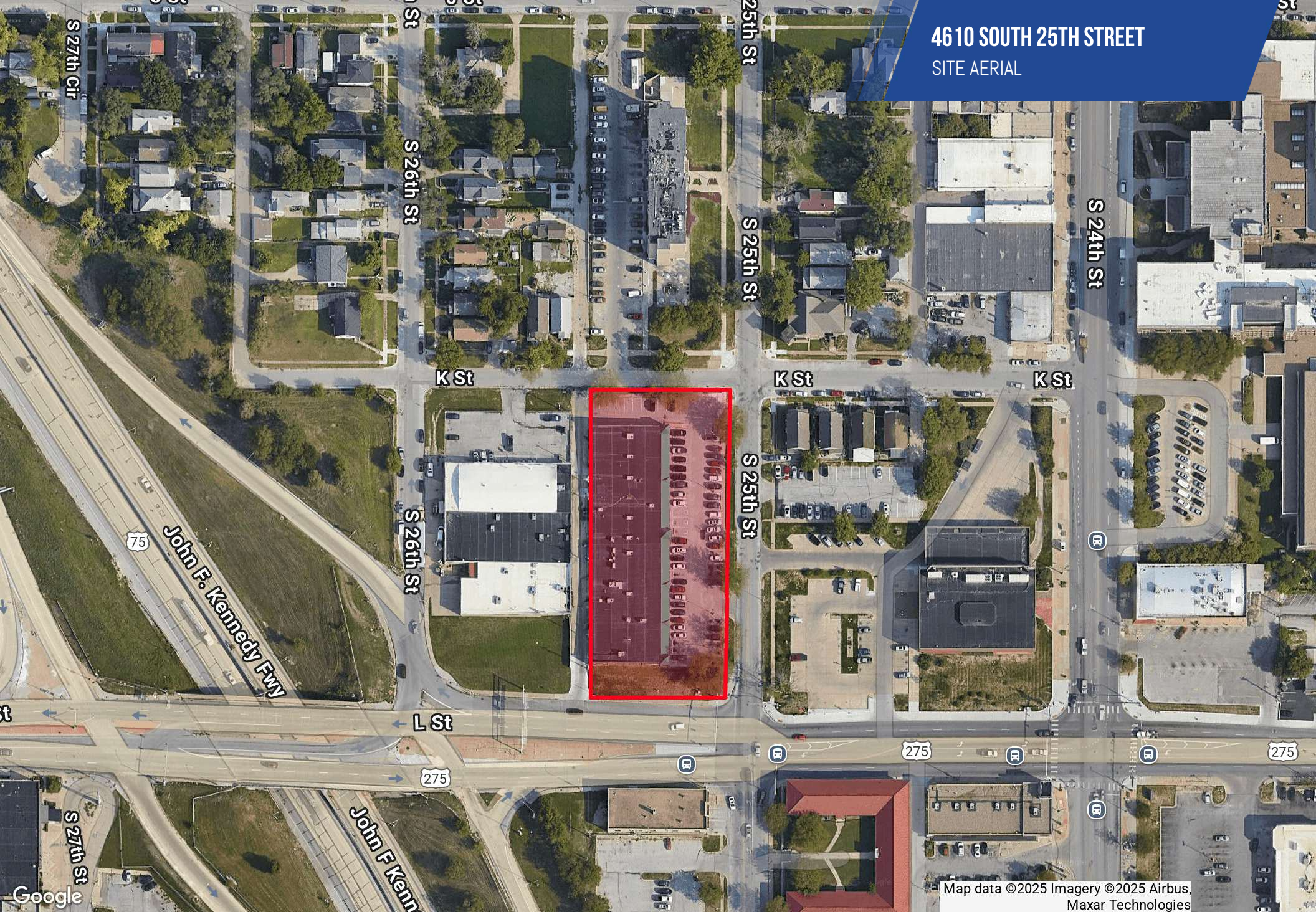
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AVAILABLE SPACES SUMMARY



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SITE AERIAL



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**4610 SOUTH 25TH STREET**  
RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO

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ADDITIONAL PHOTOS

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