

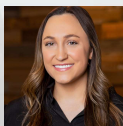
1419 FARNAM ST - BASEMENT STORAGE SPACE

2,477 SF | \$8.00 SF/YR (GROSS)

1419 FARNAM ST - BASEMENT STORAGE SPACE, OMAHA, NE 68102

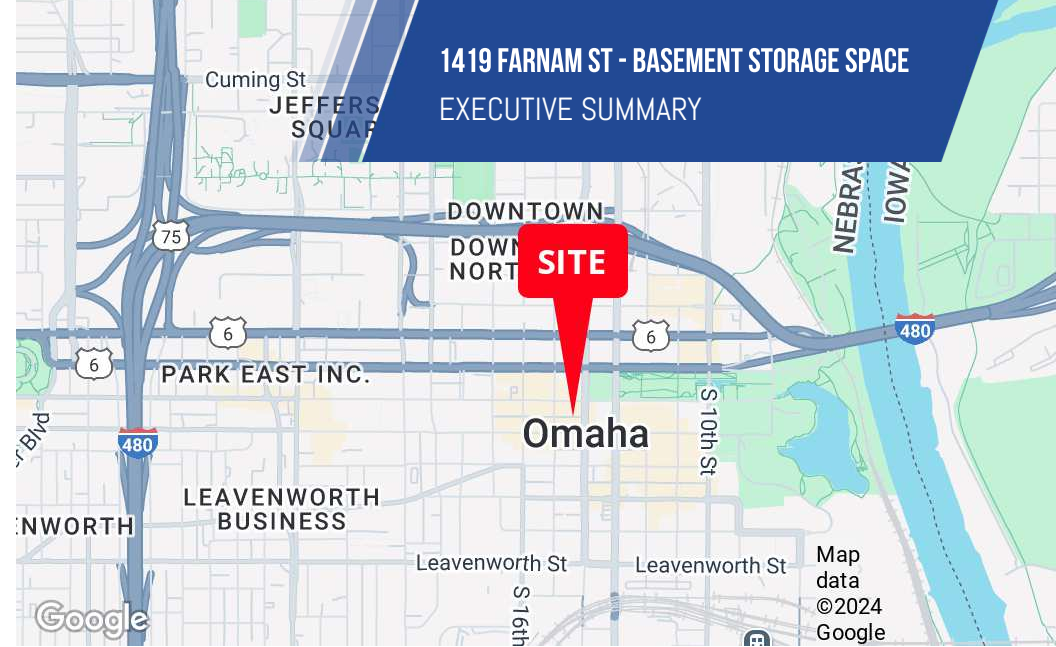


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1419 FARNAM ST - BASEMENT STORAGE SPACE EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$8.00 SF/YR GROSS
Available SF:	2,477 SF
Building Size:	30,440 SF
Property Type:	Retail
Year Built:	1881
Zoning:	CBD-ACI-1(PL)

PROPERTY HIGHLIGHTS

- Lower level secure storage space
- Controlled access entry - high security
- Secure, air circulation and fire rated concrete - perfect document storage solution
- Elevator for easy loading
- Steps from the Gene Leahy Mall redevelopment project
- Across from Mutual of Omaha's new location (2026 completion)

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,537	113,442	249,215
Average Age	35	36	36
HOUSEHOLDS			
Total Households	8,138	46,342	98,709
People Per HH	2.0	2.4	2.5
Average HH Income	\$67,146	\$67,321	\$73,668
Average HH Value	\$327,614	\$233,038	\$228,086

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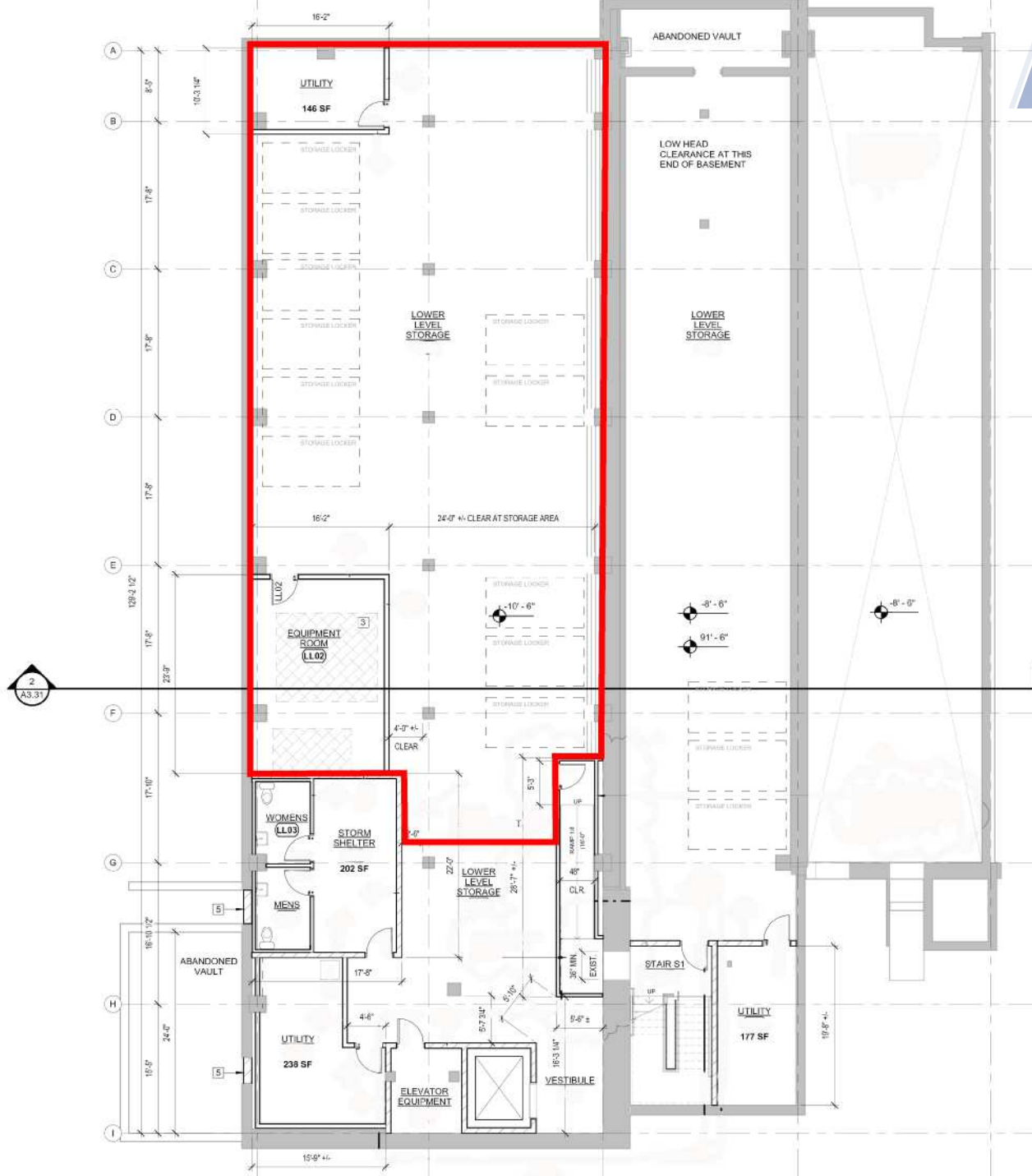
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1419 FARNAM ST - BASEMENT STORAGE SPACE FLOOR PLAN



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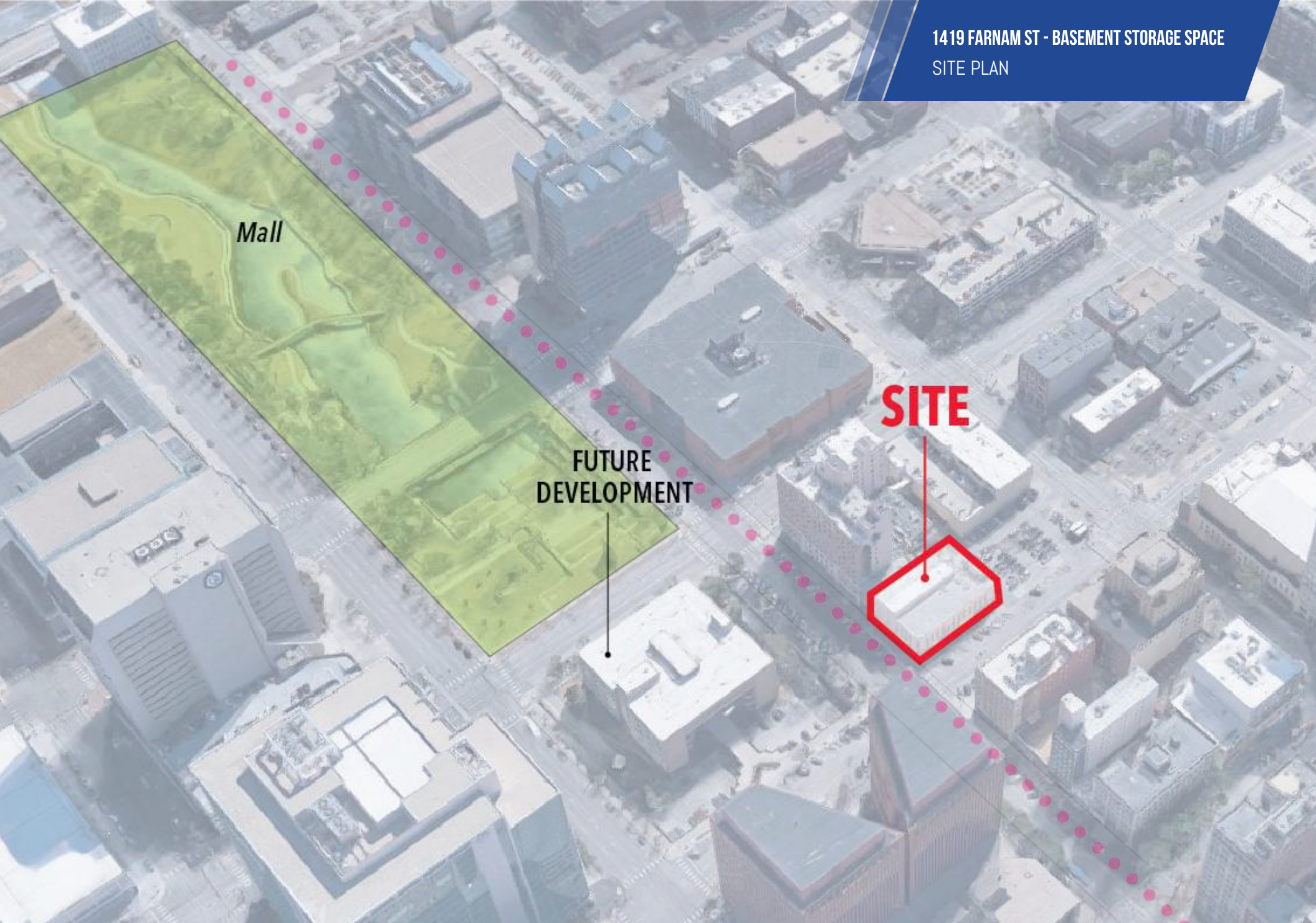
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1419 FARNAM ST - BASEMENT STORAGE SPACE
RETAILER MAP



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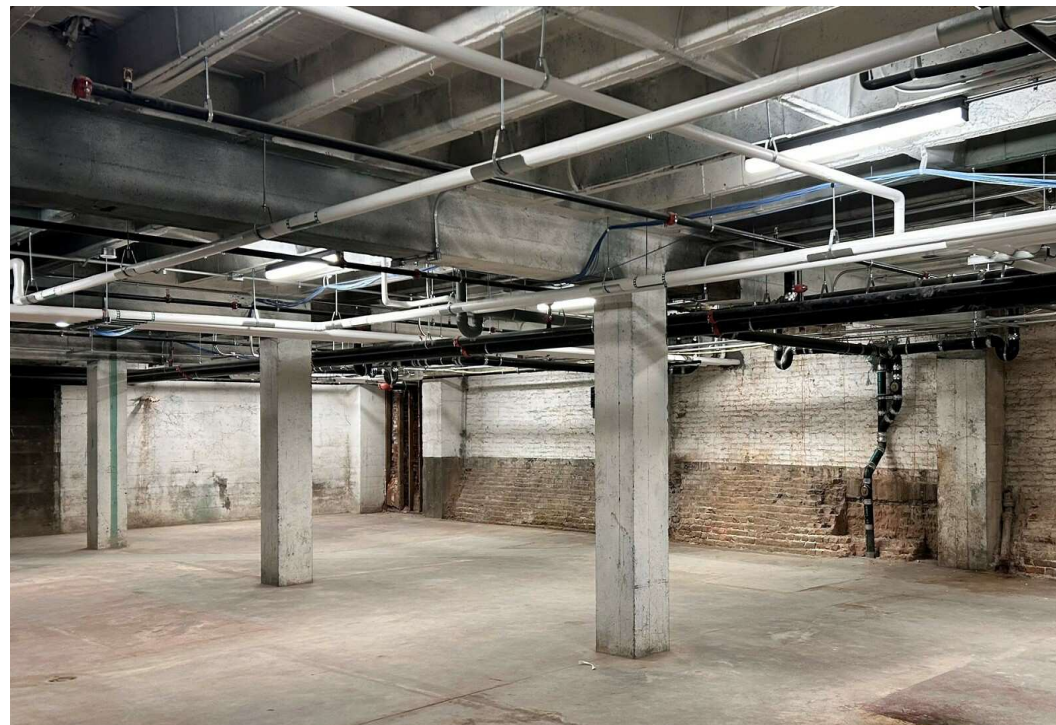
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1419 FARNAM ST - BASEMENT STORAGE SPACE
ADDITIONAL PHOTOS



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