

2510 HARNEY ST

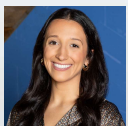
1,250 SF | \$14.20 SF/YR (NNN)

2510 HARNEY ST, OMAHA, NE 68131



**INVESTORS
REALTY INC.**

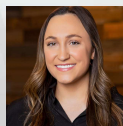
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PROPERTY INFORMATION

2510 HARNEY ST

OMAHA, NE 68131

BUILDING INFORMATION

Building Size	4,941 SF
Min Divisible	1,250 SF
Max Contiguous	1,250 SF
Number Of Floors	1
Year Built	1946

PARKING & TRANSPORTATION

Parking Type	Surface
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UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

SITE INFORMATION

Cross-Streets	24th & Harney St
County	Douglas
Zoning	DS
Lot Size	8,906 SF
Number Of Buildings	1
Location Description	24th & Harney St

PROPERTY HIGHLIGHTS

- Layout includes 4 private offices and reception area.
- Designated parking stalls for tenant and visitors included in rent.
- Prime downtown location.
- High visibility on Harney Street.

OFFERING SUMMARY

LEASE RATE	\$14.20 SF/YR NNN
Est. Op. Exp.	\$5.00 SF/YR
Available SF	1,250 SF
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,916	128,368	265,320
Total Households	12,046	53,106	105,129
Average HH Income	\$58,784	\$74,045	\$73,461

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
2510 Harney St	1,250 SF	\$14.20 SF/yr (NNN)	\$5.00	\$2,000.00

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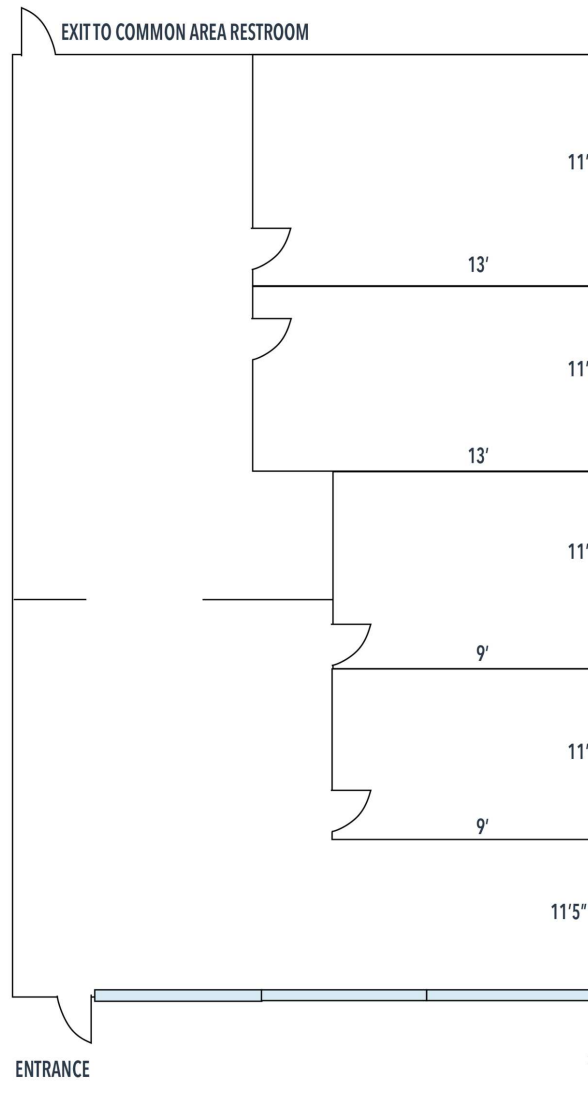
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AVAILABLE SPACES



(Not to Scale)

AVAILABLE SPACES

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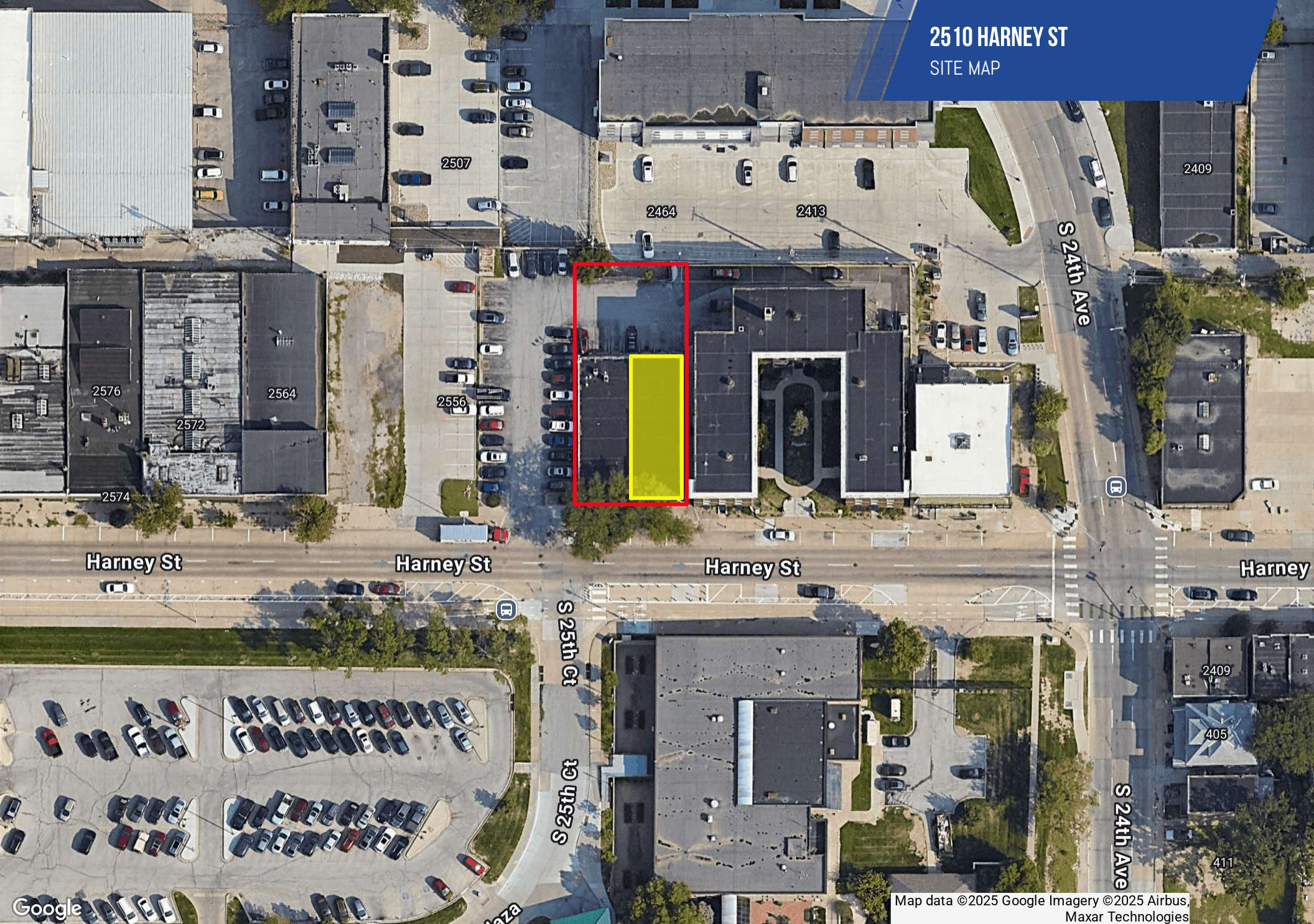
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2510 HARNEY ST
SITE MAP



Map data ©2025 Google Imagery ©2025 Airbus,
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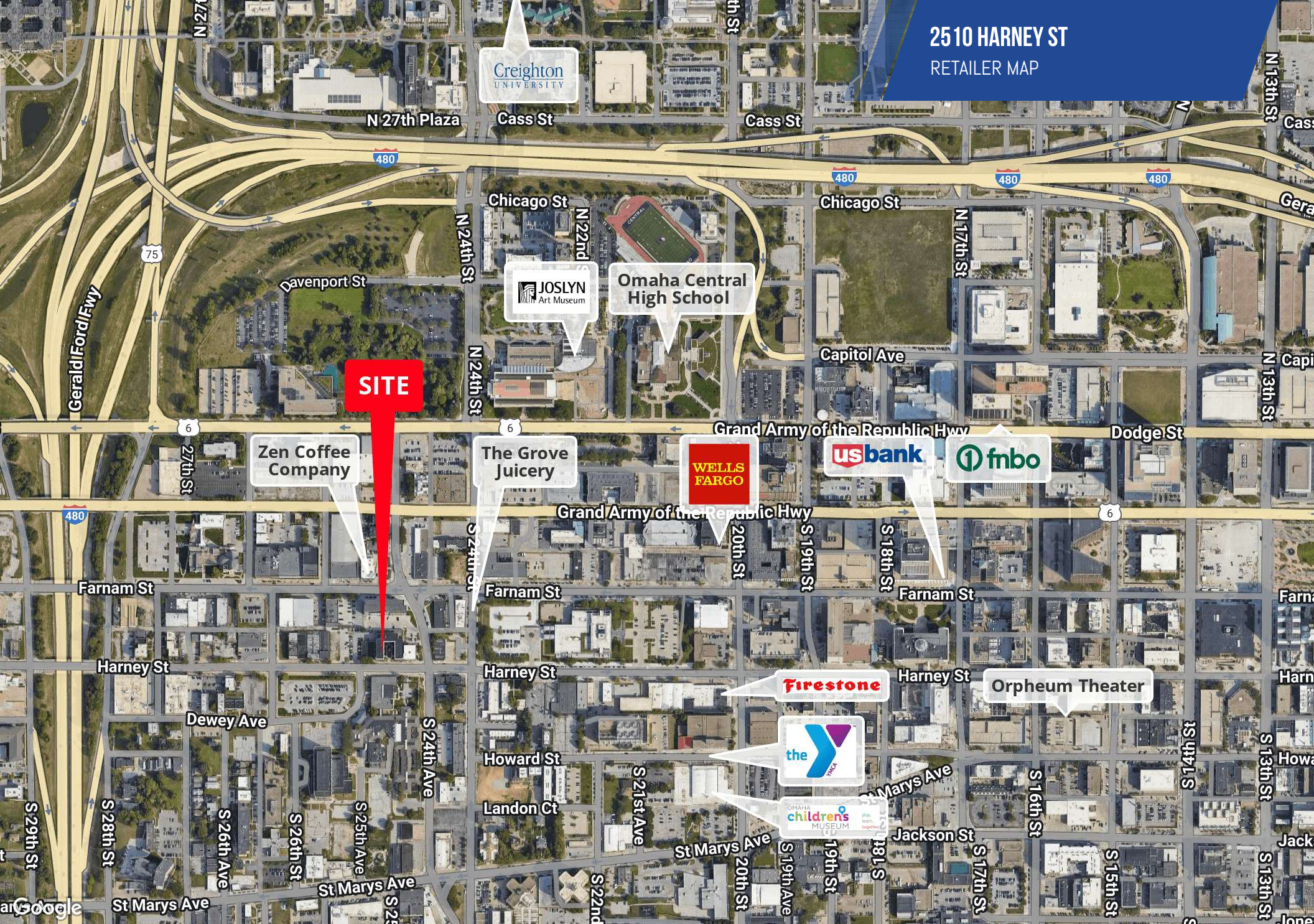
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INVESTORS
REALTY

2510 HARNEY ST
RETAILER MAP



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2510 HARNEY ST
ADDITIONAL PHOTOS



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