

MODERN WORK

165 - 1,860 SF | \$650.00 - 4,000.00 PER MONTH (FULL SERVICE)

8790 F STREET, OMAHA, NE 68127



**INVESTORS
REALTY INC.**

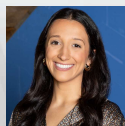
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JACK WARREN, CCIM

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OFFERING SUMMARY

LEASE RATE:	\$650.00 - 4,000.00 PER MONTH FULL SERVICE
Available SF:	165 - 1,860 SF
Building Size:	208,520 SF
Property Type:	Office Building
Year Built:	1966
Zoning:	GI - General Industrial

PROPERTY OVERVIEW

Explore tailored workspace solutions at Modern Work Suites & Studios featuring flexible options, fully-furnished offices, and comprehensive amenities for small businesses, entrepreneurs, and organizations.

PROPERTY HIGHLIGHTS

- Work with an interior designer to curate and select modern furnishings tailored to your preferences.
- Free access to shared amenities like conference rooms, a business service center, low impact gym, The Mixx Lounge, and collaborative work areas.
- Ideal for small entrepreneurs seeking a vibrant work culture.
- Conveniently located within minutes of Interstate 80 and L Street.

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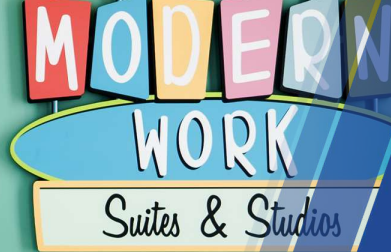
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BUILDING INFORMATION

Building Size	208,520 SF
Min Divisible	165 SF
Max Contiguous	1,860 SF
Number Of Floors	3
Year Built	1966
Year Last Renovated	2016

PARKING & TRANSPORTATION

Parking Type	Surface
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SITE INFORMATION

County	Douglas
Zoning	GI - General Industrial
Lot Size	8.74 Acres
Location Description	Northwest of 84th and F Street.

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,578	81,004	253,520
Total Households	3,277	36,703	111,978
Average HH Income	\$74,502	\$86,809	\$80,846

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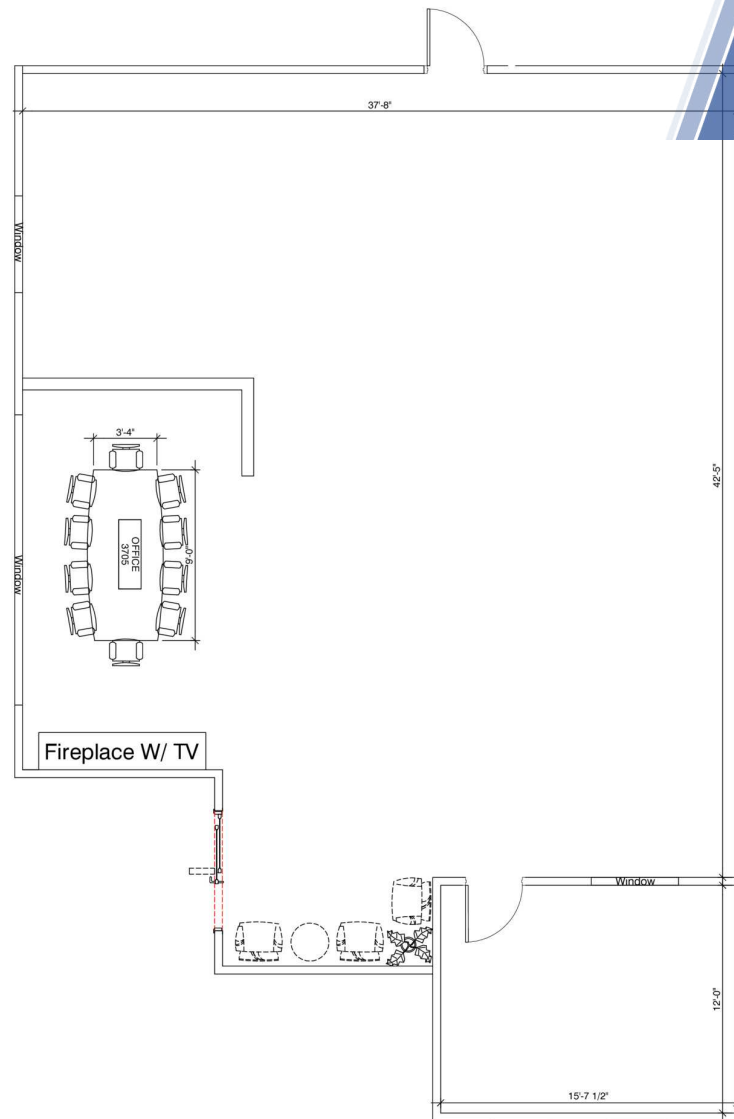
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AVAILABLE SPACES

SPACE	SIZE	LEASE RATE
Suite 318	1,860 SF	\$4,000 per month (Full Service)

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8790 F STREET AVAILABLE SPACES



AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	COMMENTS
Studio Suites	165 SF	\$650 - 1,400 per month (Full Service)	Suite sizes range 165 - 320 SF. Contact Broker for detailed availability.

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AERIAL MAP

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Technologies, USDA/FPAC/GEO

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RETAILER MAP



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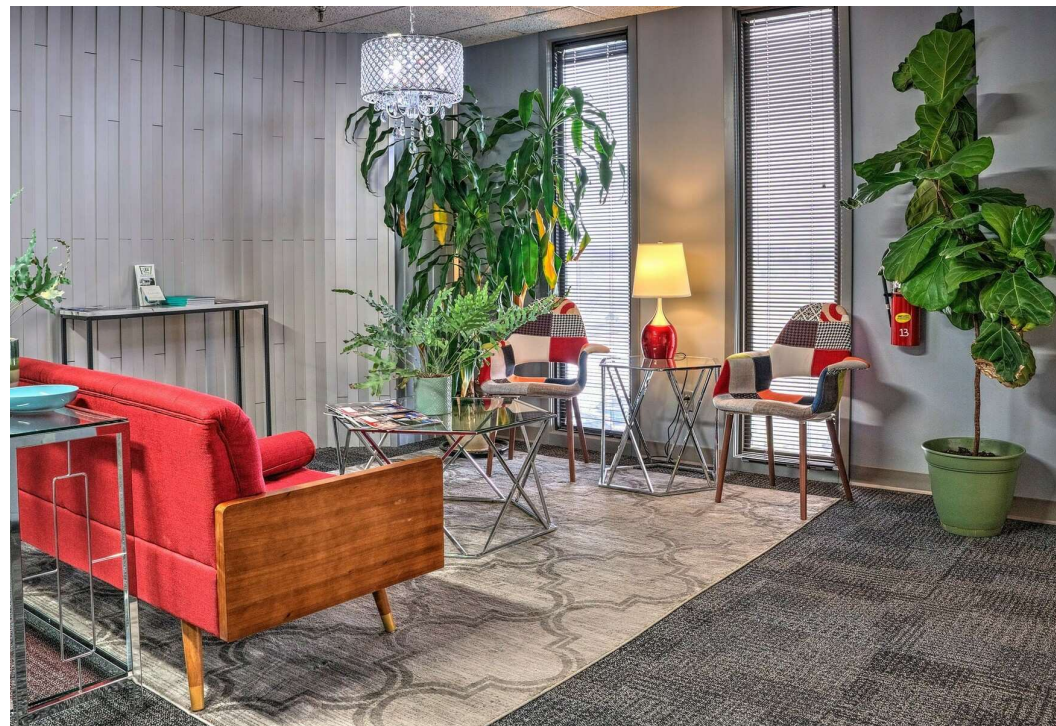
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