

AKSARBEN VILLAGE

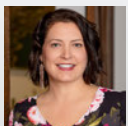
4,195 SF | \$23.00 SF/YR (NNN)

2285 S 67TH ST, OMAHA, NE 68106



INVESTORS
REALTY INC.

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2285 S 67TH ST

EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$23.00 SF/YR NNN
Est. Op. Exp.	\$17.18 SF/YR
Available SF:	4,195 SF
Building Size:	60,978 SF
Property Type:	Office Building
Year Built:	2008
Zoning:	MU

PROPERTY OVERVIEW

Rare second-generation office space with park views, a flexible layout of private offices and open workstations, walkable Aksarben Village amenities, and free garage parking.

PROPERTY HIGHLIGHTS

- Rare second-generation office space on the second floor with scenic views overlooking Stinson Park.
- The existing layout features a modern glass entry, welcoming reception area, spacious training room with convenient access to the breakroom, private offices along the glass, and an open area designed for workstations.
- Enjoy walkable access to all Aksarben Village amenities, along with the convenience of free garage parking.

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BUILDING INFORMATION

Building Size	60,978 SF
Min Divisible	4,195 SF
Max Contiguous	4,195 SF
Number Of Floors	2
Year Built	2008
Restrooms	Common
Elevators	Yes

PARKING & TRANSPORTATION

Parking Description	4:1,000 surface, additional garage parking
Parking Ratio	4.0
Parking Type	Surface
Street Parking	Yes
Traffic Count	45,100 - 60th & Center St (2021 AADT)

SITE INFORMATION

Cross-Streets	67th & Center St
County	Douglas
Zoning	MU
Lot Size	59,331 SF
Number Of Buildings	1
Location Description	67th & Center St

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,934	102,383	298,333
Total Households	5,569	45,095	123,506
Average HH Income	\$77,434	\$96,698	\$85,154



AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
Suite 250 (SUBLEASE)	4,195 SF	\$23.00 SF/yr (NNN)	\$17.18	\$14,046.26	Sublease – flexible terms

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SITE PLAN



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RETAILER MAP



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ADDITIONAL PHOTOS

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