

UNITED ELECTRIC ANNEX

1,682 SF | \$9.00 SF/YR (NNN)

4555-71 S 133RD ST, OMAHA, NE 68137

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REALTY INC.

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BUILDING INFORMATION

Building Size	9,860 SF
Min Divisible	1,682 SF
Max Contiguous	1,682 SF
Number Of Floors	1
Year Built	1980
Construction Status	Existing
Restrooms	2
HVAC	GFA

PARKING & TRANSPORTATION

Number Of Spaces	28
Parking Type	Surface
Traffic Count	70,750 - 132nd & L (2016)

SITE INFORMATION

County	Douglas
Zoning	GI
Location Description	Excellent accessibility off of 132nd & L. Close to interstate. Many services in the immediate area.

PROPERTY HIGHLIGHTS

- End cap space
- 6 private offices with built in reception
- Excellent accessibility off of 132nd & L
- Close to interstate
- Many services in the immediate area

OFFERING SUMMARY

LEASE RATE	\$9.00 SF/YR NNN
Est. Op. Exp.	\$4.21 SF/YR
Available SF	1,682 SF
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,197	210,076	559,196
Average Age	38.5	36.6	35.1
HOUSEHOLDS			
Total Households	2,582	83,232	220,887
People Per HH	2.4	2.5	2.5
Average HH Income	\$59,588	\$88,397	\$80,959
Average HH Value	\$139,606	\$193,868	\$196,770

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
4555	1,682 SF	\$9.00 SF/yr (NNN)	\$4.21	\$1,851.60

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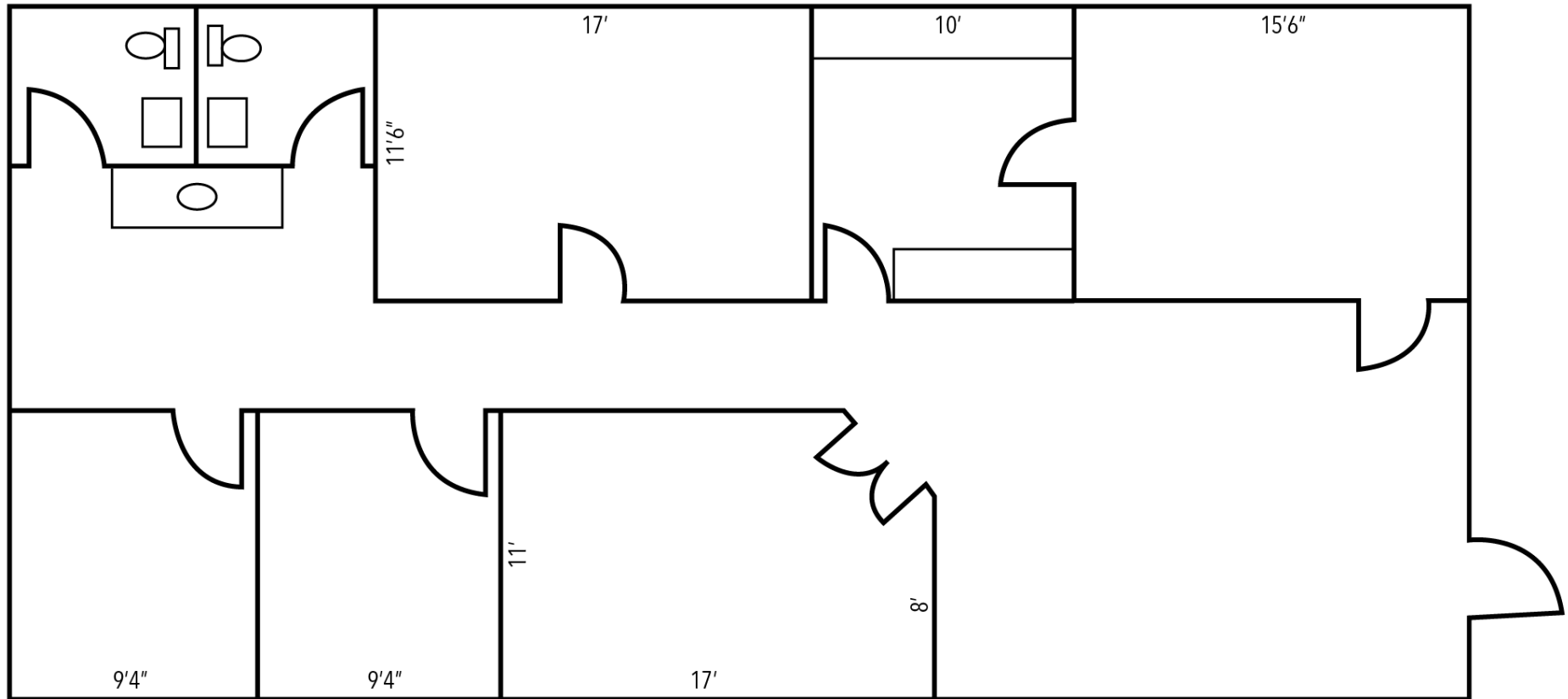
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4555-71 S 133RD ST
SITE PLAN



Map data ©2025
Imagery ©2025
Airbus

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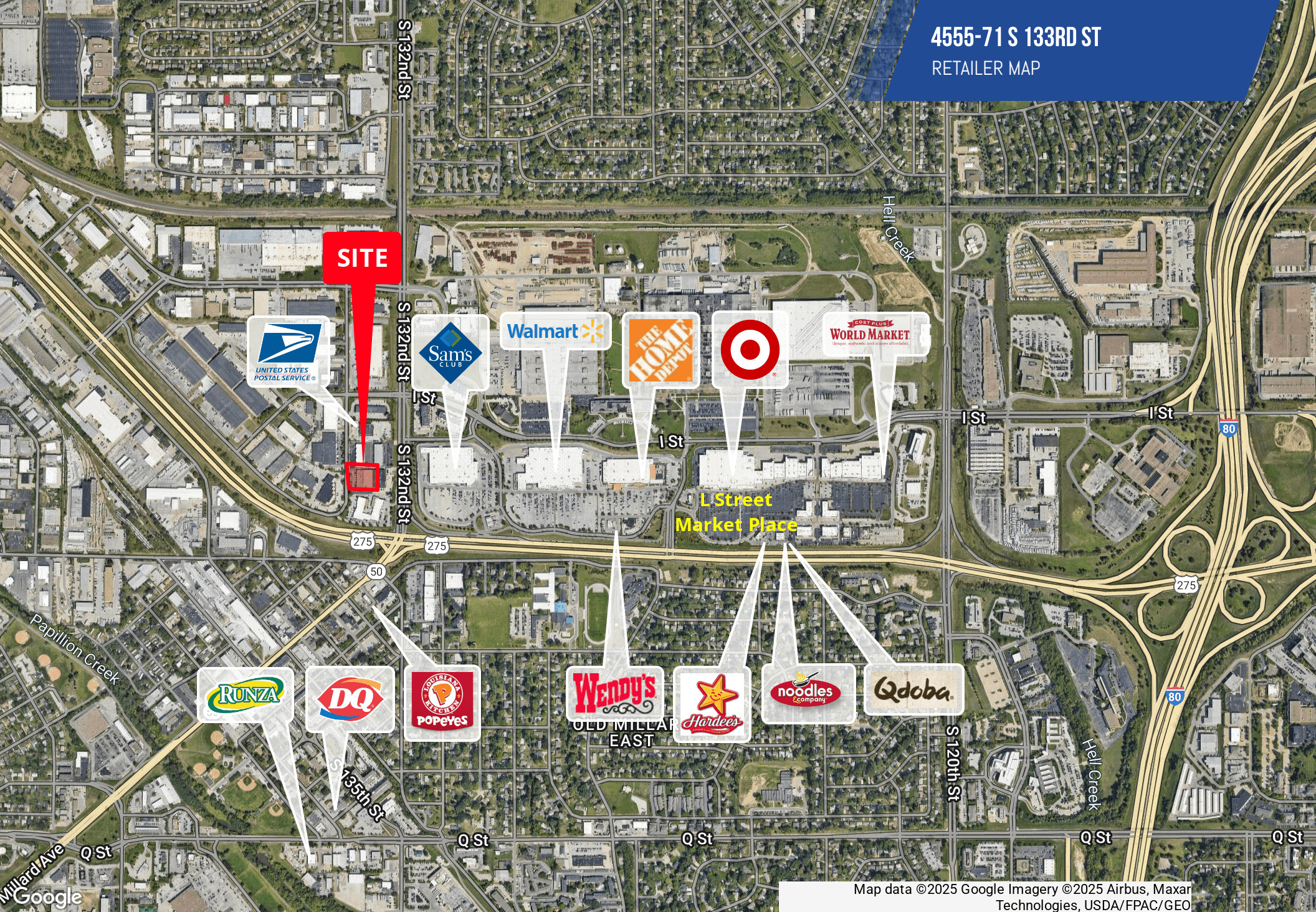
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4555-71 S 133RD ST
RETAILER MAP



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4555-71 S 133RD ST
ADDITIONAL PHOTOS



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