

808 CONAGRA DR

2,805 - 22,828 SF | \$25.00 SF/YR (FULL SERVICE)

808 CONAGRA DR, OMAHA, NE 68102



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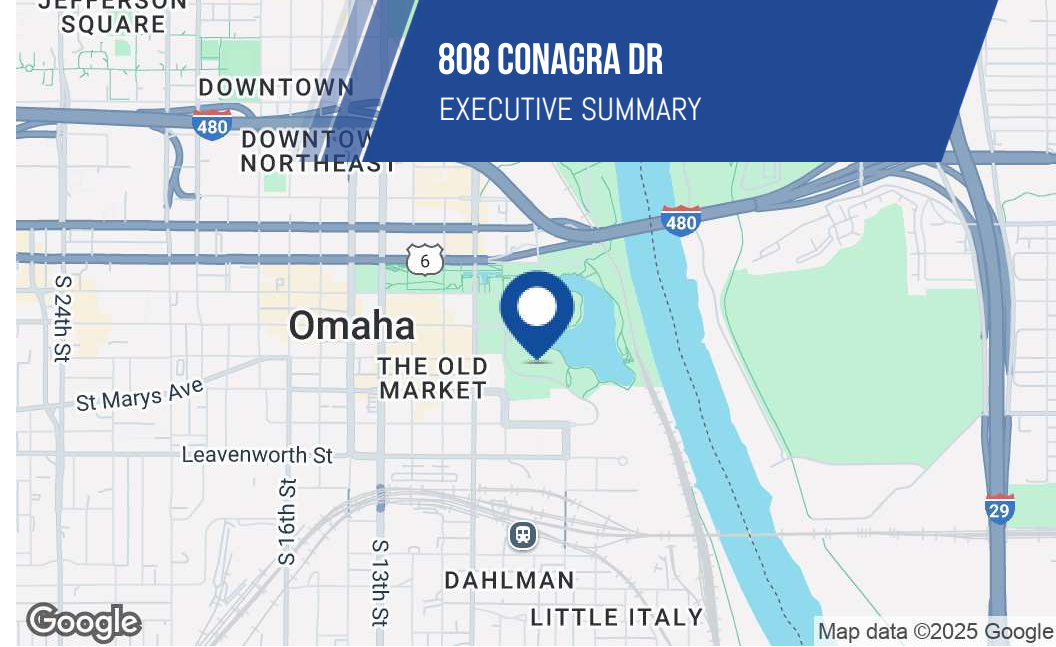


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808 CONAGRA DR EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$25.00 SF/YR FULL SERVICE
Available SF:	2,805 - 22,828 SF
Building Size:	121,094 SF
Property Type:	Office Building
Year Built:	1989
Zoning:	CBD

PROPERTY OVERVIEW

An excellent sublease opportunity in a prestigious and well-connected downtown location.

PROPERTY HIGHLIGHTS

- Overlooks Heartland of America Lake and surrounding green space
- Walkable to the RiverFront, Old Market, Capitol District, and a variety of dining and shopping destinations
- Rental rate includes utilities, insurance, common area maintenance, real estate taxes, and janitorial services
- Parking includes 4 reserved executive garage stalls at \$120 per stall/month, 92 surface stalls, 10 visitor stalls across the street, and 6 visitor stalls at the building entrance
- A rare opportunity in a landmark downtown location
- Attractive location for recruiting and retaining top talent, with a vibrant and inspiring work environment

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OMAHA, NE 68102



BUILDING INFORMATION

Building Size	121,094 SF
Min Divisible	2,805 SF
Max Contiguous	22,828 SF
Number Of Floors	4
Year Built	1989
Elevators	Yes

PARKING & TRANSPORTATION

Parking Type	Surface & Garage
Traffic Count	11,800 - 10th & Harney St
Parking Description	4 executive garage stalls at \$120 per stall/month 92 surface stalls across the street 10 visitor stalls across the street 6 visitor stalls at the building entrance

SITE INFORMATION

Cross-Streets	10th & Conagra Dr
County	Douglas
Zoning	CBD
Lot Size	130,005 SF
Number Of Buildings	1
Location Description	10th & Conagra Dr

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

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Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,811	104,021	232,734
Total Households	6,366	42,024	91,795
Average HH Income	\$78,205	\$66,316	\$72,284

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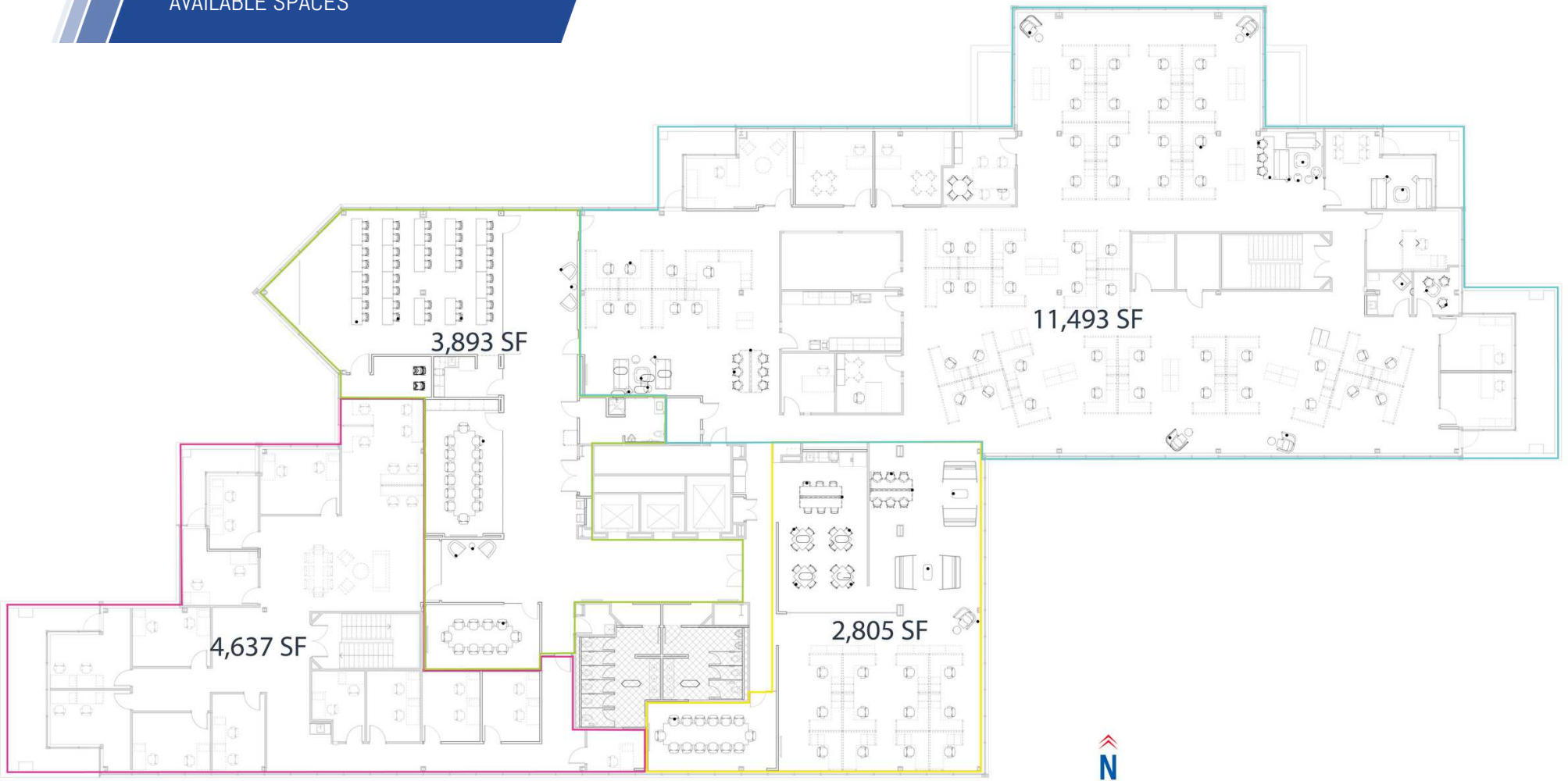
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AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.	COMMENTS
Suite 400 (SUBLEASE)	22,828 SF	\$25.00 SF/yr (Full Service)	\$47,558.33	Can be demised 2,805 SF - 22,828 SF. Sublease through 02/28/2030.

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808 CONAGRA DR
SITE PLAN



**6 Visitor
Parking Stalls**

**Parking:
92 Stalls
10 Visitor Stalls**

Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

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RETAILER MAP



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ADDITIONAL PHOTOS



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