

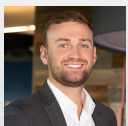
1804 PAUL STREET

4,348 SF | \$10.75 SF/YR (GROSS)

1804 PAUL STREET, OMAHA, NE 68102

**INVESTORS
REALTY INC.**

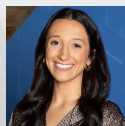
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1804 PAUL STREET EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$10.75 SF/YR GROSS
Available SF:	4,348 SF
Property Type:	Office
Year Built:	1985
Zoning:	DS Downtown Service District - with Special Use Permit

PROPERTY OVERVIEW

Presenting an exceptional leasing opportunity at 1804 Paul St, Omaha, NE. This property boasts a versatile 4,386 SF building, fully fenced with coded/gated controlled entry and outdoor storage. This property was built in 1987, with modern amenities and convenient highway access. Zoned DS Downtown Service District with Special Use Permit, this property offers a host of possibilities.

PROPERTY HIGHLIGHTS

- Property is entirely fenced in with coded/gated controlled entry
- Open Space
- Good highway access
- Break Room
- Three large private offices
- Storage Closet
- Two restrooms

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OMAHA, NE 68102

BUILDING INFORMATION

Building Size	13,483 SF
Year Built	1985
Roof	2016 Membrane
Restrooms	2
HVAC	GFA
Utilities Description	Power - Included Gas - Paid by Tenant Water - Paid by Tenant
Parking Description	fenced asphalt parking

SITE INFORMATION

Cross-Streets	19th & Paul
County	Douglas
Zoning	DS Downtown Service District - with Special Use Permit
Land Legal Description	HORBACHS 2ND ADDITION LOT 16 BLOCK 2 S 240 FT VACANT ALLEY ADJACENT & ALL LOTS 1 THRU 7 & IRREGULAR S 44 FT LOTS 8 & 9 & ALL LOTS 10 THRU 16.
Location Description	1804 Paul

OFFERING SUMMARY

LEASE RATE	\$10.75 SF/YR GROSS
Available SF	4,348 SF
Property Type	Office

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,372	126,572	250,124
Average Age	32	36	36
HOUSEHOLDS			
Total Households	4,403	51,551	99,247
People Per HH	2.8	2.5	2.5
Average HH Income	\$50,897	\$68,754	\$72,600
Average HH Value	\$252,572	\$234,906	\$226,064

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
Office Space with Storage	4,348 SF	\$10.75 SF/yr (Gross)	\$3,895.08

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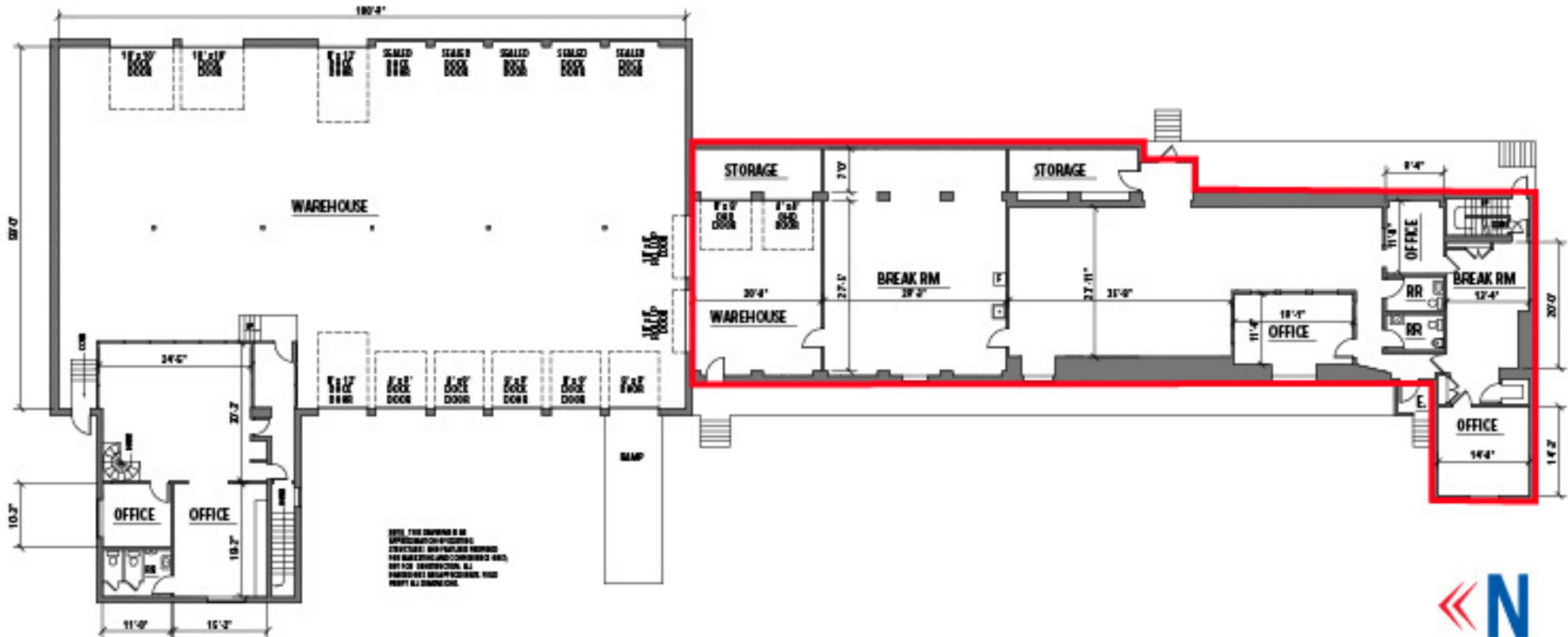
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SITE PLAN



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1804 PAUL STREET

LOCAL MAP

SITE



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1804 PAUL STREET
ADDITIONAL PHOTOS



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