

# Office Space Millard Office FOR LEASE

**Office Space**  
**5036 S 136th St**  
**Omaha, NE 68137**

## Property Highlights

- \$15/SF YR for 1,250 office space
- \$37.50/SF/YR for both 160 SF office
- New modern updates throughout
- 1,570 total SF available For Lease
- Easy access to Q & I-680



## Property Description

Discover modern, efficient, and move-in ready office space in the heart of Millard. This recently renovated suite is perfect for growing teams, startups, or established businesses looking for a professional, high-demand location with unbeatable accessibility.

## Offering Summary

Available SF:	1,570 SF total for lease
Lease Rate	\$15/SF/YR Mod Gross
Lease Rate per Month	\$1,500 for 1,250 SF space \$500 each 160 SF offices
Year Built	2025
Lot Size	0.47 AC
Zoning	Commercial—Light Office
Traffic Count	24,084



Listed By:

**Pam Rasmussen**

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# PROPERTY DETAILS

## For Lease: \$15/SF/YR

**5036 S 136th St**  
**Omaha, NE 68137**

### Property Details

Property Type	Office
Zoning	Light Office
Lot Size	0.47 AC
Traffic Count	24,084
Cross Streets	136th St & Riggs St

### Location Information

Building Name	Millard Office
Street Address	5036 S 136th St
City, State, Zip	Omaha, NE 68137
County/Township	Douglas

### Parking & Transportation

Parking Type	Surface
Parking Spaces	10

### Building Information

Building Size	3,936
Building Class	C
Number of Floors	2
Year Built	1975

### Utilities

Central HVAC	Forced Air Heat Central AC
Restroom	3

### Demographics

Proximity:	1 Mile	3 Miles	5 Miles
Total Population:	8,085	84,740	209,285
Households	3,378	34,193	82,740
HH Income	\$75,11	\$98,657	\$113,242

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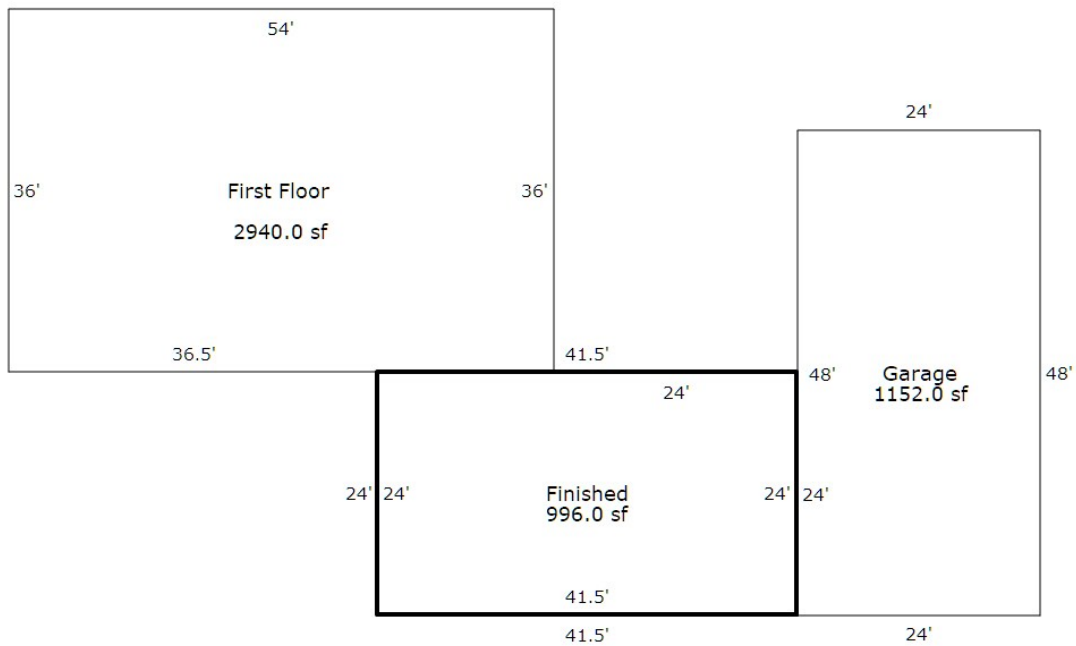
# BUILDING LAYOUT

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Office Building  
5036 S 136 St



Sketch by Apex Sketch

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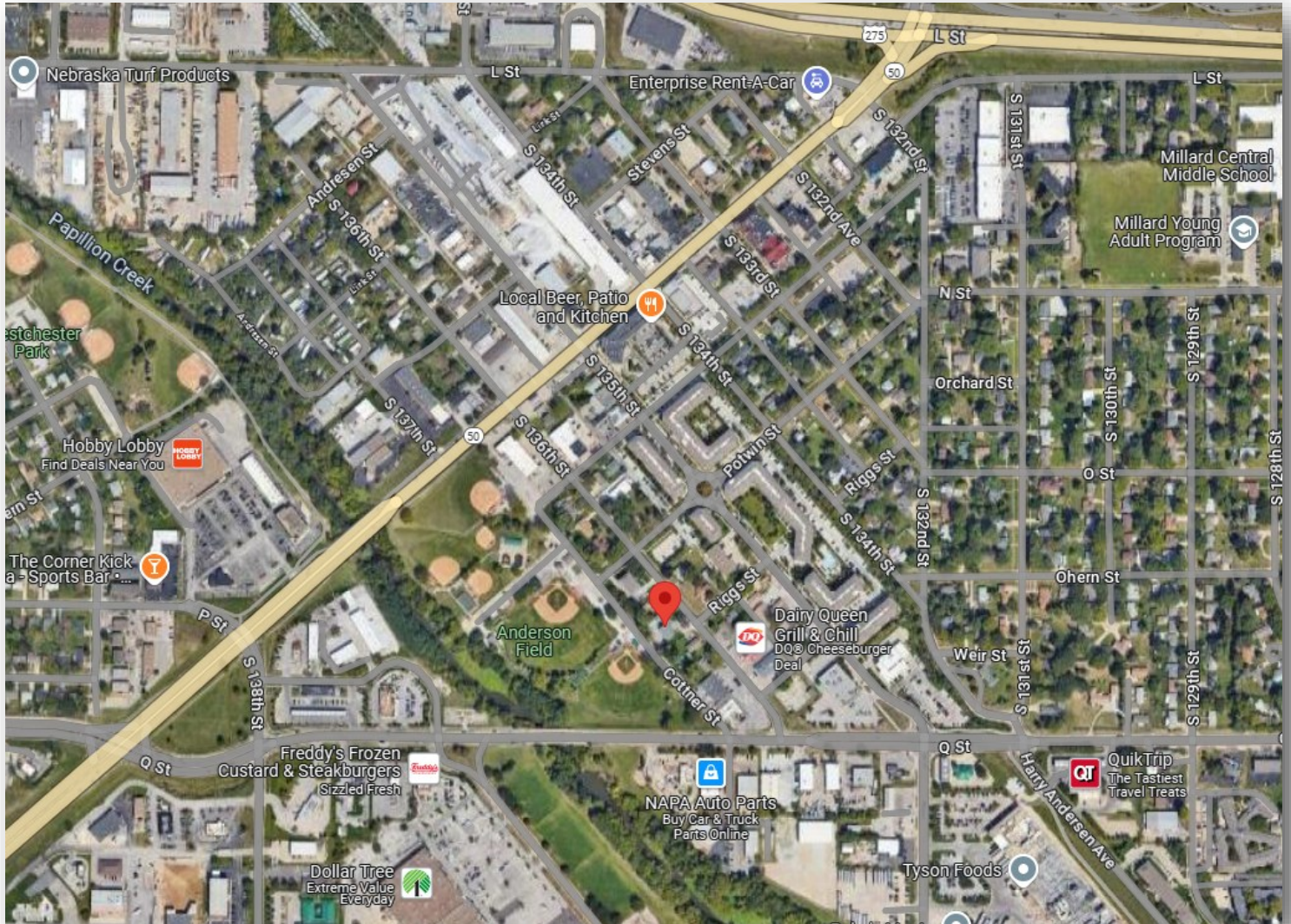
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# PLOT AERIAL

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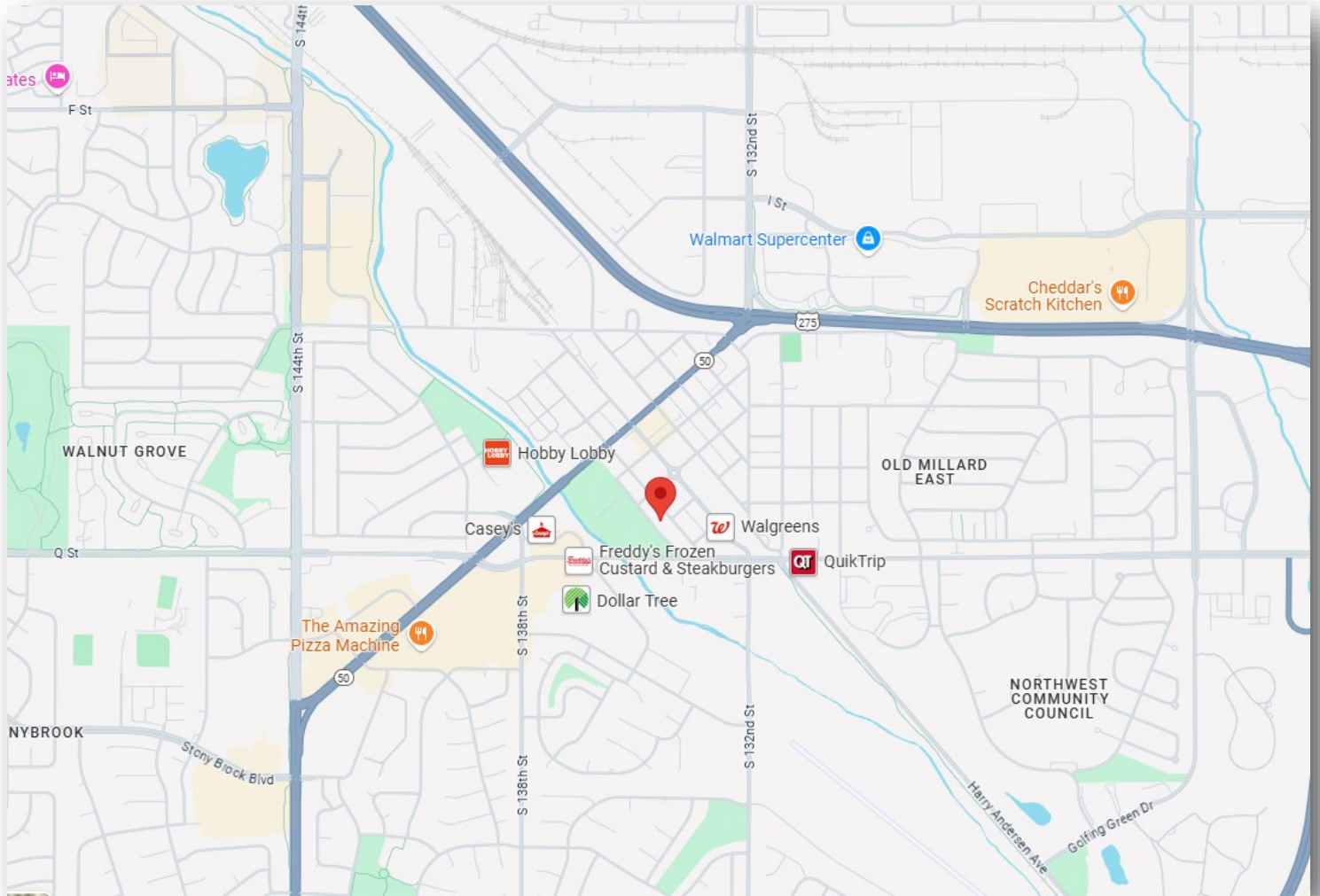
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# MAP AERIAL

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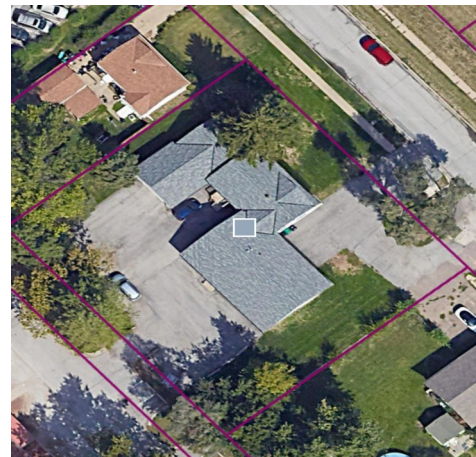
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# PHOTOS

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