



John Heine, CCIM, JD
john@oak-ire.com
402.702.2706

Garrett Smith
garrett@oak-ire.com
402.427.3401



PROPERTY DESCRIPTION

Downtown's brand-new commercial bays are nestled in the heart of the city's newest and fastest growing development. Anchored by 58 modern apartment units. Imagine the built-in foot traffic and high visibility your business will enjoy every day.

Each space can be fully customized to meet your creative designs, giving you the flexibility to create a perfect fit for your brand. With tasteful architect design, a bustling neighborhood atmosphere, and an audience hungry for new services and experiences, this is an unparalleled opportunity to position your business for success.

CONSTRUCTION DETAILS

A new tenant could start Tenant Improvements late spring or early summer of 2026.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	1,000 - 6,125 SF

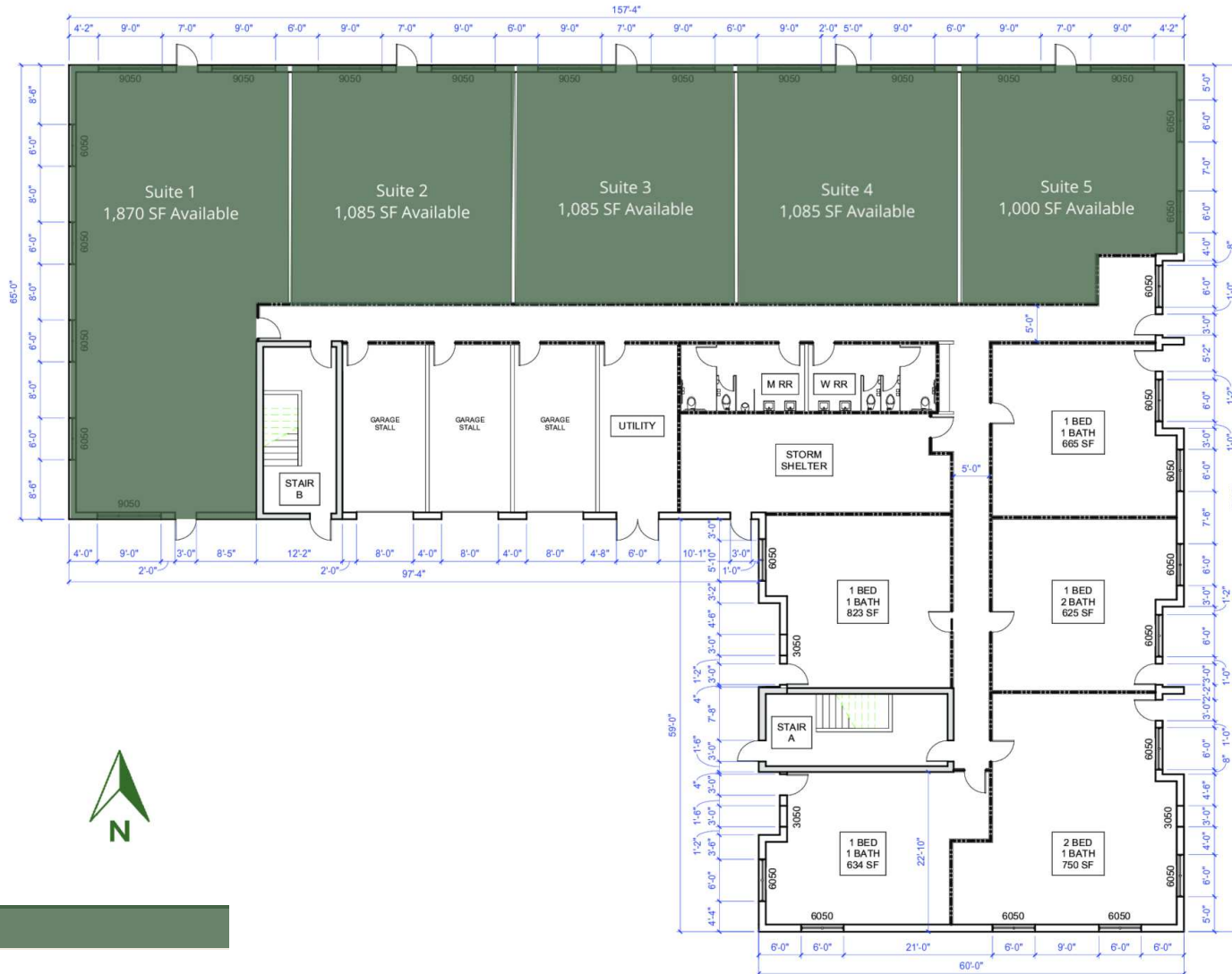
BUILDING INFORMATION

Tenancy	Multiple
Number of Floors	3
Building Size	63,195
Lot Size	54,788 SF 1.26 Acre
Year Built	Construction Underway

John Heine, CCIM, JD
john@oak-ire.com
402.702.2706

Garrett Smith
garrett@oak-ire.com
402.427.3401

Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice.



LEGEND

Available

John Heine, CCIM, JD
john@oak-ire.com
402.702.2706

Garrett Smith
garrett@oak-ire.com
402.427.3401

Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice.

COMMERCIAL SPACE FOR LEASE

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 - 6,125 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
247 E 5th Street, Suite 1	Available	1,870 - 6,125 SF	NNN	\$20.00 SF/yr
247 E 5th Street, Suite 2	Available	1,085 - 6,125 SF	NNN	\$20.00 SF/yr
247 E 5th Street, Suite 3	Available	1,085 - 6,125 SF	NNN	\$20.00 SF/yr
247 E 5th Street, Suite 4	Available	1,085 - 6,125 SF	NNN	\$20.00 SF/yr
247 E 5th Street, Suite 5	Available	1,000 - 6,125 SF	NNN	\$20.00 SF/yr

John Heine, CCIM, JD
john@oak-ire.com
402.702.2706

Garrett Smith
garrett@oak-ire.com
402.427.3401

Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice.



LOCATION DESCRIPTION

Imagine stepping onto the bustling sidewalks of downtown Wahoo, where the inviting aroma of fresh coffee mingles with the hum of lively storefronts. This prime property seamlessly pairs stylish apartments above with spacious retail opportunities below, creating an energizing live-work environment. Just steps from coffee shops, the delicious Wahoo bakery, and charming specialty shops, you'll be at the center of a community that thrives on connection and foot traffic.

Here, urban convenience meets small-town warmth, offering the perfect backdrop for retail businesses, modern offices, or residents seeking a vibrant, walkable neighborhood. Embrace the pulse of downtown Wahoo and seize this rare chance to be part of a growing hub - your customers, neighbors, and success are waiting right outside your door.

John Heine, CCIM, JD
john@oak-ire.com
402.702.2706

Garrett Smith
garrett@oak-ire.com
402.427.3401

Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice.



John Heine, CCIM, JD
john@oak-ire.com
402.702.2706

Garrett Smith
garrett@oak-ire.com
402.427.3401

Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice.