



# 5419 NW Radial Hwy

OMAHA, NEBRASKA 68104

TOTAL SPACE

**4,150** SF

LEASE RATE

**\$15**/SF/YR + NNN

AVAILABILITY

**Immediate**

## PROPERTY HIGHLIGHTS

- ◆ Turn-key office build-out - move in & go
- ◆ 4 Conference / focus rooms
- ◆ Spacious breakroom & full kitchen
- ◆ High traffic - 33,460 vehicles per day
- ◆ Surface parking - 20 spaces
- ◆ 2 Private offices with glass-front walls
- ◆ 10 Built-in cubicle workstations
- ◆ Game room with basketball & shuffleboard
- ◆ Excellent visibility on NW Radial Hwy
- ◆ Renovated 2020 - modern industrial finish

LISTED BY

**Jake Renter**

DIRECT

**(402) 639-9139**

PROPERTY OVERVIEW

# An elevated workspace in Benson.

ADDRESS <b>5419 NW Radial Hwy</b>	CITY & ZIP <b>Omaha, NE 68104</b>	SUBMARKET <b>Benson · Douglas County</b>	CROSS STREETS <b>NW Radial &amp; N 55th</b>
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### LEASE INFORMATION

Total Space	<b>4,150 SF</b>
Office Area	<b>3,500 SF</b>
Breakroom & Kitchen	<b>650 SF</b>
Base Rate	<b>\$15.00 / SF / YR</b>
NNN Estimate	<b>~ \$2.50 / SF</b>
Availability	<b>Immediate</b>

### BUILDING INFORMATION

Building Size	<b>8,583 SF</b>
Year Built	<b>1937</b>
Renovated	<b>2020</b>
Class	<b>B</b>
Zoning	<b>GC · General Commercial</b>
Lot Size	<b>0.46 AC</b>

### INTERIOR BUILD-OUT

Private Offices	<b>2 · glass-front</b>
Conference Rooms	<b>4</b>
Cubicle Workstations	<b>10 · built-in</b>
Kitchen / Breakroom	<b>Included</b>
Bathrooms	<b>Shared · 1 co-tenant</b>
Extras	<b>Shuffleboard · Basketball hoop</b>

### LOCATION & ACCESS

Traffic Count	<b>33,460 VPD</b>
Parking	<b>Surface · 20 spaces</b>
Frontage	<b>NW Radial Hwy</b>
Neighborhood	<b>Benson</b>
County	<b>Douglas</b>
Visibility	<b>Excellent</b>

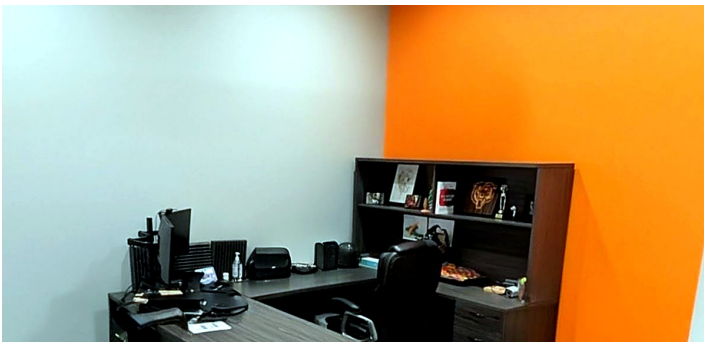
**NNN Disclosure:** Lease rate excludes utilities, property expenses, and building services. NNN estimate of approximately \$2.50/SF is provided as a guideline and is subject to verification at the time of lease.

STEP INSIDE

# Designed for **teams** that get to work.

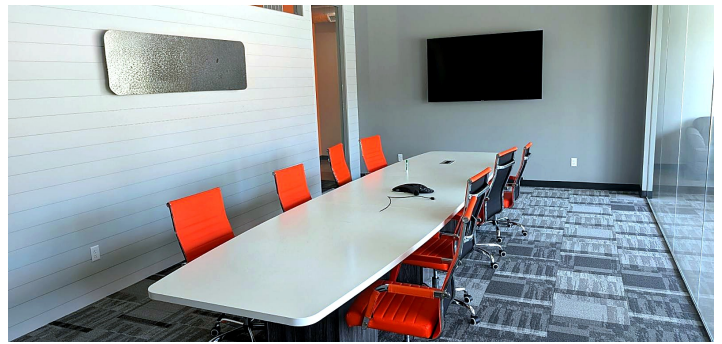


OPEN OFFICE AREA · 10 BUILT-IN CUBICLE WORKSTATIONS



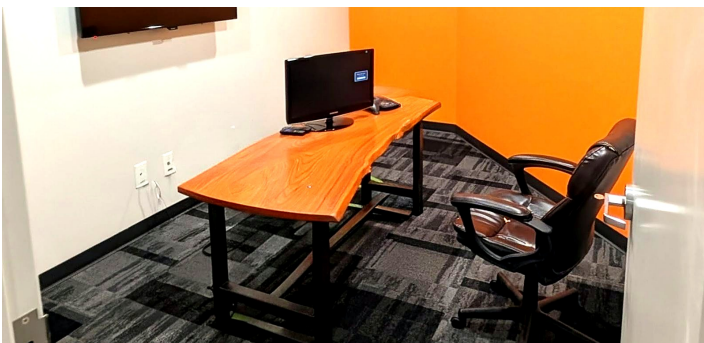
### PRIVATE OFFICE

Glass-front office with U-shaped desk & hutch



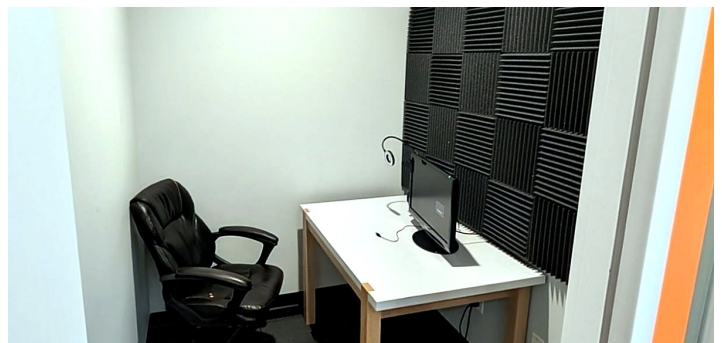
### CONFERENCE ROOM

Seats 8 · video conf ready · wall-mounted TV



### FOCUS / MEETING ROOM

Live-edge desk · wall-mounted display



### PHONE / QUIET ROOM

Acoustic-treated walls for calls & focus work

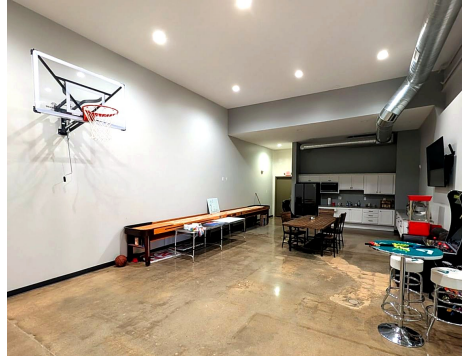
PERKS OF THE SUITE

# More than an office.



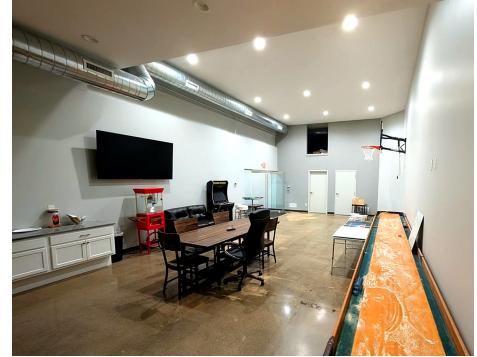
### FULL KITCHEN

Full-size fridge, microwave, sink & ample counter space - 650 SF dedicated breakroom.



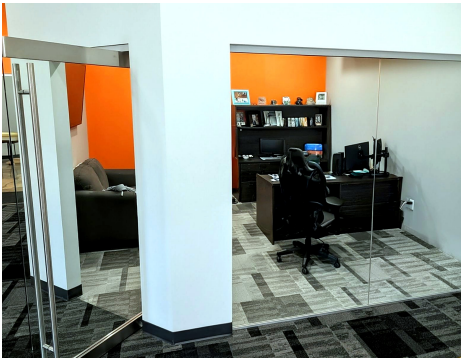
### GAME ROOM

Basketball hoop & shuffleboard table stay with the suite - perks that build culture.



### LOUNGE & ARCADE

TV viewing area, classic arcade & dining space - ready-made breakout zone for team unwinds.



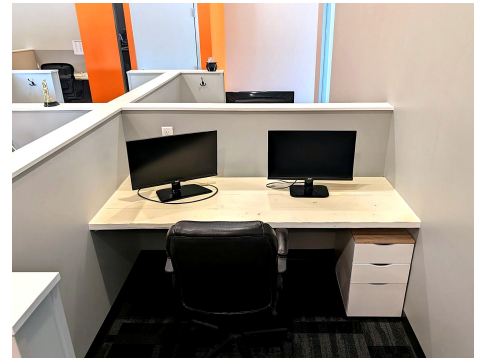
### EXECUTIVE OFFICE

Glass-walled office with built-in bookshelf - premium space for leadership.



### OPEN WORKSTATIONS

10 built-in cubicle stations - modular layout with room to grow.



### PLUG-AND-PLAY DESKS

Workstations come with monitor support & built-in storage - move in and start day one.

#### MOVE-IN READY

**Fully built-out** - no construction needed

#### RENOVATED

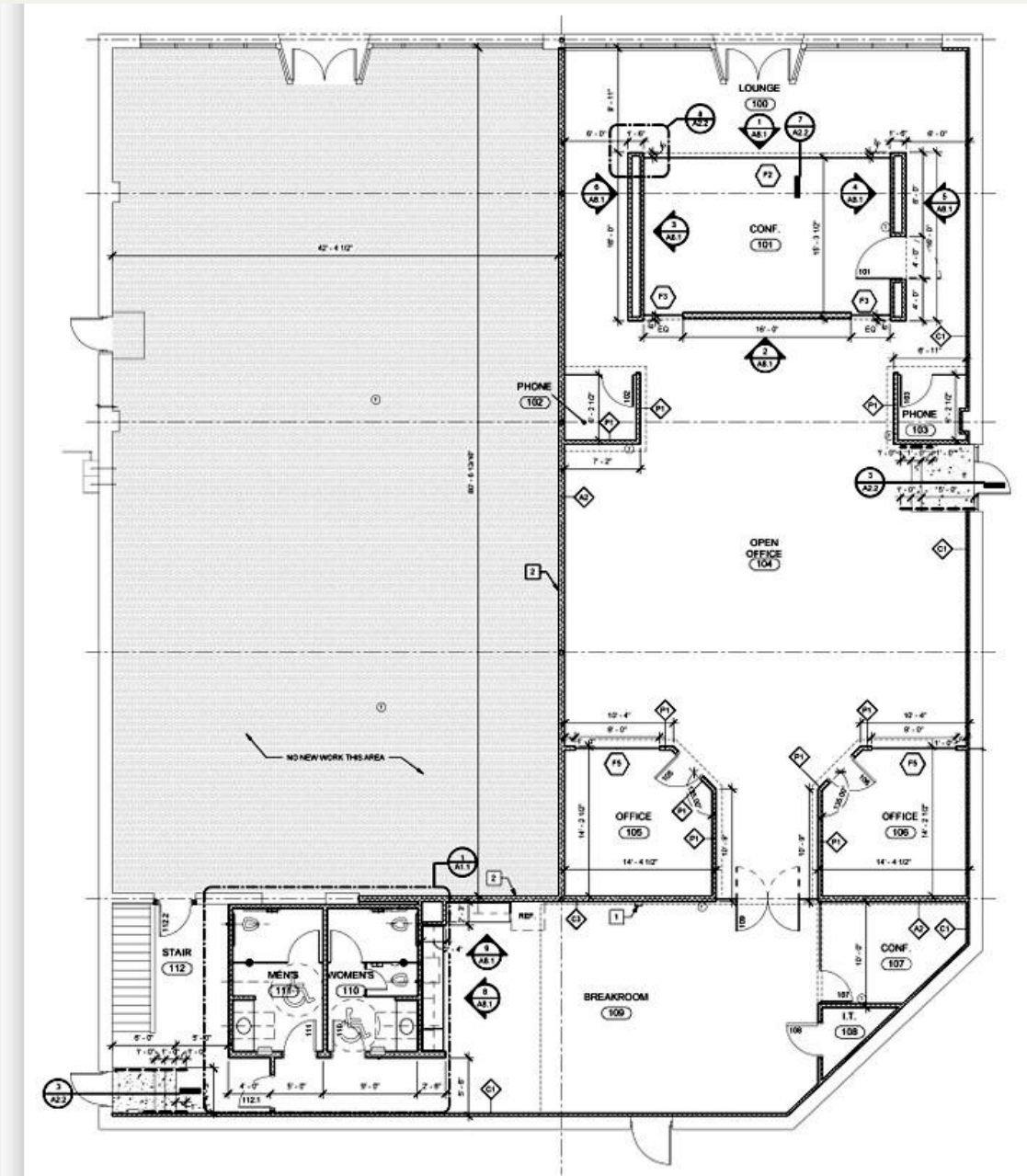
**2020** - modern industrial finish

#### BUILDING CLASS

**B** - solid & efficient

PLAN VIEW

**4,150 SF** · *thoughtfully* laid out.



**2**

PRIVATE OFFICES

**4**

CONFERENCE ROOMS

**10**

CUBICLE STATIONS

**1**

KITCHEN /  
BREAKROOM

IN THE HEART OF BENSON

**33,460 vehicles · every day.**



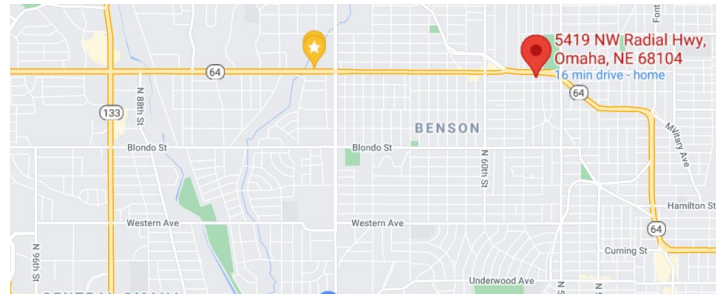
AERIAL · PROPERTY FOOTPRINT

**5419 NW Radial Hwy · 0.46 AC · 20-space surface lot**



TRADE AREA

**Surrounded by national & local retailers**



SUBMARKET MAP

**Quick access to I-680 & Downtown Omaha**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	22,671	146,109	305,817
Households	8,895	59,183	125,344
Avg. HH Income	\$78,593	\$69,323	\$72,330

NEARBY

Walgreens

Edward Jones

USPS

Jiffy Lube

State Farm

Salvation Army

Habitat for Humanity

Max I. Walker

Salon Centric

Sinclair

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SCHEDULE A TOUR

# Let's walk through 5419 NW Radial Hwy.

Move-in ready. Turn-key build-out. 4,150 SF of thoughtfully laid-out offices, conference rooms, and amenities - with the kitchen, game room, and shuffleboard all included. Reach out anytime to schedule a private walkthrough or to request additional materials.

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LISTING CONTACT

**Jake Renter**

TJOA Properties · Omaha, NE

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DIRECT

**(402) 639-9139**

Available for tours & questions