





OFFERING SUMMARY

Lease Rate:	\$16.00 - \$18.00 SF/yr (NNN)
Estimated 2026 NNN Expenses:	\$6.64 PSF
Available:	September 1, 2026
Building Size:	11,774 SF
Available SF:	1,732 - 5,748 SF
Number of Units:	1 - 4
Year Built:	1998
Renovated:	2022
Zoning:	GC
Submarket:	Midtown

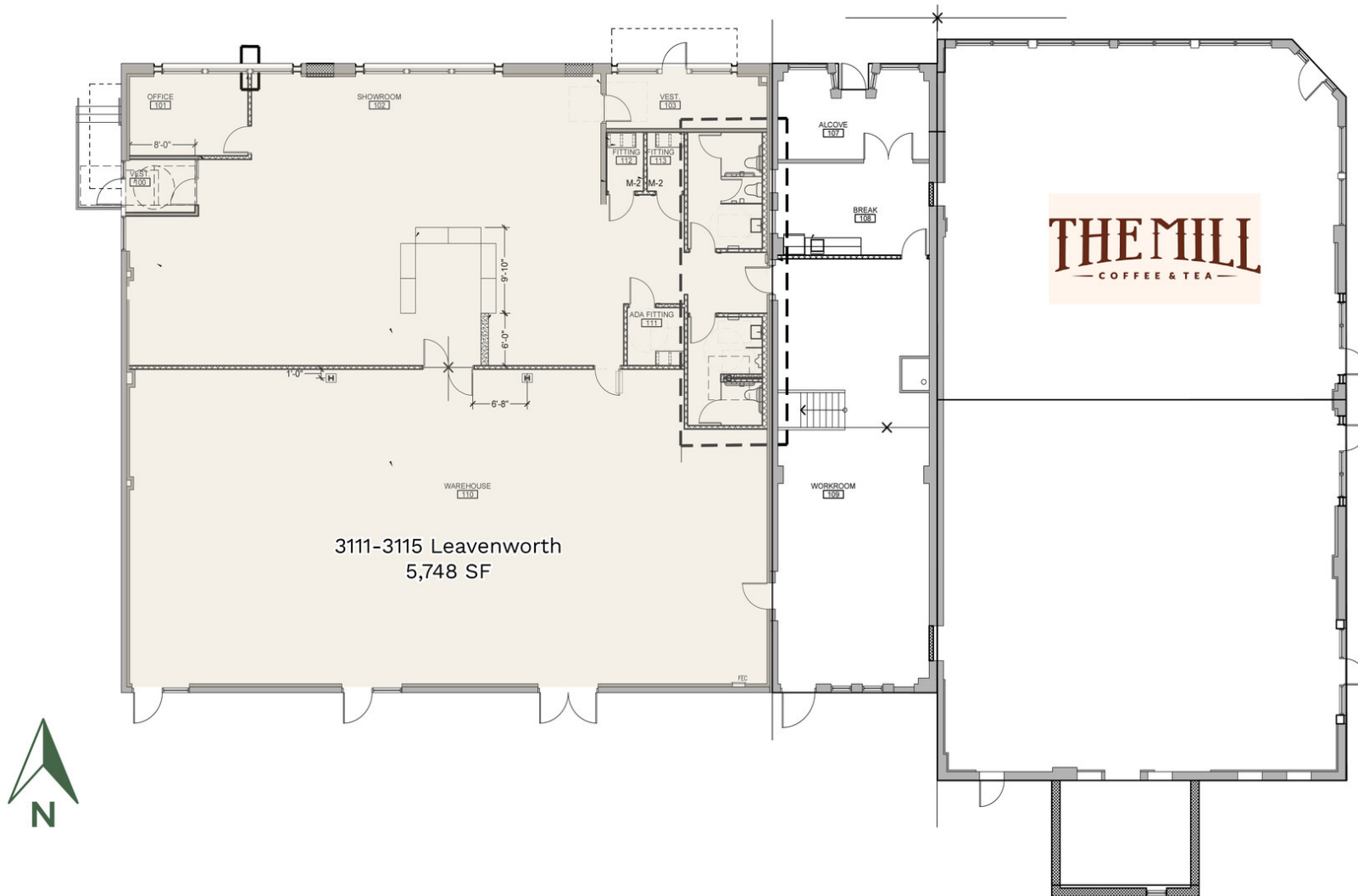
PROPERTY HIGHLIGHTS

- Prime Midtown Omaha location on Leavenworth Street
- Adjacent to The Mill Coffee & Tea, one of Omaha's most popular gathering spots
- Flexible suite sizes available for retail, office, fitness, medical, service, and entertainment uses
- Excellent frontage along Leavenworth Street, with high-visibility signage opportunities
- Convenient access to Midtown Crossing, Blackstone District, Downtown Omaha, and UNMC
- Walkable location surrounded by established residential neighborhoods and new multifamily development
- Located at a signalized intersection, with strong daily traffic counts (18,000 vehicles per day)
- Located in one of Omaha's most active infill growth corridors
- Leavenworth corridor Business Improvement District currently being formed

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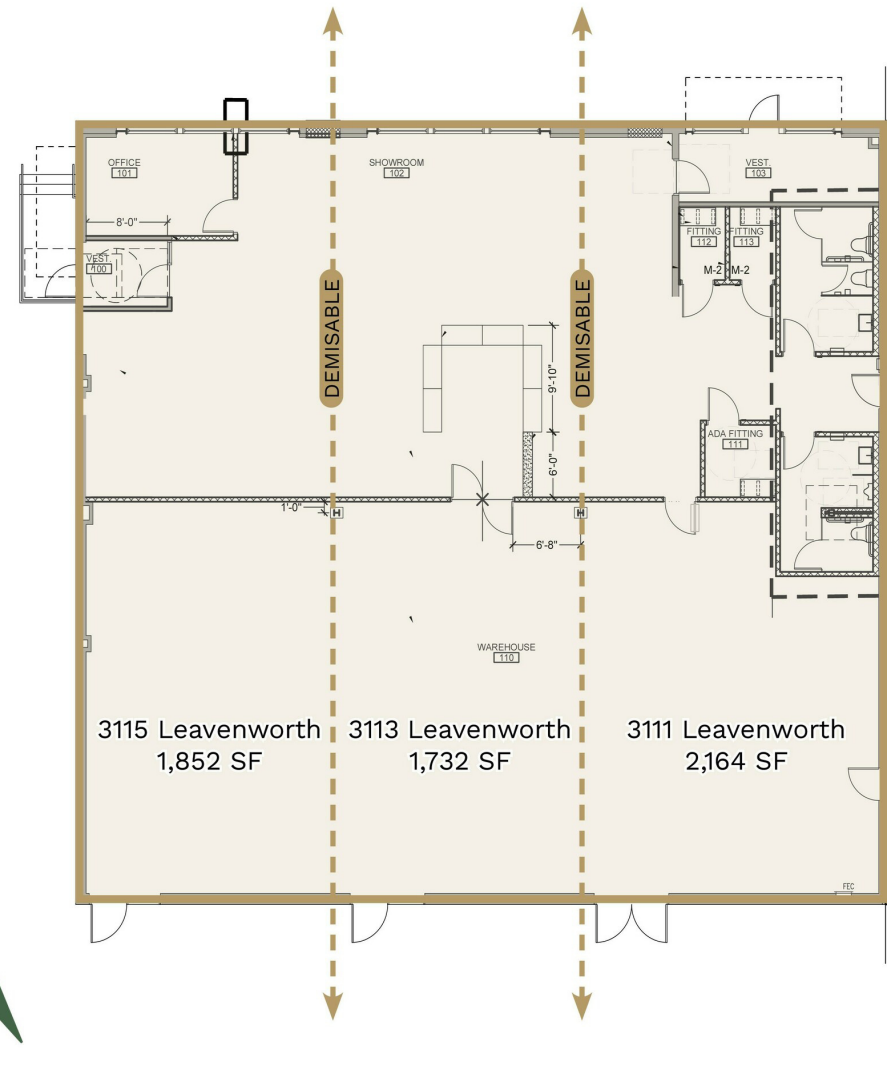


LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,732 - 5,748 SF	Lease Rate:	\$16.00-\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE
3111 Leavenworth Street	Available	2,164 SF	\$18.00 SF/yr
3113 Leavenworth Street	Available	1,732 SF	\$18.00 SF/yr
3115 Leavenworth Street	Available	1,852 SF	\$18.00 SF/yr
3111-3115 Leavenworth Street	Available	5,748 SF	\$16.00 SF/yr



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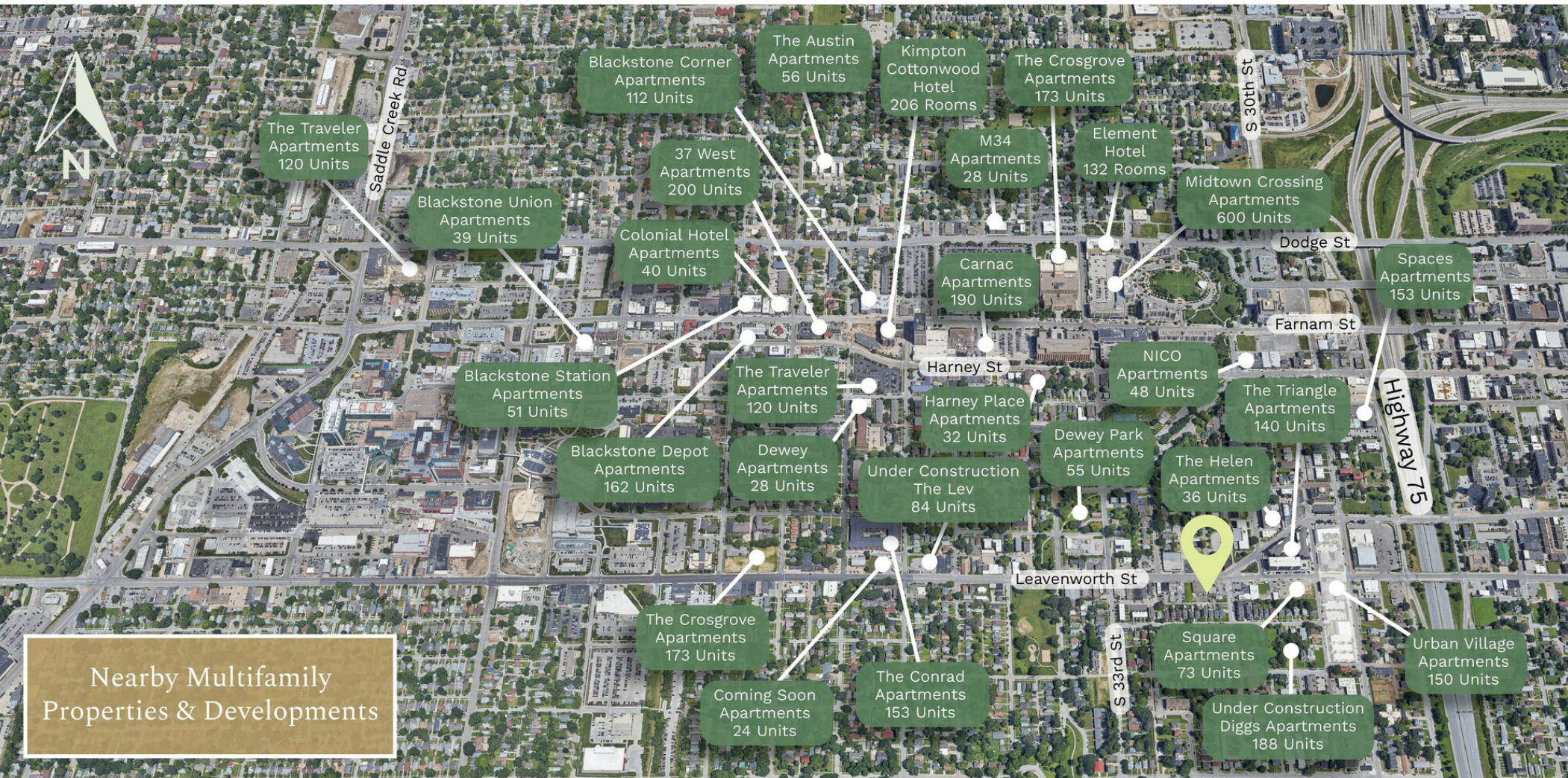
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