



Gabby Estivo
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LEASE DETAILS

Available:	1,541 - 3,735 SF
Lease Rate:	\$25 PSF
Lease Type:	NNN
Estimated NNN Expenses:	\$6.82 PSF
Lease Term:	5 - 15 Years

BUILDING INFORMATION

Tenancy	Multiple
Ceiling Height	12.5 ft
Minimum Ceiling Height	10 ft
Year Renovated	2026

PROPERTY HIGHLIGHTS

- **37,000+ Vehicles Per Day:** Secure street-level presence at one of Omaha's most visible corners, with premium monument and building signage that puts your brand in front of the market daily.
- **New Construction, Shell Ready:** Rebuilt from the ground up with all-new storefronts, roof, HVAC, plumbing, electrical, and a dedicated 17-stall customer parking lot. Interior delivered in shell condition — design your buildout to your exact specifications.
- **Rare Corridor Availability:** Leasable retail space along Dodge Street is exceptionally limited. New construction availability on Omaha's primary commercial thoroughfare represents a unique positioning opportunity for qualified tenants.

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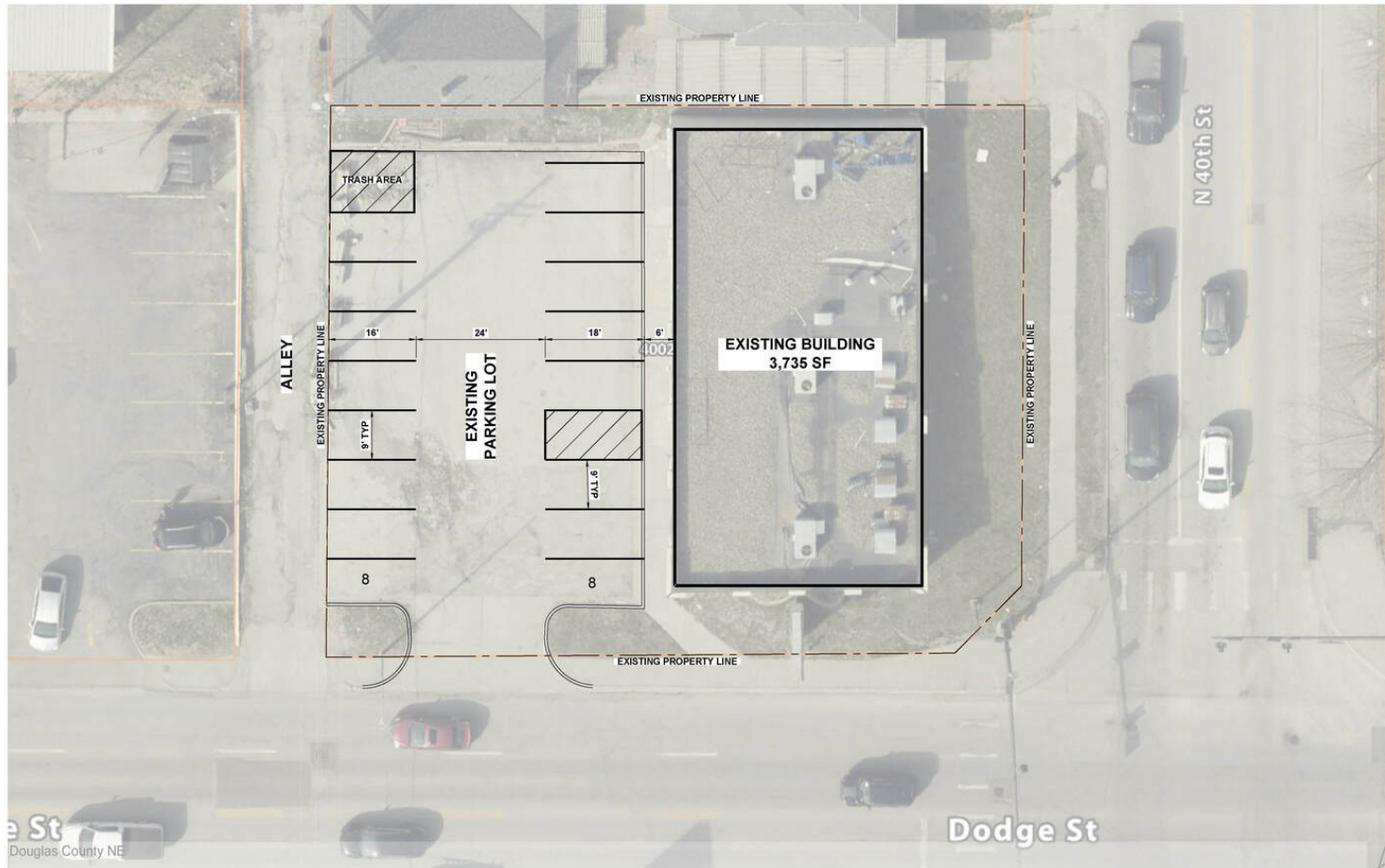
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No.	DATE	REVISION



Know what's below.
Call before you dig.

PROJECT NAME
PROJECT NAME
PROJECT ADDRESS
CITY, STATE ZIPCODE

CLIENT COMPANY
CONTACT NAME
CLIENT ADDRESS
CITY, STATE ZIPCODE

CONCEPT PLAN

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4/10/2025

