



FOR LEASE

OFFICE
6,300 RSF

2514 S 119TH STREET, OMAHA, NE 68144

Your Own Front Door. Your Name on the Building.

6,300 RSF Single-Tenant Ground Floor Suite | NWC 120th & Center



NODDLE COMPANIES

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THE OPPORTUNITY

Single Tenant – Main Level Entry Office or Retail Suite!

Suite 100 is being purpose-built as a fully self-contained, single-tenant premises. Ownership is investing in a complete separation from the balance of the building — a dedicated private entrance and exclusive, secure access 24/7, with no shared corridors and no restrictions. The result: the privacy, security, and identity of a standalone building at a fraction of the cost.

OWNERSHIP IS INVESTING IN THIS BUILDING

- New parking lot (2026 capital improvement)
- Exterior brick restoration and building refresh
- Four individual HVAC units serving the premises — recently replaced or serviced by ownership and in good working order
- Full demising and dedicated entrance for Suite 100, plus a new first-floor dedicated exit door to the parking lot to meet code

QUICK FACTS

AVAILABLE

Suite 100 — 6,300 RSF (ground level)

ASKING RENTAL RATE

\$10.00 – \$12.00 NNN

EST. NNN EXPENSES

\$4.73 PSF (2026)

UTILITIES

Separately metered — tenant pays utility providers directly

ACCESS

Exclusive, secure, 24/7

CO-TENANCY

Suite 200 occupied by LIFO-PRO, Inc. — a stable, quiet accounting firm specializing in Last-In, First-Out (LIFO) accounting. lifopro.com

Suite 100 — 6,300 RSF



SUITE FEATURES

- 20± private offices
- Two conference rooms
- Media/training room (213 SF)
- Reception and welcome area
- Kitchenette / break area
- Multiple private restrooms in-suite
- Move-in ready layout for professional office users



SCAN TO TOUR
View our Virtual Tour

SUITE INTERIORS

Inside Suite 100



Reception & welcome area



Conference room — one of two



Break / gathering area



Office corridor with in-suite restrooms



Put Your Name at 120th & Center



Building Signage Available

Prominent facade signage position



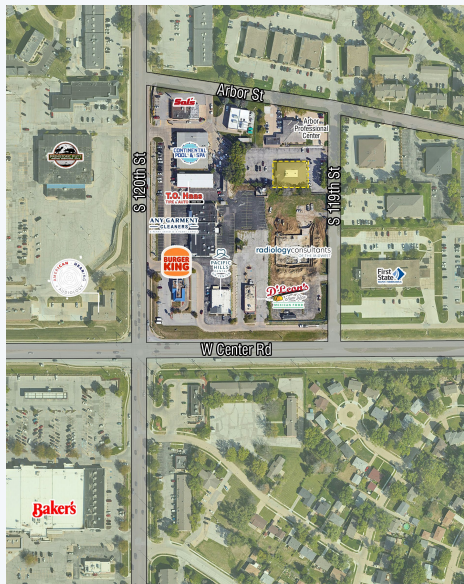
Monument Sign Opportunity

On-site monument signage at the hard corner

High-visibility identity at one of central Omaha's established commercial intersections, surrounded by daily-needs retail including Baker's, TJ Maxx, Burlington, and a host of other top-tier local establishments nearby.

LOCATION

20 Minutes from Everywhere



- Immediate access to Interstate 680
- Central Omaha location — approx. 20 minutes to downtown, Aksarben, West Dodge corridor, and Eppeley Airfield
- NWC of 120th Street & West Center Road
- Surrounded by restaurants, banking, and daily conveniences



NODDLE COMPANIES

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