

FULLY BUILT OUT OFFICE/RETAIL SPACE LOCATED IN OPPORTUNITY ZONE

2566 Leavenworth Street, Omaha, NE 68105

FOR SALE OR LEASE



OFFERING SUMMARY

Sale Price:	\$3,295,000
Lease Rate:	\$15 SF/yr (NNN)
Space Available:	
1st Floor:	11,740 SF
2nd Floor:	2,050 SF
Lot Size:	0.762 Acres
Building Size:	24,020 SF

PROPERTY HIGHLIGHTS

- Historic building with character
- Located in Opportunity Zone
- One block south of Omaha's new streetcar system
- High visibility on Leavenworth Street
- Versatile spaces available
- Outdoor Patio area for entertaining
- Secure 30 lot parking on site
- 2 existing tenants



ACCESS Commercial, LLC

KIRK HANSON

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Principal

GARRETT ANDERSON

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402.618.3888
Brokerage Associate

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LOCATION MAP



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LOCAL AERIAL



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PROPERTY DESCRIPTION



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This office space is filled with abundant natural light with multiple skylights. The architecture throughout features spectacular brick, beams and large windows. This property has 2 tenants: The House of Conundrum and Craft Axe with leases current until April 2028 and April 2027 respectively. Space available includes a large open space perfect for an event center/retail or office user. This space also has a breakroom with full kitchen, high-end finishes and fixtures throughout, printing area, office space and a large conference room. The 2nd floor has a large office space available with plenty of sunlight and high-end finishes and fixtures. There is also an outdoor patio area on the 2nd floor perfect for entertaining. Secure 30 lot gated parking on site.



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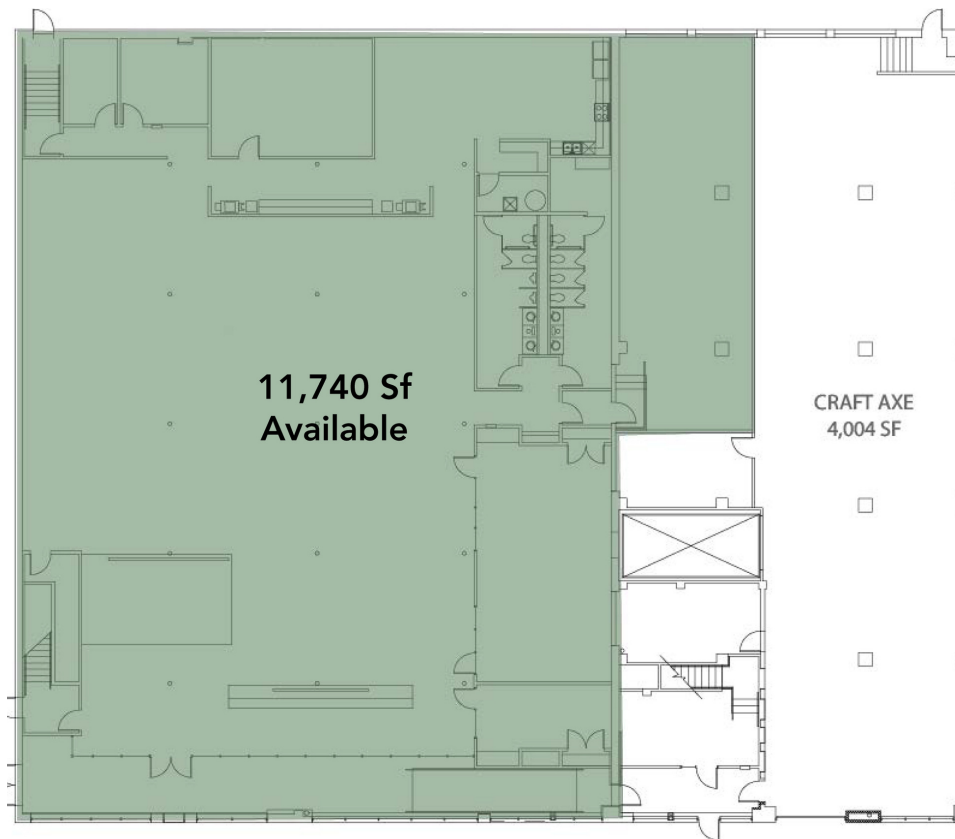
402.618.3888

Brokerage Associate

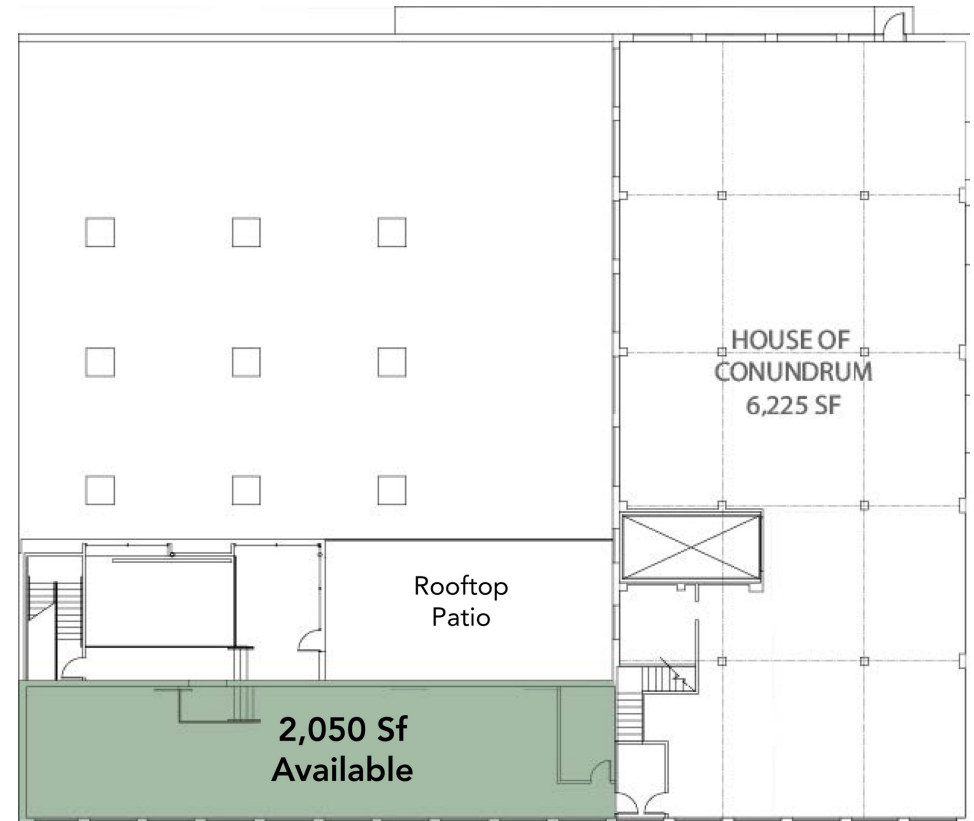
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SITE PLANS



1st Floor Site Plan



2nd Floor Site Plan



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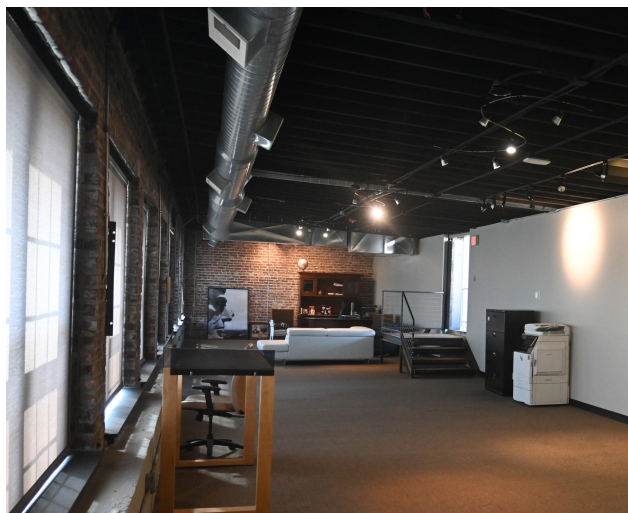
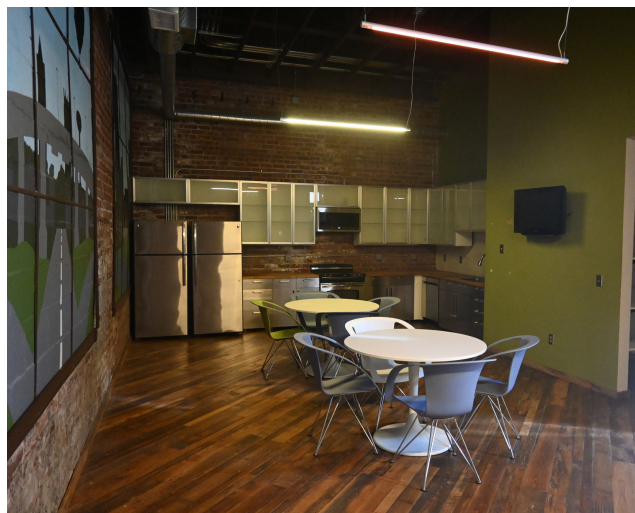
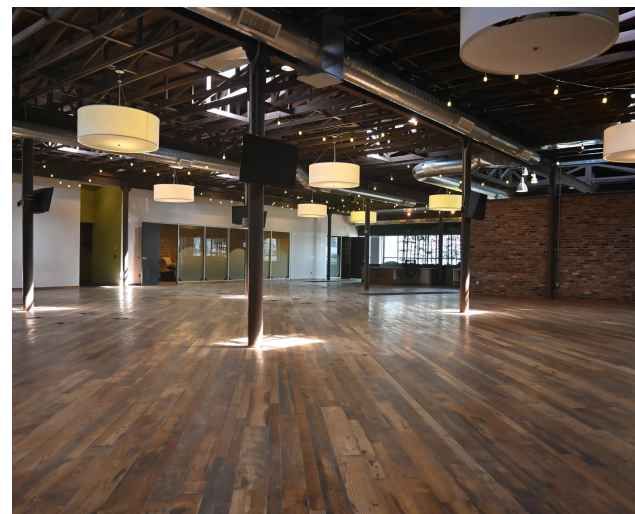
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Brokerage Associate

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ADDITIONAL PHOTOS



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OMAHA STREETCAR MAP

OMAHA STREETCAR ROUTE: APPROVED ALIGNMENT



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LISTING TEAM



KIRK HANSON

Principal

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Direct: 402.616.2580

PROFESSIONAL BACKGROUND

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. Kirk is also a Co-Founder and Managing Director of Sower Capital Management, LLC a sponsor of real estate equity funds, and Montage Builders, LLC, a Midwest-focused general contracting firm. Kirk holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC), the Entrepreneurs Organization (EO) and Realty Resources.



GARRETT ANDERSON

Brokerage Associate

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PROFESSIONAL BACKGROUND

Garrett brings decades of business development, sales leadership, and commercial real estate experience to the ACCESS Commercial team. As a Commercial Real Estate Broker, he specializes in landlord and tenant representation, leasing, investment opportunities, and relationship-driven business development throughout Nebraska. An active Nebraska Real Estate Broker since 2016, Garrett combines first-hand experience as a commercial property owner with a deep understanding of lease negotiations, property management, and long-term asset value. His entrepreneurial background and extensive Omaha business network allow him to identify opportunities, build lasting partnerships, and deliver strategic solutions for clients.

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