

Office Space For Lease

6400 Cornhusker Hwy



For more information:

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1248 'O' Street, Suite 550

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For Lease

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Available Suites

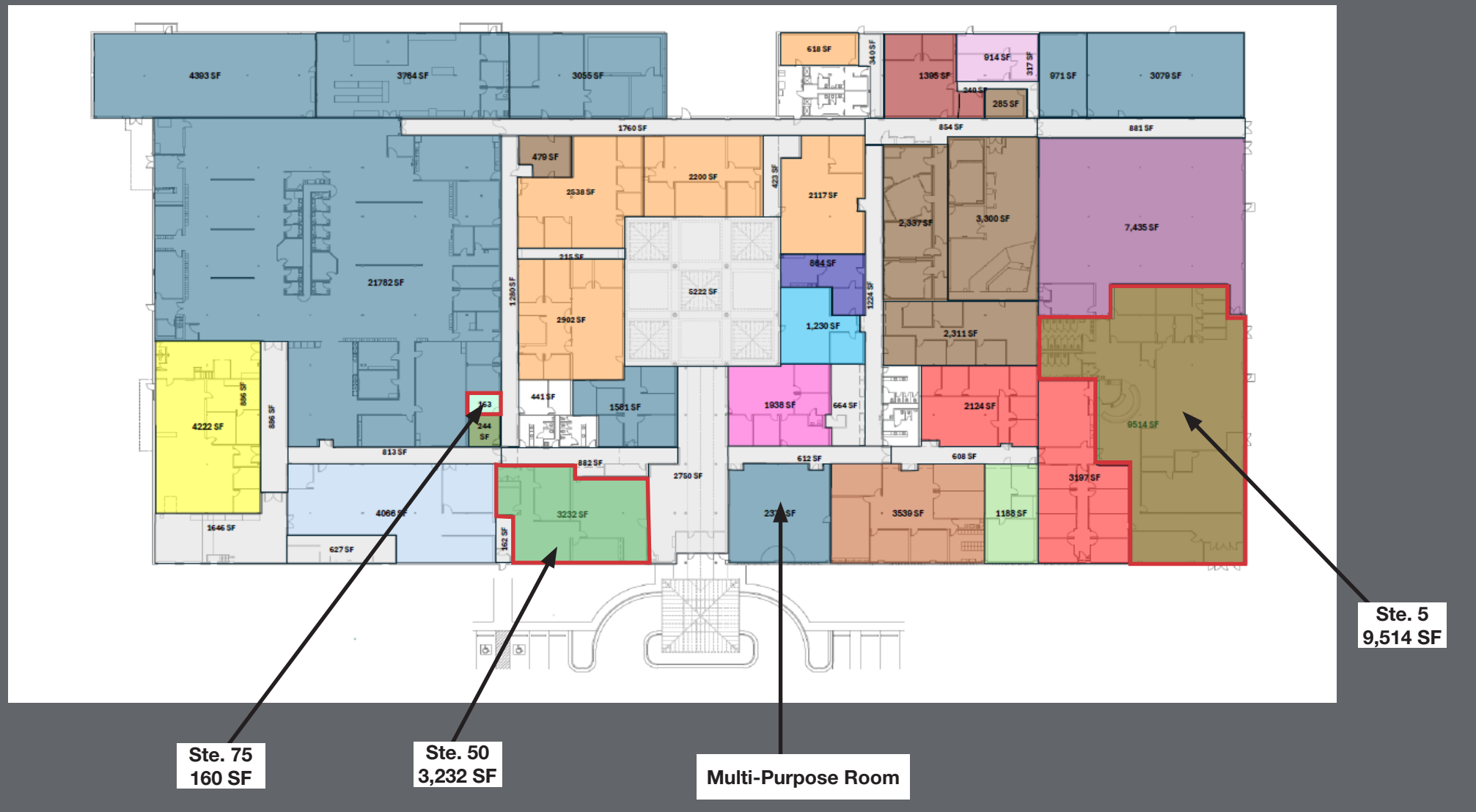
Property Features

- Ste. 5: 9,514 SF @ \$8.75/SF NNN
- Ste. 50: 3,232 SF @ \$8.75/SF NNN
- Ste. 75: 160 SF @ \$260/Month FS*
(*This is the total monthly rate, includes all expenses)
- Affordable flex space available in multi-tenant building
- The site has a large parking lot with adequate parking for the building
- Tenants may rent out the 2,253 SF multi-purpose room on an as needed basis
- Free dock access
- Zoned I-1
- NNN Charge (For-Profit Tenants, 2026) \$4.09/SF
- NNN Charge (Non-Profit Tenants, 2026) \$2.85/SF



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Suite 5

