



**613 S. 24<sup>th</sup> STREET | OMAHA, NE 68102**

**24<sup>th</sup> STREET RETAIL STRIP CENTER**  
**FOR LEASE: \$10.00 - \$12.00 PSF MODIFIED GROSS**

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## LEASE SUMMARY

Tenant pays rent and the separately metered electric and gas services, which shall be billed direct to Tenant. No NNN fees. Landlord pays water/sewer, R.E. Taxes, building insurance, and common area maintenance fees. Tenant may make improvements with Landlord's consent.

## LEASE AVAILABILITY

Suite	SF	Tenant	Rent \$ PSF	Total Monthly \$
613	970	Available	\$10.00	\$808.33
615	970	Available	\$10.00	\$808.33
617	970	LO Photographers	-	-
619	970	LO Photographers	-	-
621	970	Available	\$12.00	\$970.00
623	1,230	Available	\$12.00	\$1,230.00

## LEASE TERMS

**Rental Rate:** \$10.00 - \$12.00 PSF

**Rent Escalations:** 3% Annually

**Operating Type:** Modified Gross

**Lease Term:** 3+ Years

**Tenant Improvement Allowance:** Negotiable

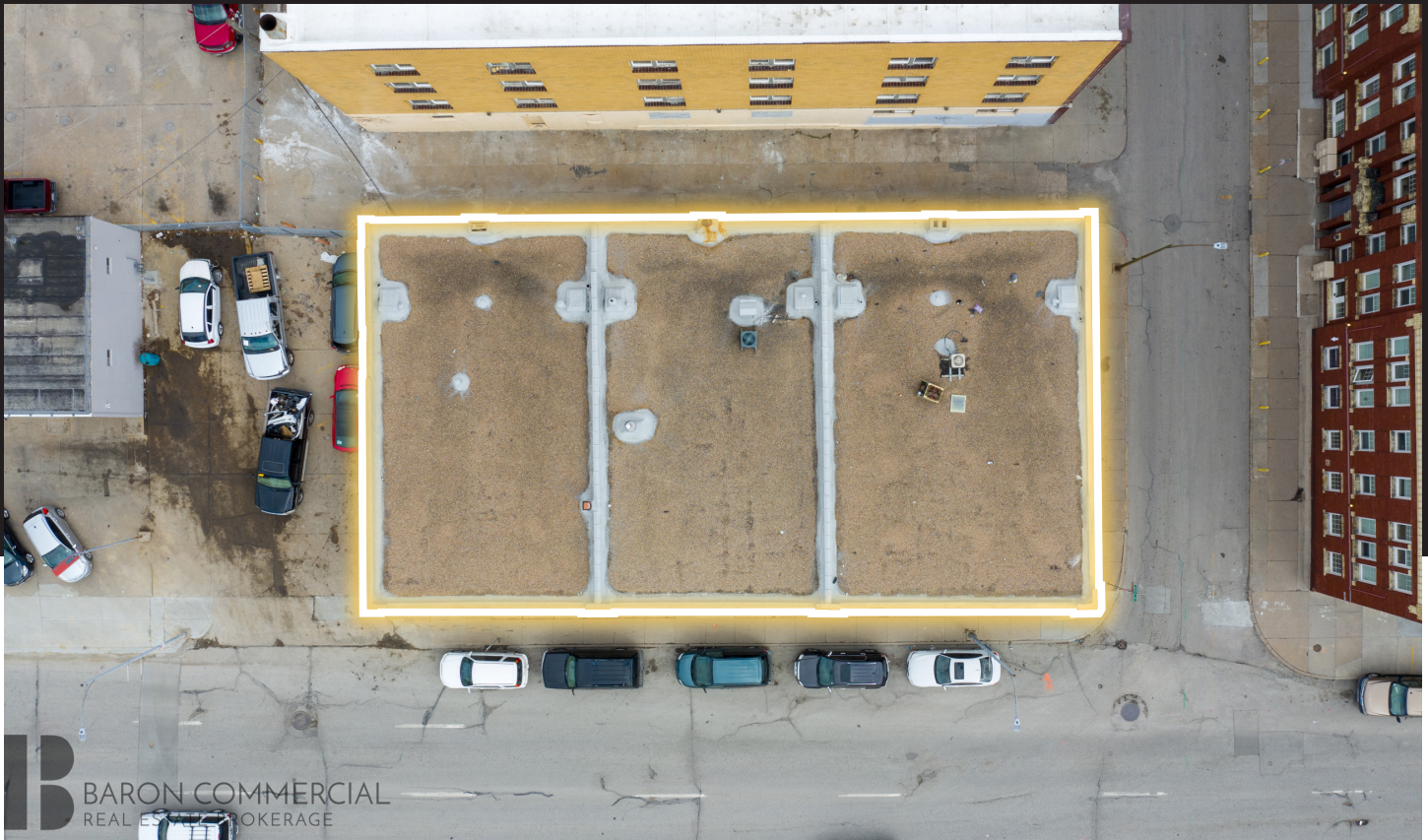


BARON is excited to offer an exclusive leasing opportunity at 613 S. 24th Street, a retail center strategically located in Omaha's vibrant Quarters Neighborhood. This property, bridging the bustling Downtown and the eclectic Midtown, presents unique suites ideal for businesses aiming to expand or establish their footprint and capitalize on the synergy of a growing neighborhood and a prime location.

## PROPERTY HIGHLIGHTS

- **Prime Exposure:** Situated with frontage on 24th Street, the property enjoys high visibility, drawing attention from both pedestrian and vehicular traffic.
- **Accessible Location:** Its proximity to Downtown, Midtown, and easy access to I-480 makes it a conveniently reachable destination for customers and employees alike.
- **Vibrant Surroundings:** The property is surrounded by a mix of dense residential housing and commercial businesses, benefiting from the constant flow of local and visiting patrons.
- **Thriving Neighborhood:** Positioned near new developments, the area is undergoing a transformation, promising an exciting future for businesses located here.
- **Customizable Spaces:** Four available suites offer flexibility and personalization opportunities, with the landlord's approval, to suit diverse business needs.
- **Competitive Lease Terms:** Attractively priced at \$10.00 or \$12.00 per square foot per year, and free from NNNs, it represents an affordable entry into a high-potential market.





## SITE DETAILS

**Site Area:** 6,710 SF / 0.15 Acres

**Site Dimensions:** 60' x 110.5'

**Zoning District:** DS-ACI-1(PL)

**Zoning Sub-District:**

**Special Zoning:**

**Walking Score:** Very Walkable (86)

**Transit Score:** Good Transit (55)

**Bike Score:** Bikeable (67)

**Traffic Count:** 23,206 EADT (2017)

**Parcel Number:** 1311400000

**Legal Description:** HILLCREST ADD  
LOT 10 BLOCK O E 60 FT 60 X 110.5

## IMPROVEMENT DETAILS

**Year Built/Renovated:** 1908

**Building Area:** 6,376 SF

**Number of Floors:** 1

**Original Use:** Retail

**Foundation:** Concrete

**Construction:** Wood Frame

**Exterior:** Brick

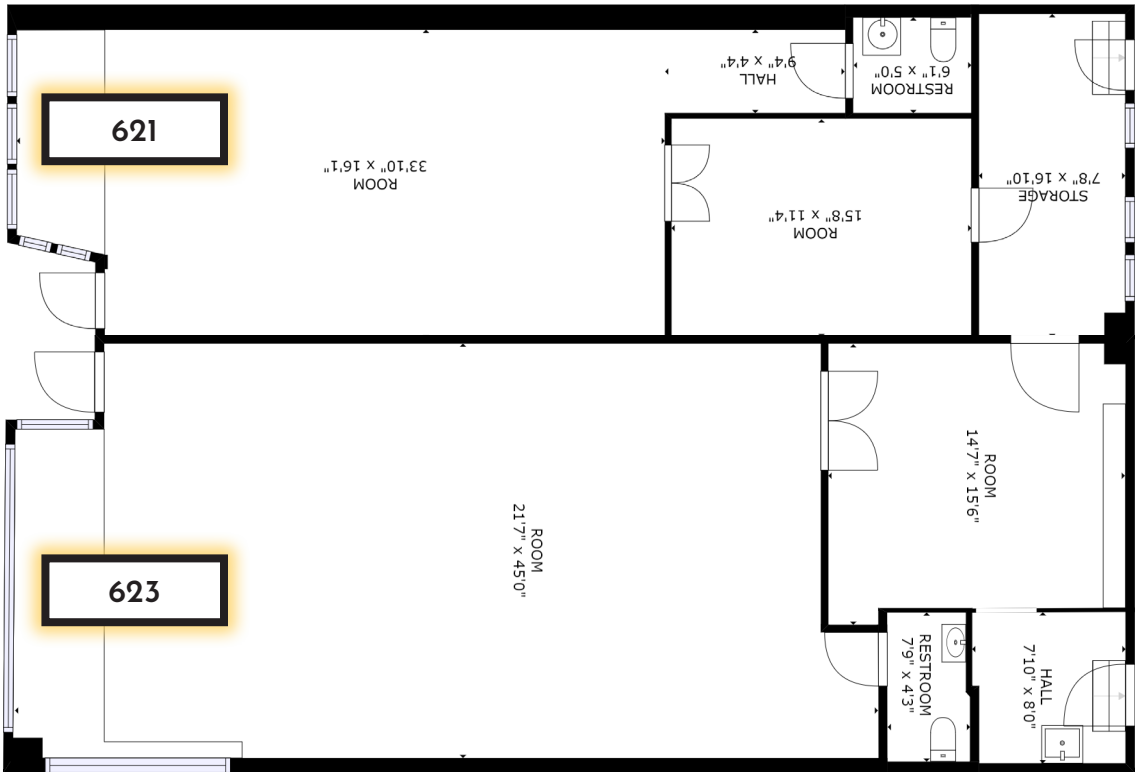
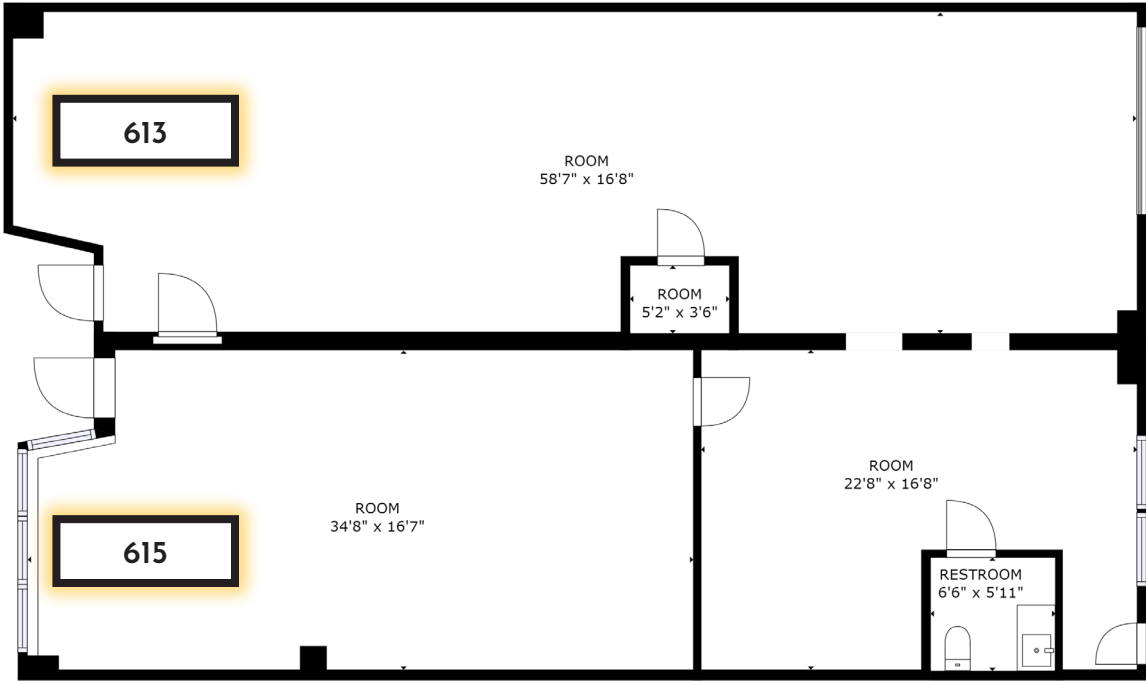
**Roof:** Flat rubber membrane with rock ballast

**Utility Metering:** Individual electric & gas meters

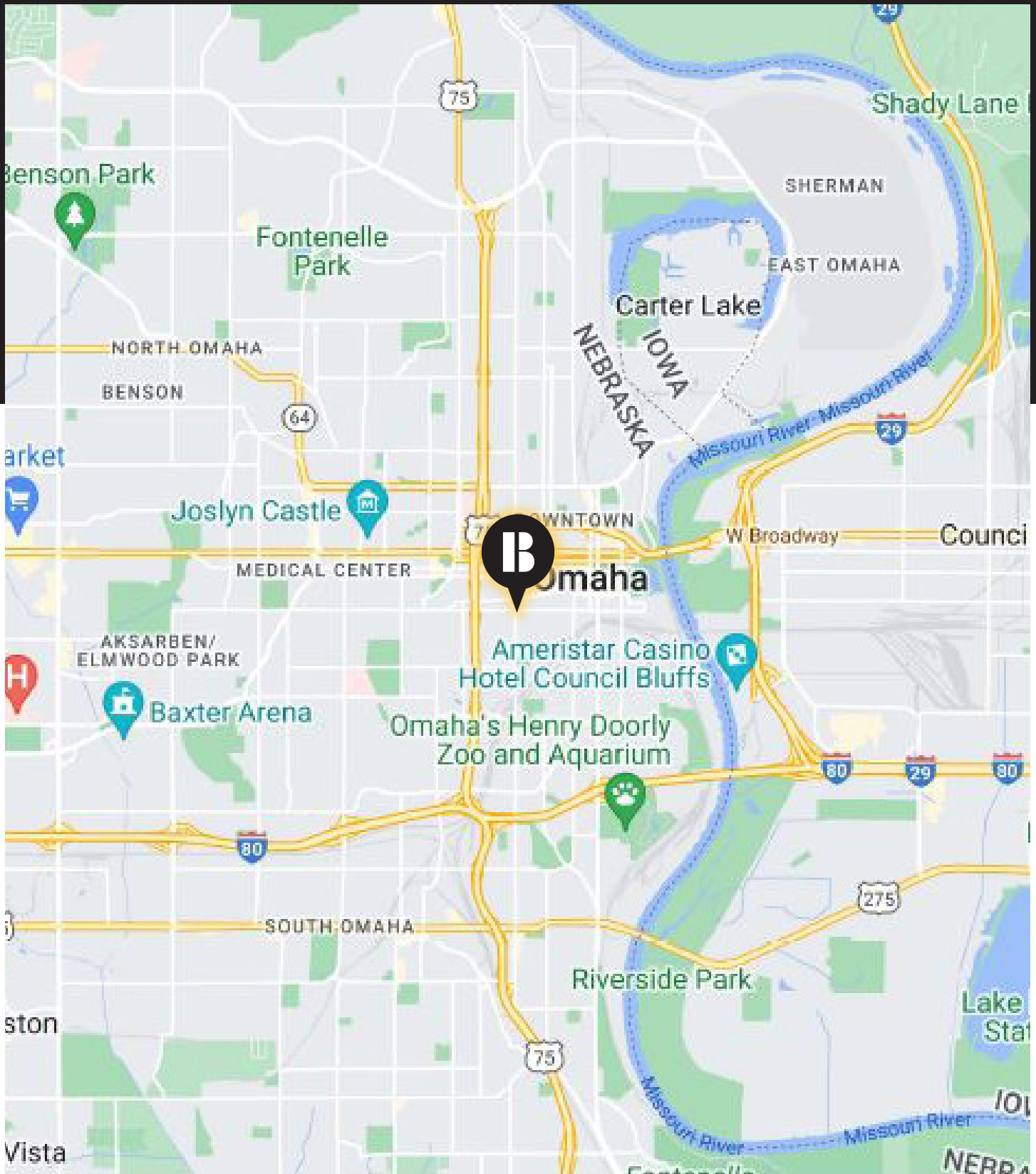
**HVAC:** Individual split systems

**Parking:** Street parking

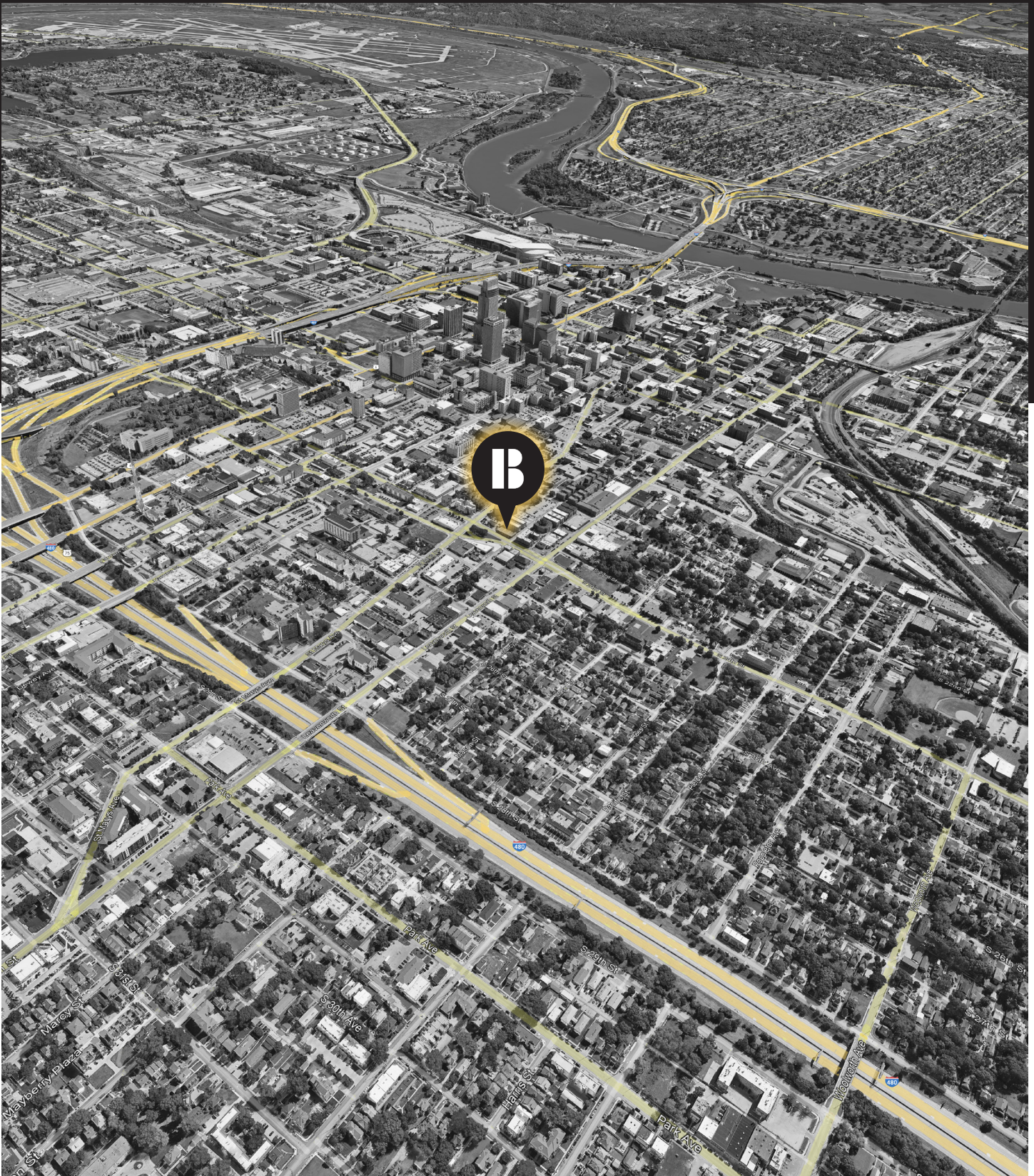




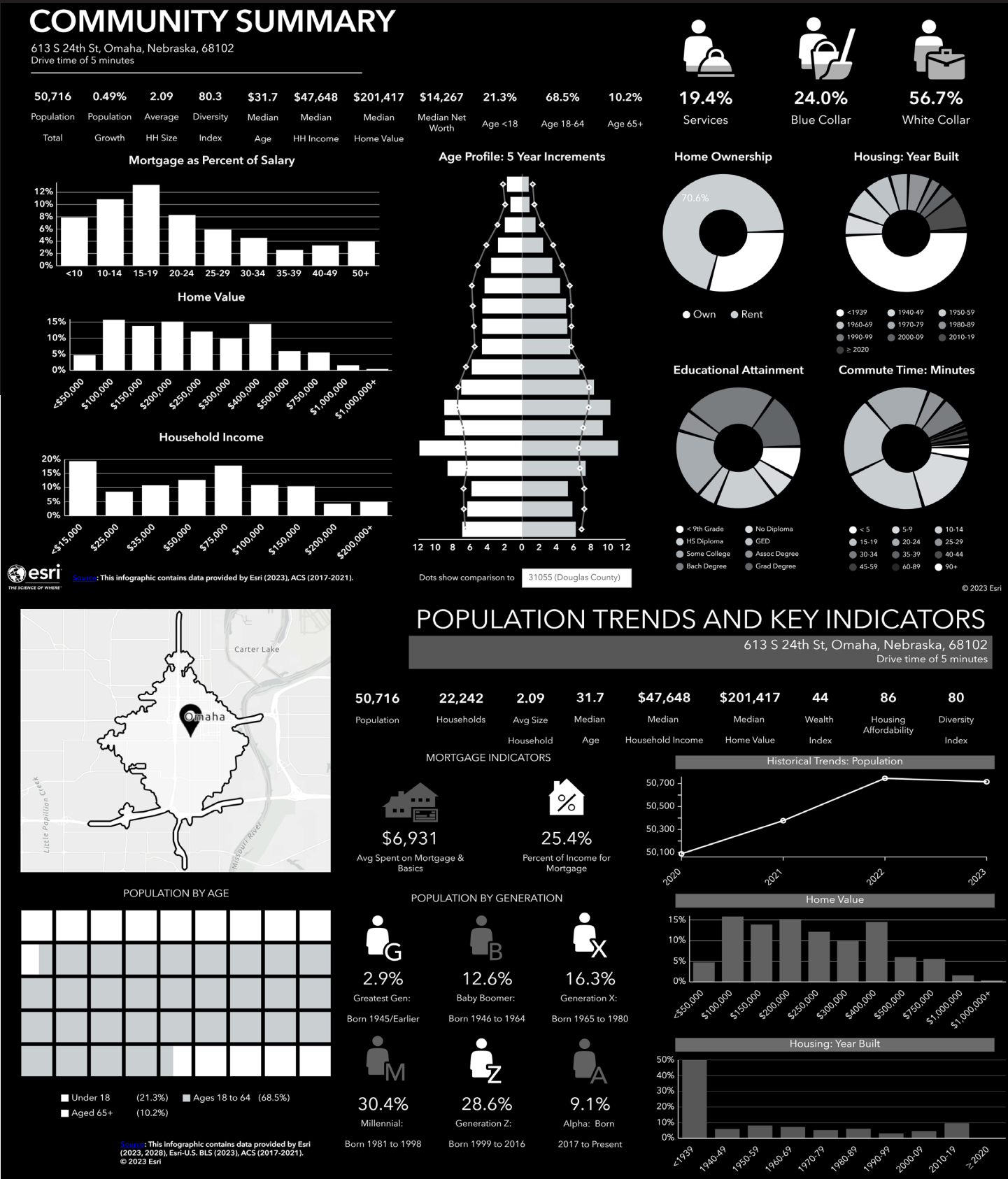














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