



Accelerating success.



Retail Opportunity

Larissa Codr

Senior Associate | Nebraska
+1 402 763 1714
larissa.codr@colliers.com

Dave Ulferts

Vice President | Nebraska
+1 402 763 1753
dave.ulferts@colliers.com

11516 Miracle Hills Drive
Suite 400
Omaha, NE 68154
+1 402 345 5866
colliers.com

Keystone Center 7811 Military Avenue

2,886 total square feet available

Conveniently located retail or office space in a retail strip center for lease off 78th & Military Avenue. This versatile property is an affordable choice for an office user or a business needing client convenience. Nicely sized and updated offices along with storage and flex space, this can also be used for retail.

Flexible floor plan includes 3 private offices, conference room, open/cube space and breakroom. The building has a nice mix of local tenants with excellent and abundant on-site parking.

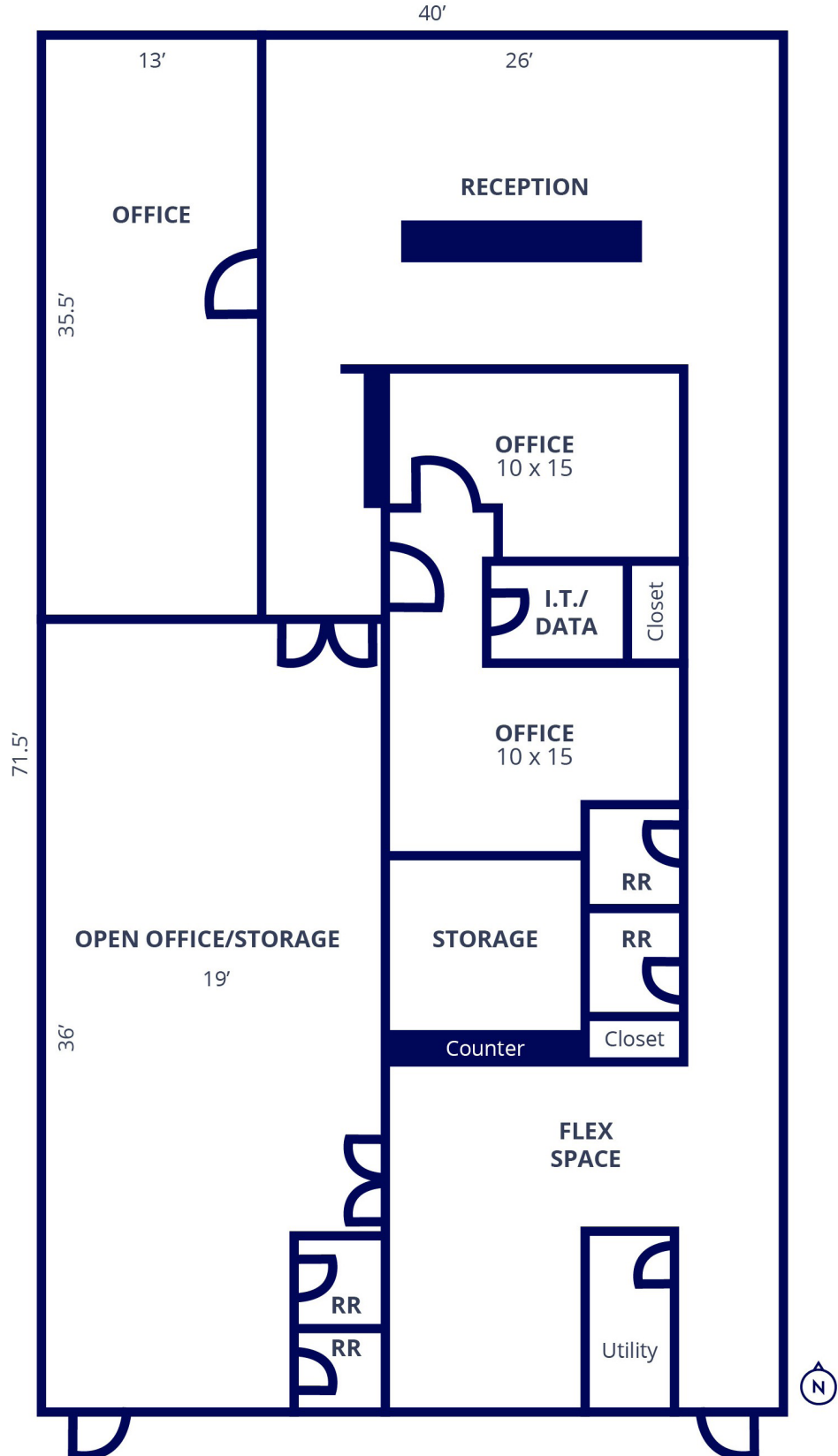
Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Images



Floor Plan

Keystone Center | 7811 Military Avenue, Omaha, NE 68135



Aerial

Keystone Center | 7811 Military Avenue, Omaha, NE 68135



Aerial

Keystone Center | 7811 Military Avenue, Omaha, NE 68135



For Lease

Retail Space

Keystone Center | 7811 Military Avenue, Omaha, NE 68135

Type of Listing	Retail For Lease
Price	\$14.00, PSF
Operating Type	NNN
Estimated Expenses	\$3.12, PSF (2025)
Available	January 1, 2026
SF Available	2,886 SF
Total Building SF	35,200 SF
Year Built/Renovated	1965 / 2012
Traffic Counts	26,500 EADT
Parking	250 stalls

Construction

HVAC	Yes
Ceiling Height	7 1/2' - 9'
Restrooms	Four

Location

Intersection	78th & Military Ave
Submarket	North Central

Contact us:

Larissa Codr

Senior Associate | Nebraska
+1 402 763 1714
larissa.codr@colliers.com

Dave Ulferts

Vice President | Nebraska
+1 402 763 1753
dave.ulferts@colliers.com

Information furnished is from sources deemed reliable, but is not guaranteed by Colliers International, or its agents, and is subject to change, corrections errors and omissions, prior sales or withdrawals without notice.

Colliers

11516 Miracle Hills Drive
Suite 400
Omaha, NE 68154
+1 402 345 5866