

EXECUTIVE CENTER III

107,648 SF | \$6,400,000

902 N 91ST PLZ, OMAHA, NE 68114

**INVESTORS
REALTY INC.**

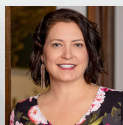
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OFFERING SUMMARY

SALE PRICE:	\$6,400,000
Lot Size SF:	107,648 SF
Price / SF:	\$59.45
Lot Size:	6.39 Acres
Property Type:	Office Building
Year Built:	1986

PROPERTY OVERVIEW

107,648 SF building just North of 90th and Dodge.

PROPERTY HIGHLIGHTS

- Opportunity for non-profit headquarters, schools, church, data center, and other uses.
- Quick and easy access to Dodge Street and Interstate 80.
- Perfect for assisted living and retirement centers, medical facilities, or back-office operations.
- Previously utilized for office, call center, and disaster recovery operations.
- Equipped with dual utility feeds and meters for power, water, and gas, high-capacity fiber, data, and communications infrastructure, and a fully sprinklered building.
- Asking price reflects a land value of \$23.00 PSF.
- Surrounded by established neighborhoods, creating a strong community feel and opportunities for both residential and commercial growth.

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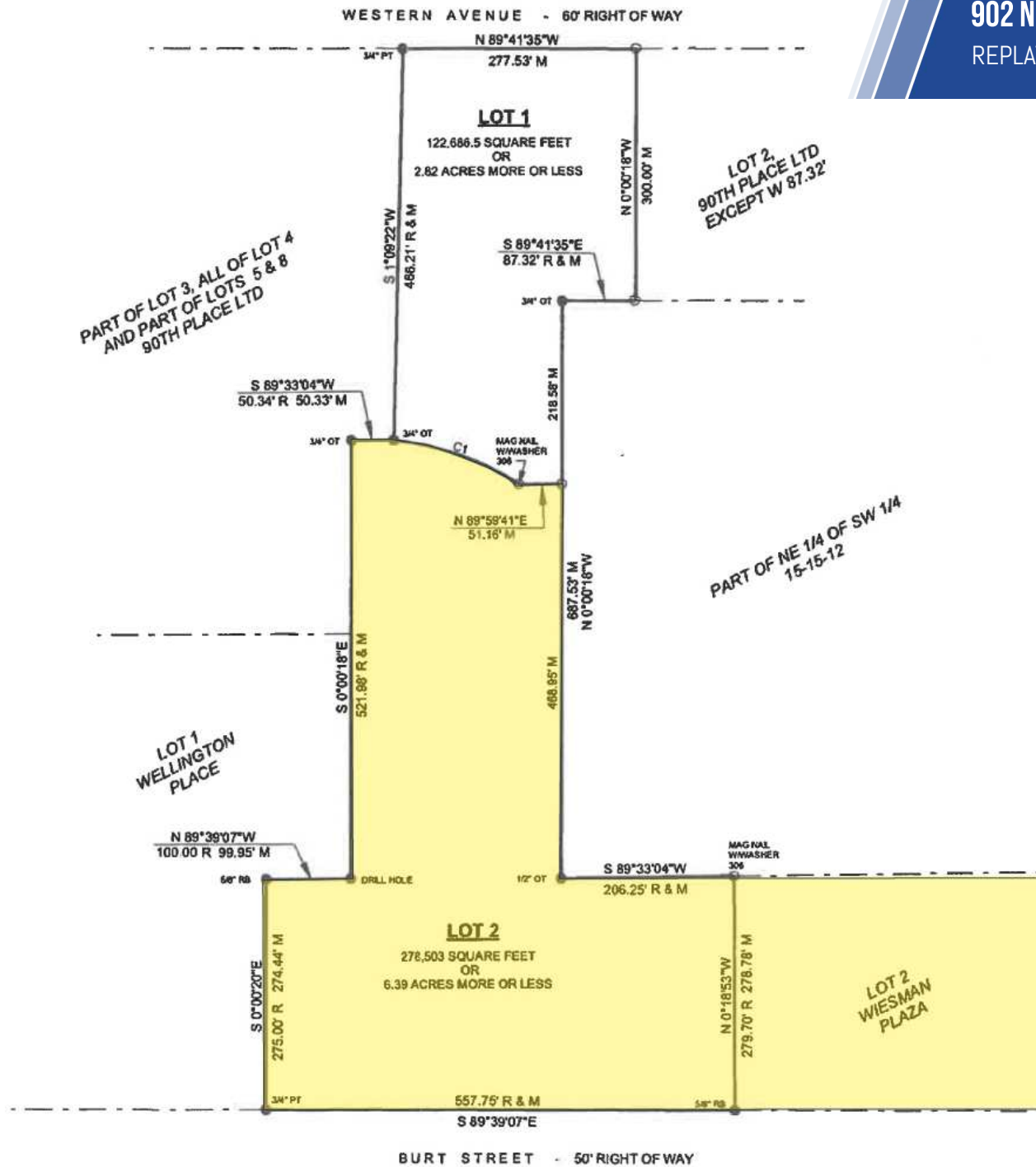
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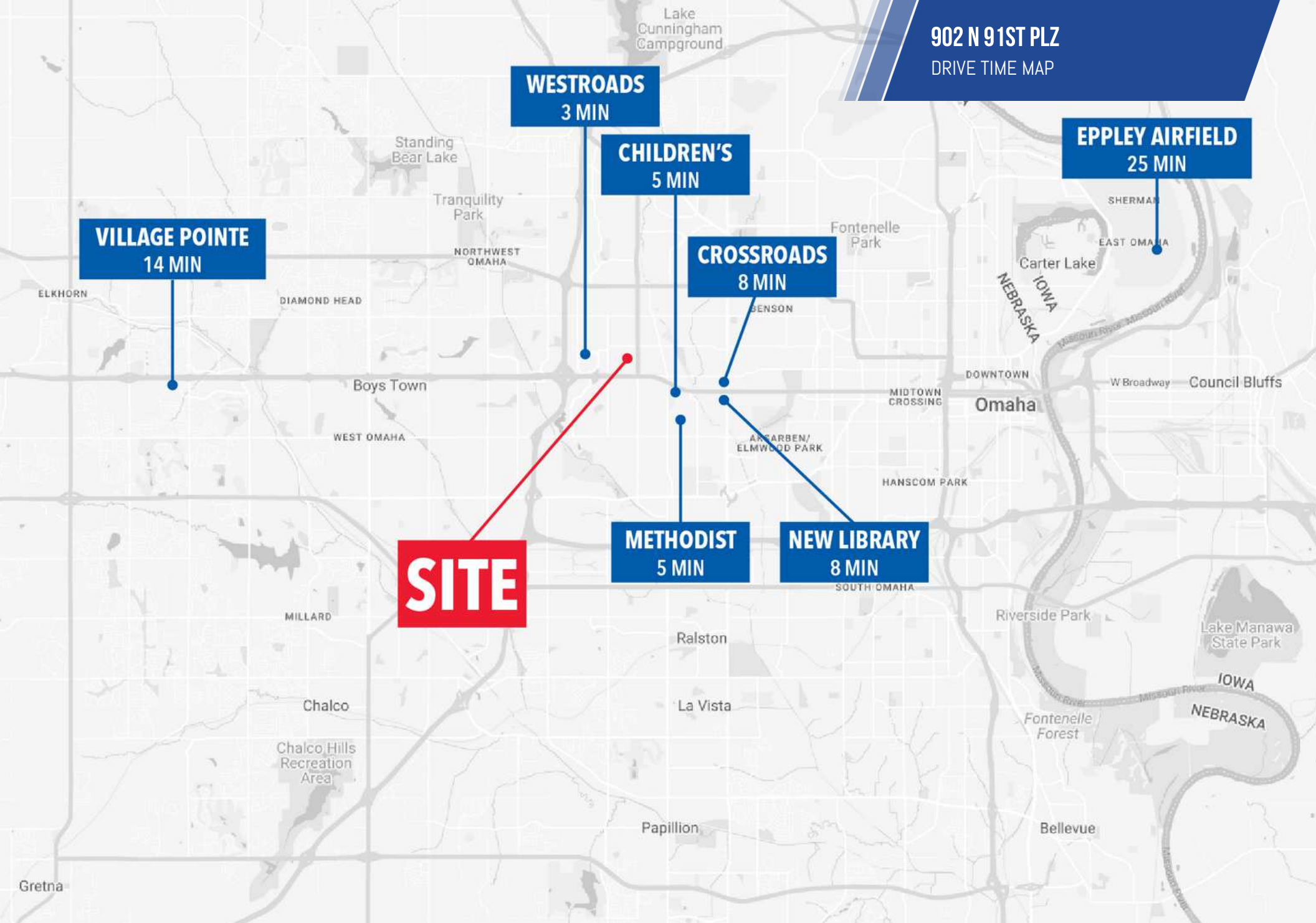
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DRIVE TIME MAP



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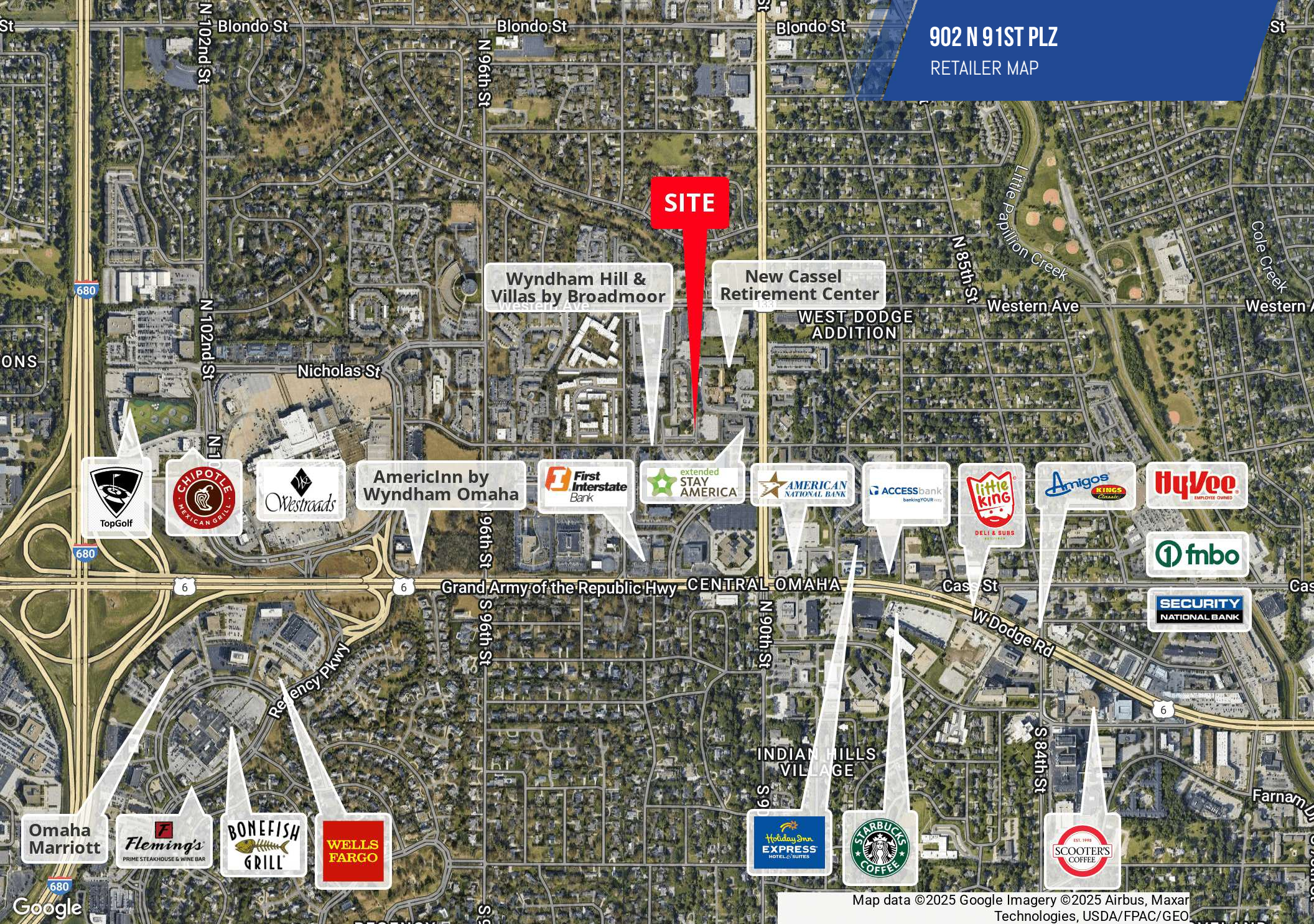
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RETAILER MAP

SITE

Wyndham Hill &
Villas by Broadmoor

New Cassel
Retirement Center

WEST DODGE
ADDITION

AmericInn by
Wyndham Omaha

First
Interstate
Bank

extended
STAY
AMERICA

AMERICAN
NATIONAL BANK

ACCESSbank
bankingTOUR

little
king
DELI & SUBS

Amigos
KINGS
Mexican

HyVee
EMPLOYEE OWNED

fnbo

SECURITY
NATIONAL BANK

Omaha
Marriott

Fleming's
PRIME STEAKHOUSE & WINE BAR

BONEFISH
GRILL

WELLS
FARGO

Holiday Inn
EXPRESS
HOTEL & SUITES

STARBUCKS
COFFEE

EST. 1989
SCOOTER'S
COFFEE

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Technologies, USDA/FPAC/GEO

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