

NORTH PARK 1

58,212 SF | \$8,149,680.00

11808 GRANT STREET, OMAHA, NE 68164



INVESTORS
REALTY INC.



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NORTH PARK DEVELOPMENT OVERVIEW

North Park is a 70 AC mixed-use development consisting of both office and retail space. The office park has eight buildings for an approximate total of 750,000 SF of office space. North Park Commons holds an additional five retail buildings located at the intersection of 120th and Blondo Street, totaling approximately 60,000 SF. The variety of restaurants and services within North Park Commons allows for many options for tenants within the office park. North Park has quick access to I-680, located just 1 mile north of W Dodge Road, Omaha's main east/west arterial. Exterior improvements not provided by Seller.

PROPERTY HIGHLIGHTS

- Exterior improvements not provided by Seller
- Highly visible building in the North Park development
- Building completely remodeled within the last 5 years
- Modern improvements with exposed ceilings
- Mainly open space for cubicles with a mix of offices and conference rooms
- Tenant amenities include a fitness center with shower and lockers, game room, and wellness room
- Loading dock and double door
- Backup generator onsite
- Ideal for owner-user occupant
- Building signage available
- Both private office and cubicle furniture in place

NEARBY AMENITIES

- North Park Commons Restaurants: Qdoba Mexican Eats, Omaha Kebabs, HuHot Mongolian Grill, The Caddy Shack Sports Bar & Grill, Jade Garden, Potbelly, Cold Stone Creamery, Persis Biryani Indian Grill, Le Peep, PepperJax Grill
- Taxi's Grille & Bar, Wingstop, Culver's, Scooter's Coffee, Hurts Donut Co, and Billy's Cafe within a two-minute drive
- Minutes from Miracle Hills Golf Course and restaurants
- Westroads Mall, Top Golf, Tranquility Soccer Complex and the newly announced Chicken N Pickle located within a 3-mile radius

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BUILDING INFORMATION

Building Size	58,212 SF
Minimum Ceiling Height	9 ft
Number Of Floors	2
Year Built	1986
Year Last Renovated	2007
Load Factor	1.07
Construction Status	Existing
Restrooms	Common
HVAC	Heat Pump
Elevators	Passenger

PARKING & TRANSPORTATION

Parking Description	Individual stalls
Parking Ratio	5.76
Number Of Spaces	329
Parking Type	Surface
Traffic Count	40,434 - 120th & Grant St (2022)

SITE INFORMATION

County	Douglas
Zoning	LI - Light Industrial
Lot Size	5.95 Acres
Location Description	On the corner of 120th & Grant Street.

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

OFFERING SUMMARY

SALE PRICE:	\$8,149,680
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,376	96,266	224,756
Average Age	35	37.3	37.8
HOUSEHOLDS			
Total Households	6,388	42,609	96,309
People Per HH	1.9	2.3	2.3
Average HH Income	\$77,417	\$87,786	\$92,906
Average HH Value	\$131,467	\$190,323	\$202,577

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AVAILABLE SPACES



AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
First Floor	27,910 SF	\$12.50 SF/yr (NNN)	\$7.00	\$45,353.75	Demisable between 12,618 - 27,910 SF

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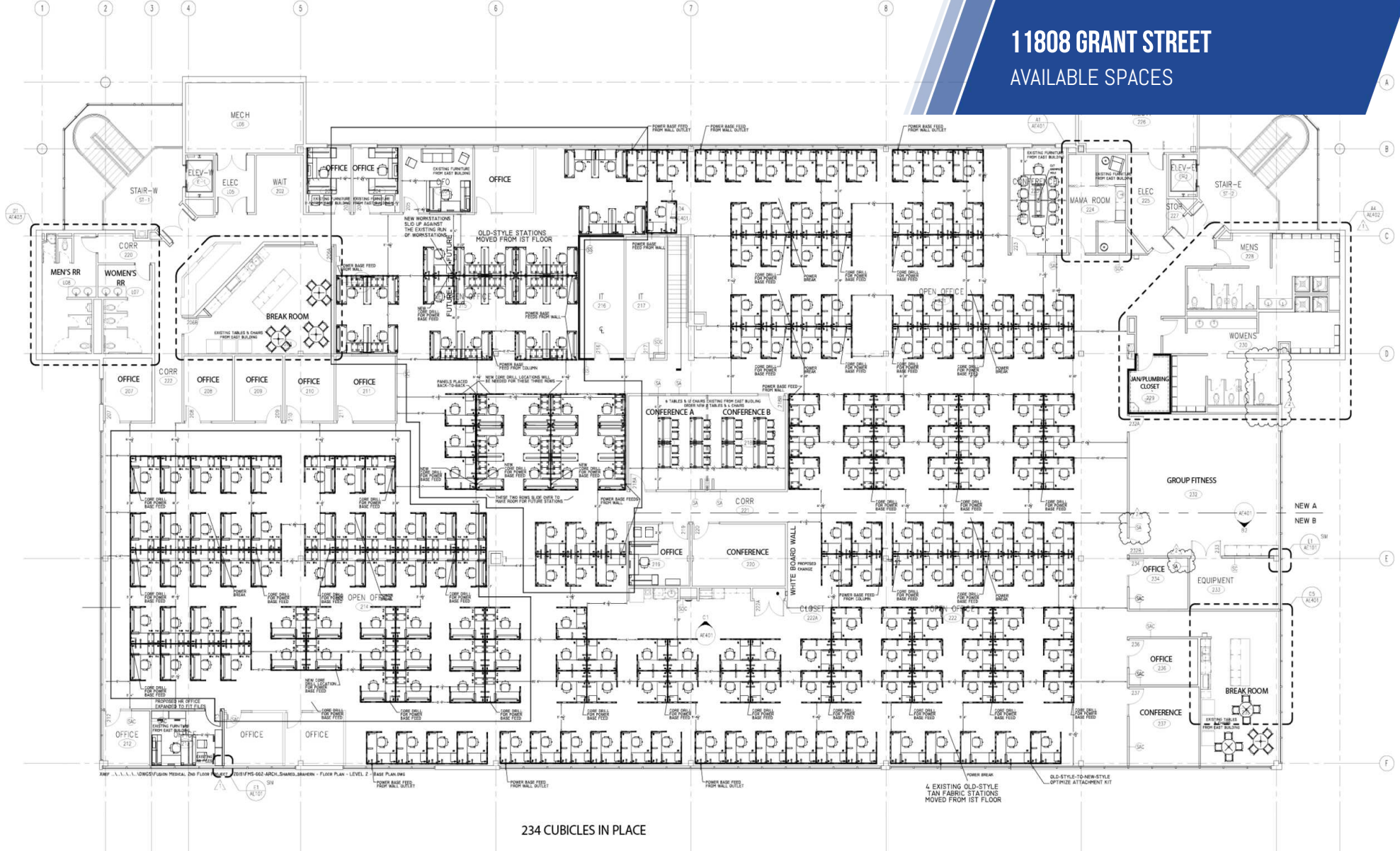
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AVAILABLE SPACES



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SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
Second Floor	30,302 SF	\$12.50 SF/yr (NNN)	\$7.00	\$49,240.75	Demisable between 12,720 - 30,302 SF

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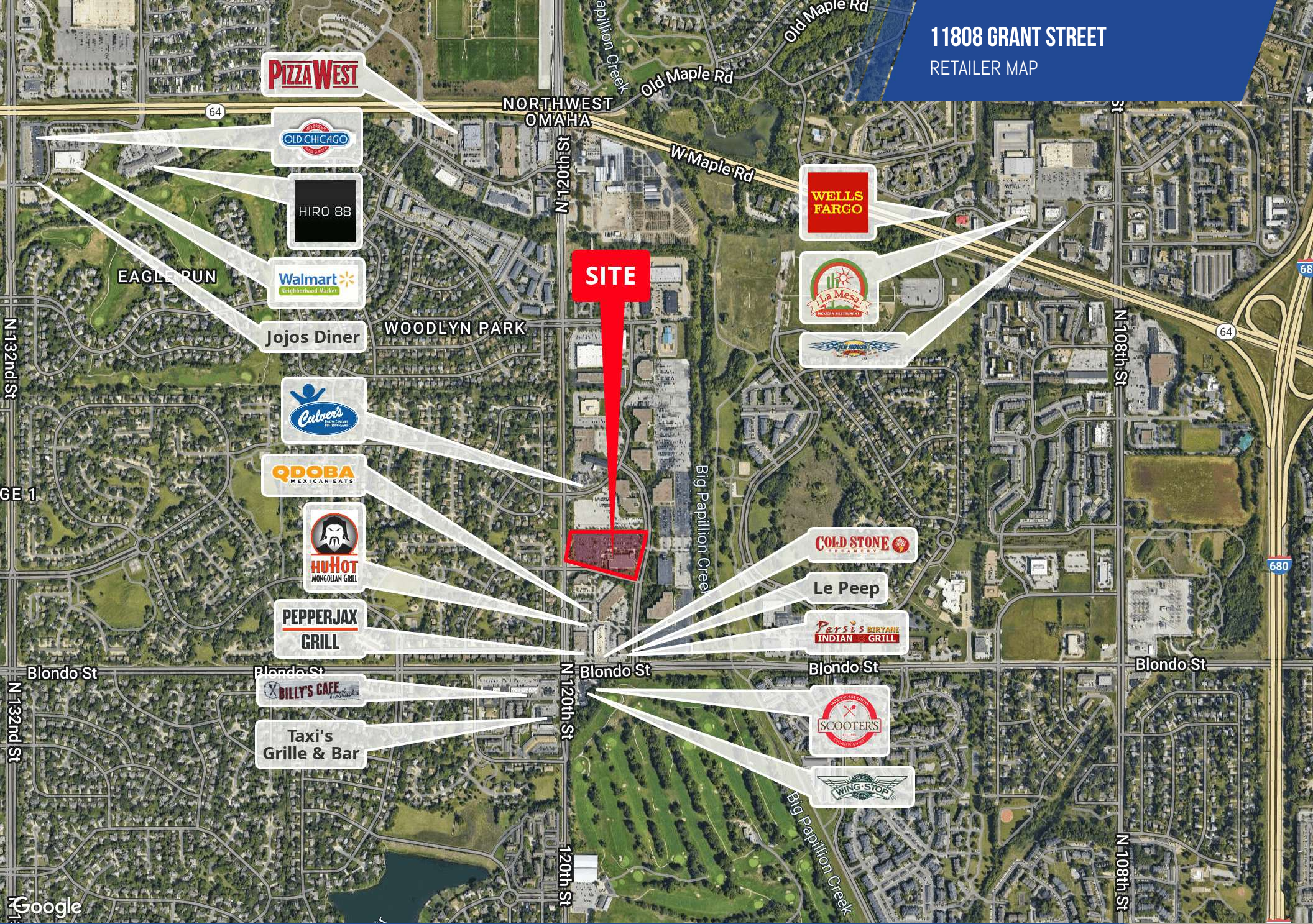
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RETAILER MAP



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ADDITIONAL PHOTOS



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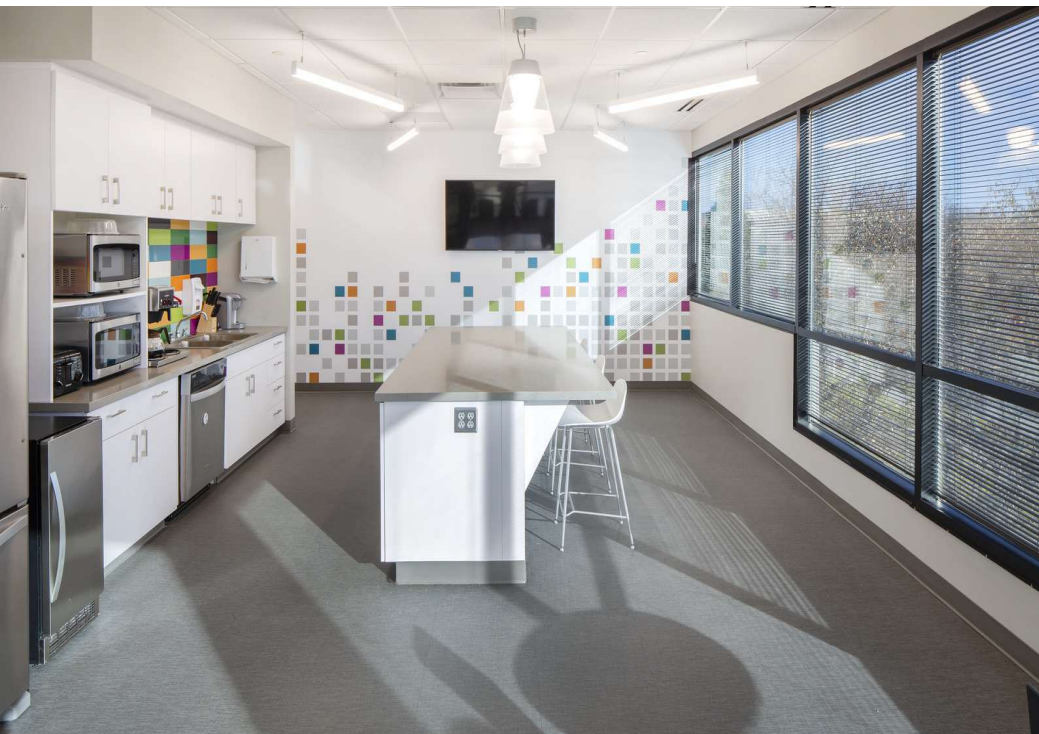
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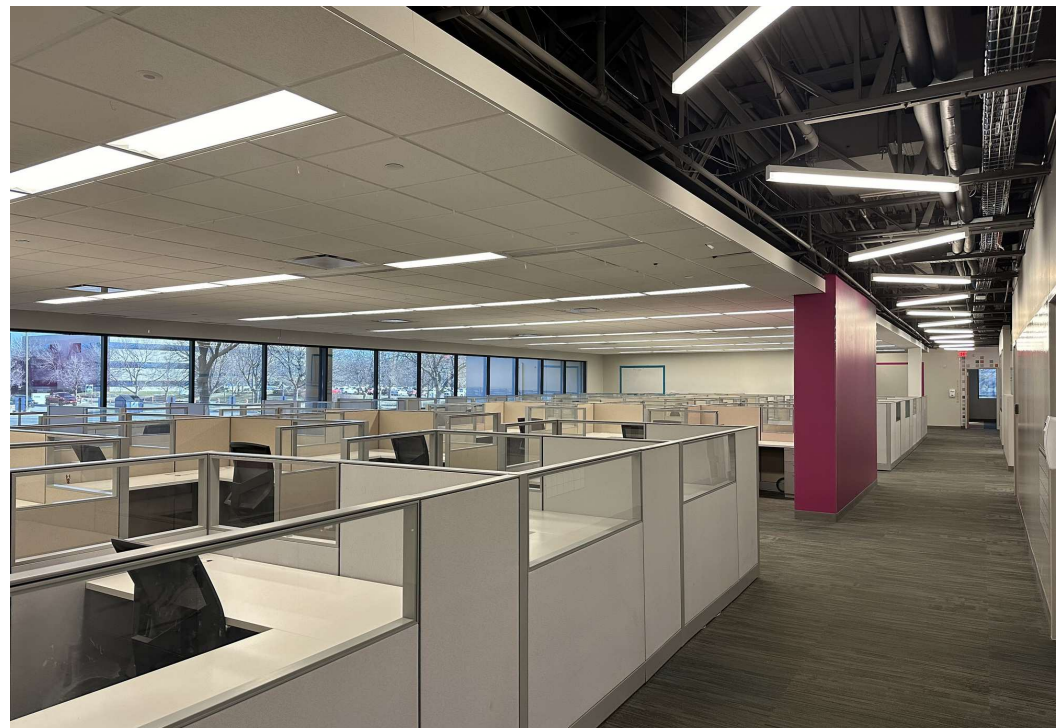
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