

9810-50 M STREET

8,470 - 13,000 SF | \$10.50 SF/YR (NNN)

9810-50 M STREET, OMAHA, NE 68127



**INVESTORS
REALTY INC.**

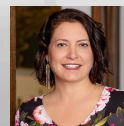
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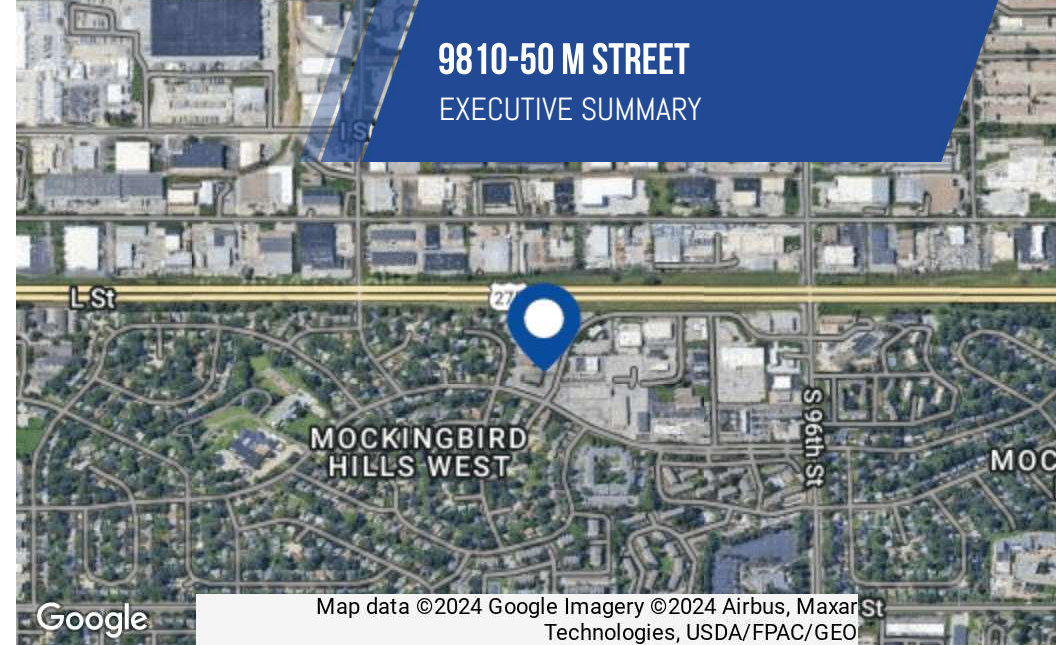


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9810-50 M STREET

EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$10.50 SF/YR NNN
Est. Op. Exp.	\$4.50 SF/YR
Available SF:	8,470 - 13,000 SF
Building Size:	56,416 SF
Property Type:	Office Flex
Year Built:	1989
Zoning:	CC

PROPERTY HIGHLIGHTS

- Building & monument signage available
- Excellent visibility to L Street and interstate access
- Many dining, banking, medical and shopping amenities in the immediate area
- Ability to add drive-in doors
- Walking distance to Mockingbird Hills Community Center
- High parking ratio

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BUILDING INFORMATION

Building Size	56,416 SF
Min Divisible	8,470 SF
Max Contiguous	13,000 SF
Number Of Floors	1
Year Built	1989
Year Last Renovated	2009
Gross Leasable Area	56,416 SF
Construction Status	Existing
Restrooms	Several
HVAC	Split
Suite 9840 Ceiling Height To Bottom Of Beams	13'+
Suite 9840 Ceiling Height To Bottom Of Roof Trusses	12'+

PARKING & TRANSPORTATION

Parking Ratio	5.5
Parking Type	Surface
Traffic Count	38,900 - 96th & L Street

SITE INFORMATION

Cross-Streets	98th & M Street
County	Douglas
Zoning	CC
Location Description	Excellent visibility to L Street. Many dining and shopping amenities in the immediate area.

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,313	83,729	207,285
Total Households	4,305	35,804	87,720
Average HH Income	\$63,598	\$76,935	\$73,810

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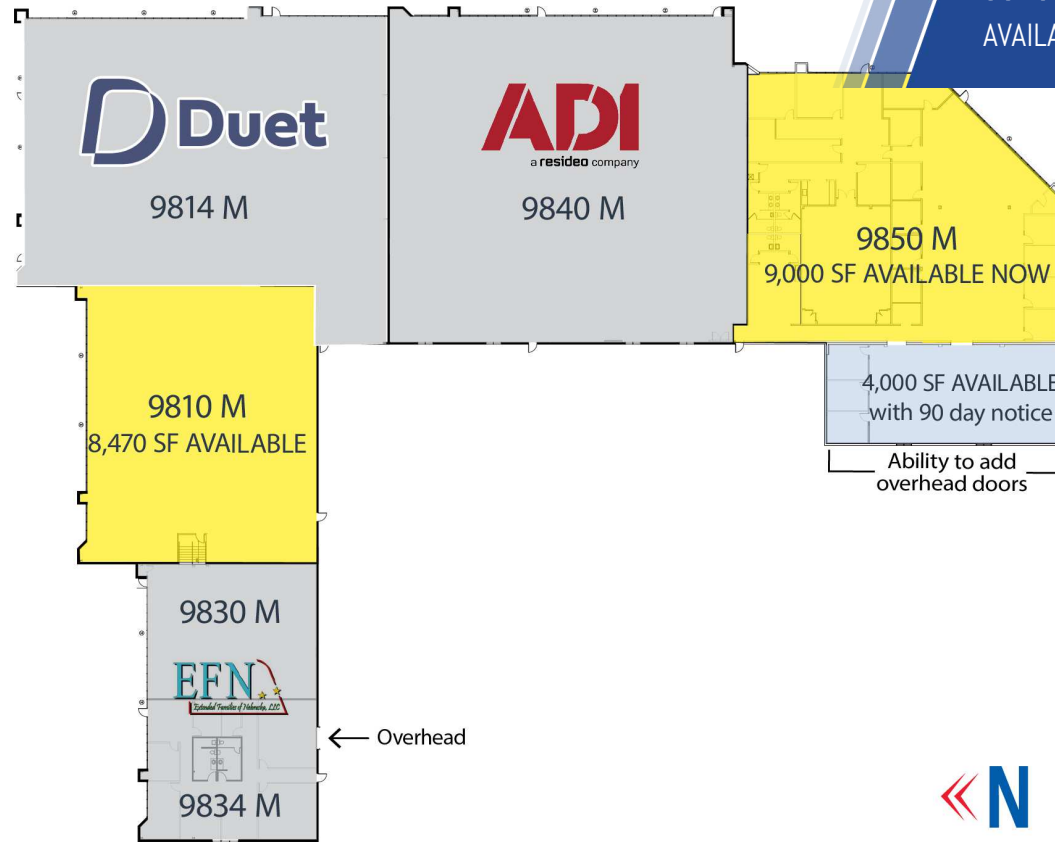
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AVAILABLE SPACES SUMMARY



SPACE	SIZE	LEASE RATE	EST OP EXP	EST TOTAL / MO
9810 M Street	8,470 SF	\$10.50 (NNN)	\$4.50	\$10,587.50
9850 M Street	13,000 SF	\$10.50 (NNN)	\$4.50	\$16,250.00

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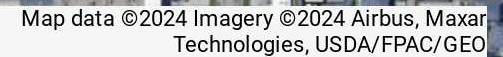
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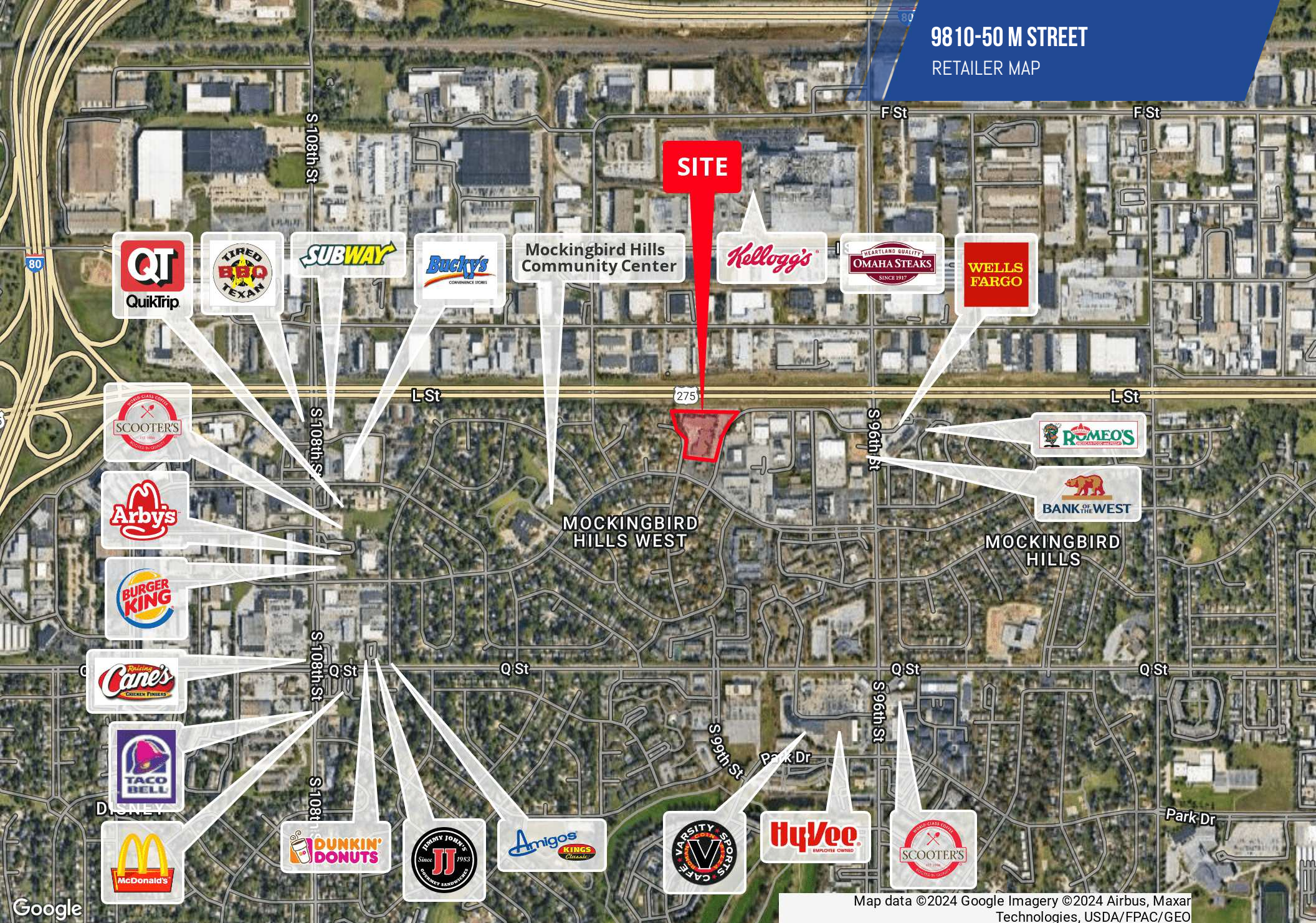
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AERIAL MAP



9810-50 M STREET
RETAILER MAP



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ADDITIONAL PHOTOS



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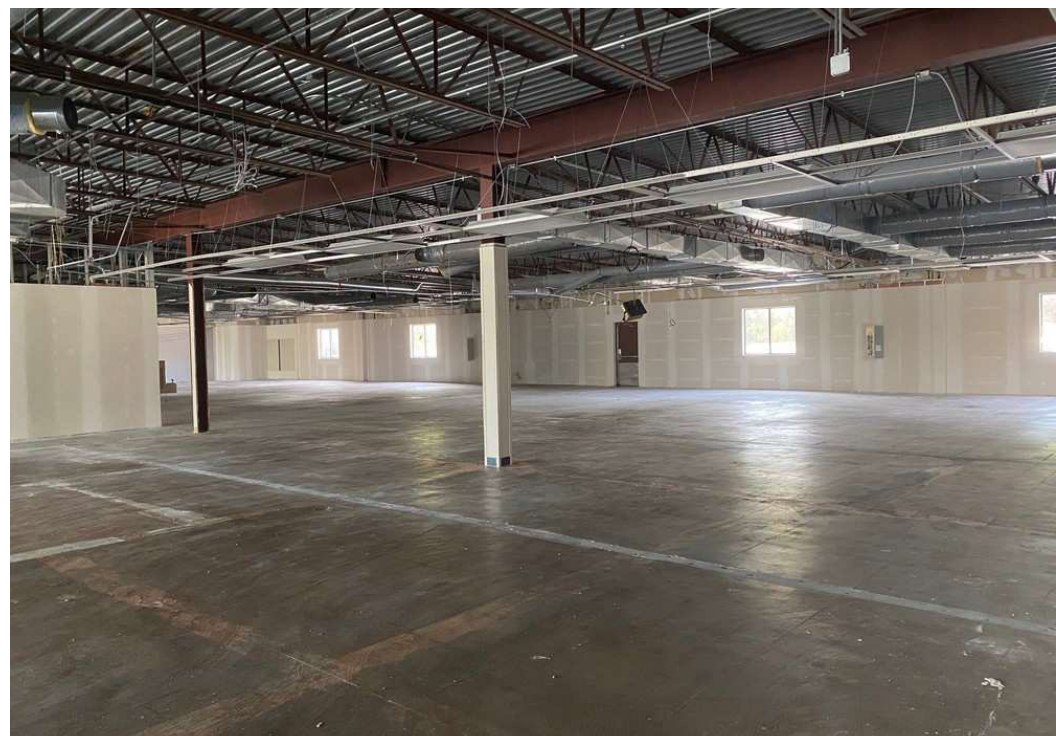
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