

13810 FNB PKWY

2,990 - 23,331 SF | \$23.00 SF/YR (NNN)

13810 FNB PARKWAY, OMAHA, NE 68154



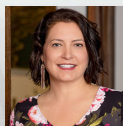
**INVESTORS
REALTY INC.**



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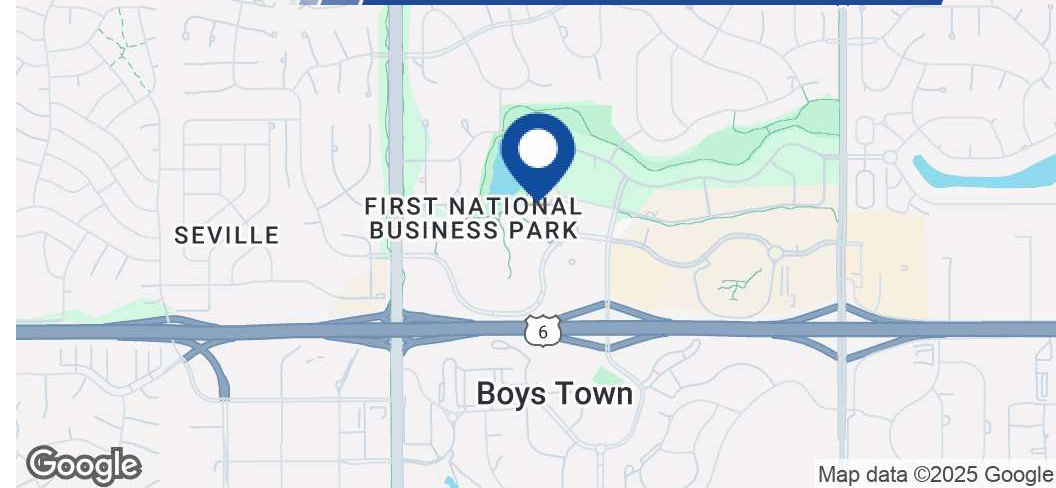
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13810 FNB PARKWAY

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$23.00 SF/YR NNN
Est. Op. Exp.	\$13.58 SF/YR
Available SF:	2,990 - 23,331 SF
Building Size:	129,180 SF
Property Type:	Office Building
Year Built:	1996
Zoning:	MU

PROPERTY OVERVIEW

Class A building along West Dodge road with 2nd generation improvements in place.

PROPERTY HIGHLIGHTS

- Suite 320: suite with existing offices and breakroom in place.
- Fifth Floor: includes multiple private offices with sliding glass doors, breakroom, training room, conference room, open space for cubicles with natural light and views of the lake.
- Amenity rich building that contains a fitness center, cafe, underground parking, outdoor gathering spaces as well as a lake with walking trail.
- Easy access to the West Dodge Expressway
- Monument signage available along First National Bank Parkway
- Underground parking available

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BUILDING INFORMATION

Building Size	129,180 SF
Min Divisible	2,990 SF
Max Contiguous	23,331 SF
Number Of Floors	4
Year Built	1996
Construction Status	Existing
Roof	Flat

PARKING & TRANSPORTATION

Parking Description	Underground and Surface
Parking Ratio	4.5 : 1,000
Parking Type	Underground and Surface

SITE INFORMATION

Cross-Streets	137th & West Dodge Road
County	Douglas
Zoning	MU
Lot Size	7.5 Acres
Location Description	Near 137th Street in the First National Bank Business Park.

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD
Fitness Center	Yes

OFFERING SUMMARY

LEASE RATE	\$23.00 SF/YR NNN
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Property Type	Office Building

DEMOGRAPHICS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	198	993	6,163
Total Households	80	367	2,304
Average HH Income	\$182,115	\$178,901	\$160,186

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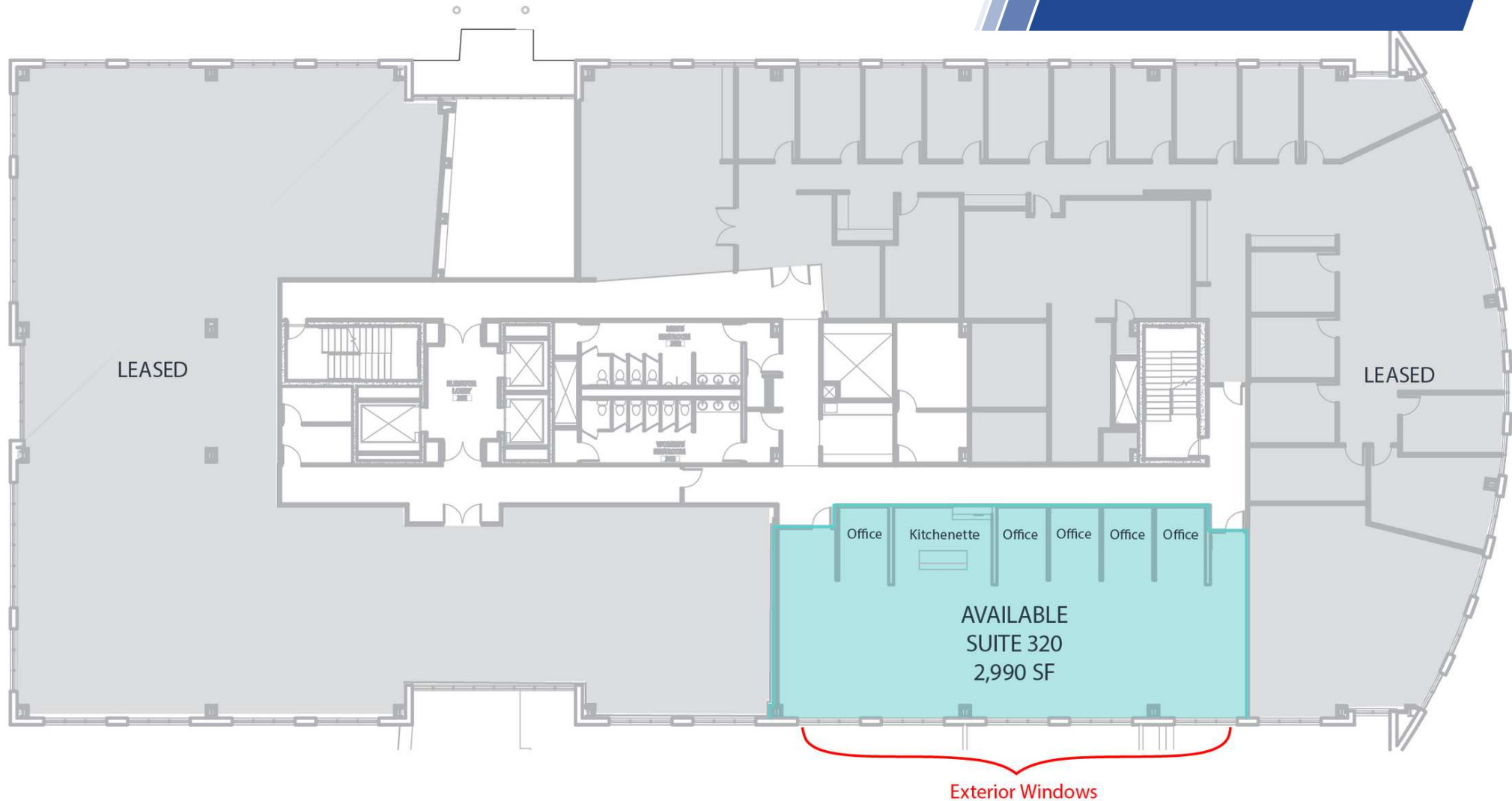
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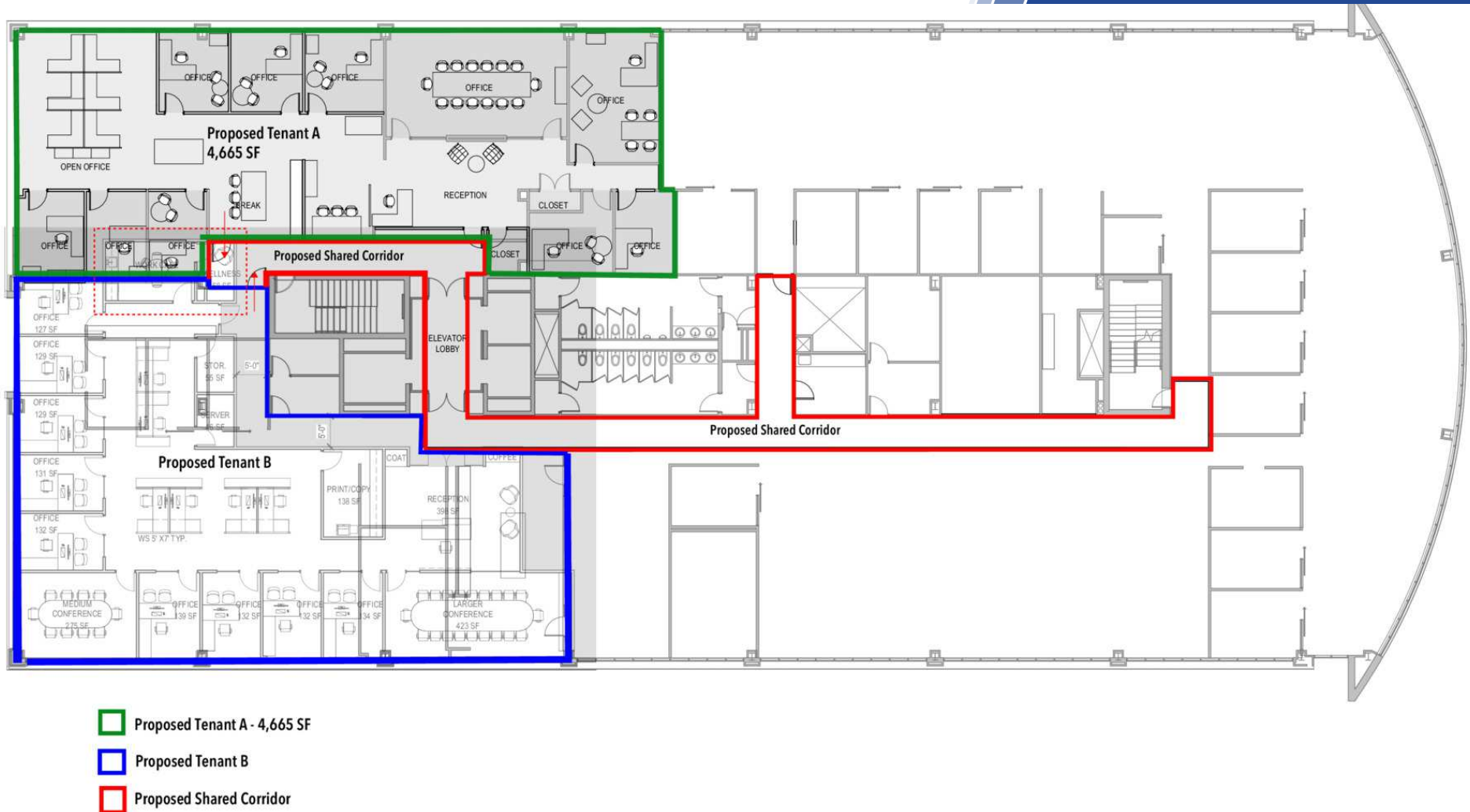
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AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
Suite 320	2,990 SF	\$23.00 SF/yr (NNN)	\$13.58	\$9,114.52



AVAILABLE SPACES

SPACE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
Fifth Floor	\$23.00 SF/yr (NNN)	\$13.58	\$71,120.67	Demising Size: 3,000 - 23,331 SF

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LOCATION MAP



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RETAILER MAP

SITE

fnbo

STOKES

HyVee

STARBUCKS COFFEE

FIVE GUYS
BURGERS and FRIES

COSTCO

MENARDS
Dedicated to Service & Quality™

QT
QuikTrip

FIRST NATIONAL BUSINESS PARK

UNITED STATES POSTAL SERVICE

Boys Town

BIAGGI'S
RISTORANTE ITALIANO

BMO

SCOOTER'S
DONUT CLASS COFFEE

Elisa Ilana Jewelry

noodles & company

T-Mobile

Panera
BREAD

Chick-fil-A

LEAWOOD WEST

DEER RIDGE

WEDGE

Google

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13810 FNB PARKWAY
SUITE 320



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FIFTH FLOOR PHOTOS



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