

MIDLANDS PROFESSIONAL CENTRE

1,760 - 3,223 SF | \$14.25 SF/YR (NNN)

1/2 MONTH FREE BASE RENT FOR EVERY 1 YEAR OF LEASE TERM



**INVESTORS
REALTY INC.**

WWW.INVESTORSOMAHA.COM



MIKE RENSCH

402.778.7534

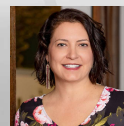
mrench@investorsomaha.com



JP RAYNOR, JD, CCIM, SIOR

402.778.7538

jpraynor@investorsomaha.com



JEANETTE WEBER, MPA, SIOR, CPM

402.769.7563

jweber@investorsomaha.com





1413 SOUTH WASHINGTON STREET
EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$14.25 SF/YR NNN
Est. Op. Exp.	\$8.25 SF/YR
Available SF:	1,760 - 3,223 SF
Building Size:	36,000 SF
Property Type:	Office Building
Year Built:	1998
Zoning:	CC

PROPERTY OVERVIEW

84th & Highway 370 location, visible to 43,350 cars per day

PROPERTY HIGHLIGHTS

- Prime location with visible signage and park at your front door.
- Suite 110: Directly off main lobby entrance, contains great windows and has retail access.
- Suite 200: Turn-key medical space with multiple treatment rooms, complete with water access and cabinetry.
- Suite 301: Direct presence off the elevator with great natural light. Open space with kitchen in place.
- All amenities within five minutes including Midlands Hospital, Sarpy County Courthouse, and Shadow Lake Towne Center.

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MIDLANDS PROFESSIONAL CENTRE

1413 SOUTH WASHINGTON STREET, PAPILLION, NE 68046

BUILDING INFORMATION

Building Size	36,000 SF
Min Divisible	1,760 SF
Max Contiguous	3,223 SF
Number Of Floors	3
Year Built	1998
Load Factor	20.639
Construction Status	Existing
Restrooms	Yes
HVAC	Rooftop
Elevators	Yes

PARKING & TRANSPORTATION

Parking Description	Individual stalls
Parking Ratio	4.1
Number Of Spaces	146
Parking Type	Surface
Traffic Count	43,350 - 84th & Hwy 370

SITE INFORMATION

Cross-Streets	84th & Highway 370
County	Sarpy
Zoning	CC
Lot Size	3.42 Acres
Location Description	84th & Highway 370 location, visible to 43,350 cars per day. All amenities within five minutes including Midlands Hospital, Sarpy County Courthouse, and Shadow Lake Towne Center.

OFFERING SUMMARY

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Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,423	104,392	464,366
Average Age	30.6	34	34.4
HOUSEHOLDS			
Total Households	1,948	39,942	183,848
People Per HH	2.8	2.6	2.5
Average HH Income	\$72,915	\$77,009	\$69,873
Average HH Value	\$196,944	\$200,701	\$173,235

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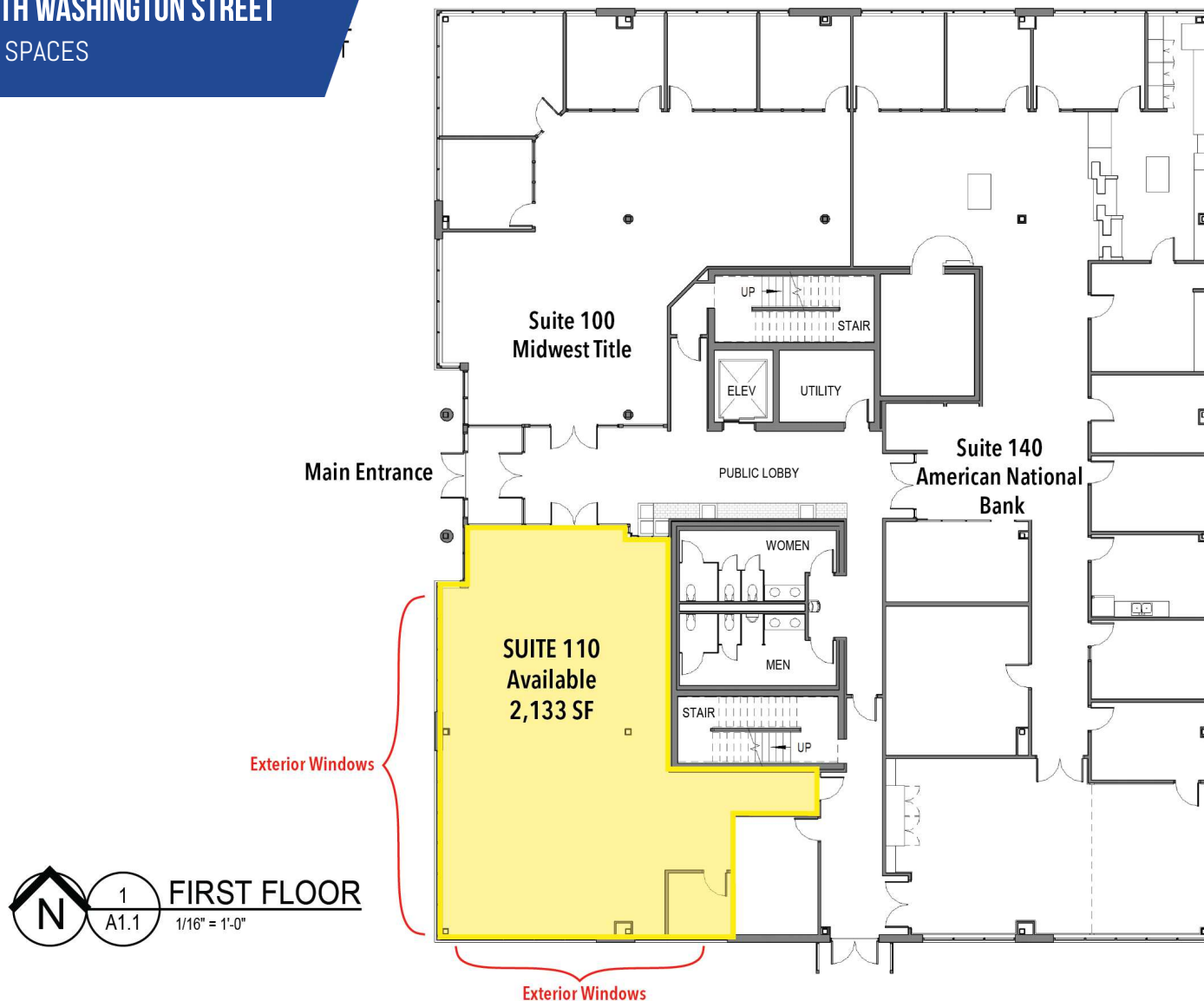
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1413 SOUTH WASHINGTON STREET

AVAILABLE SPACES



AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP	EST. TOTAL / MO.
110	2,133 SF	\$14.25 SF/yr (NNN)	\$8.25	\$3,999.38

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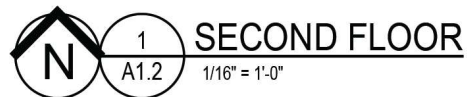
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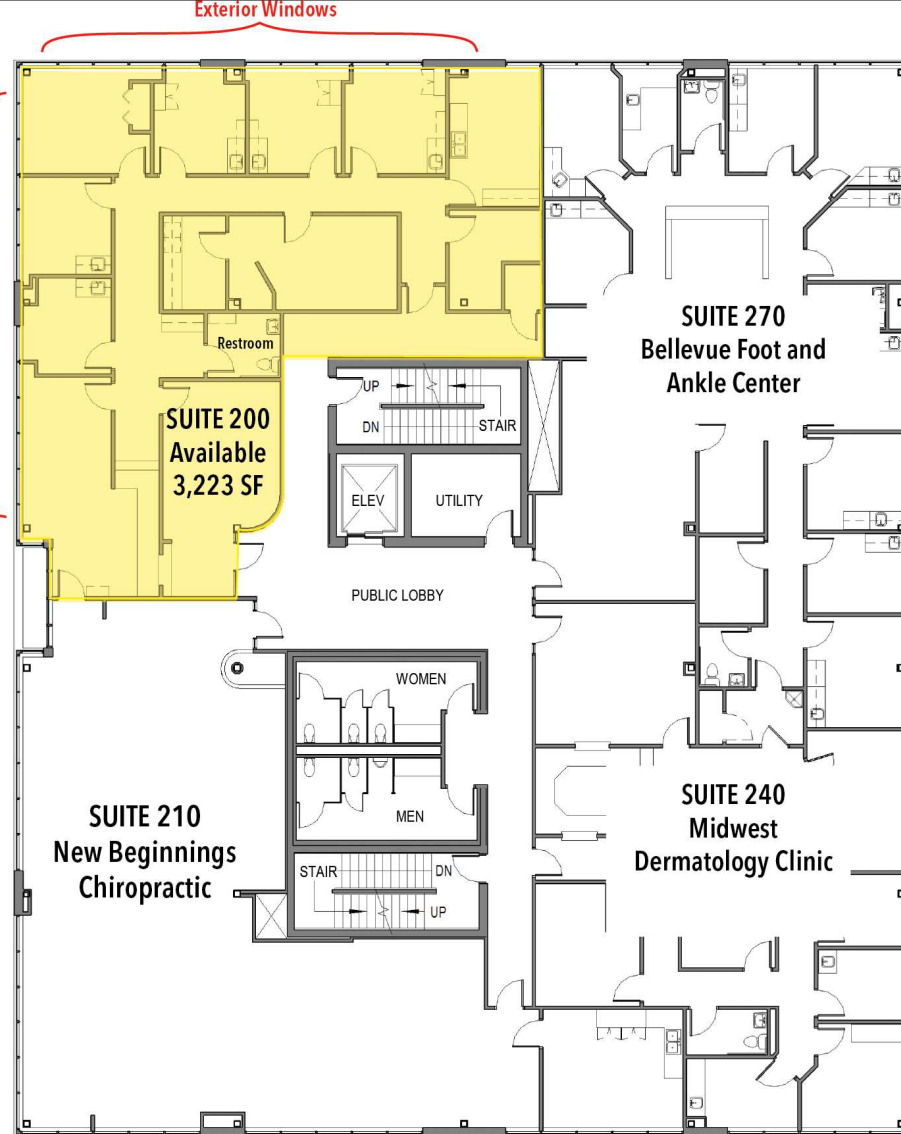


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AVAILABLE SPACES



Exterior Windows



AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
200	3,223 SF	\$14.25 SF/yr (NNN)	\$8.25	\$6,043.13

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AVAILABLE SPACES



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SPACE	SIZE	LEASE RATE	EST. OP. EXP	EST. TOTAL / MO.
301	1,760 SF	\$14.25 SF/yr (NNN)	\$8.25	\$3,300.00

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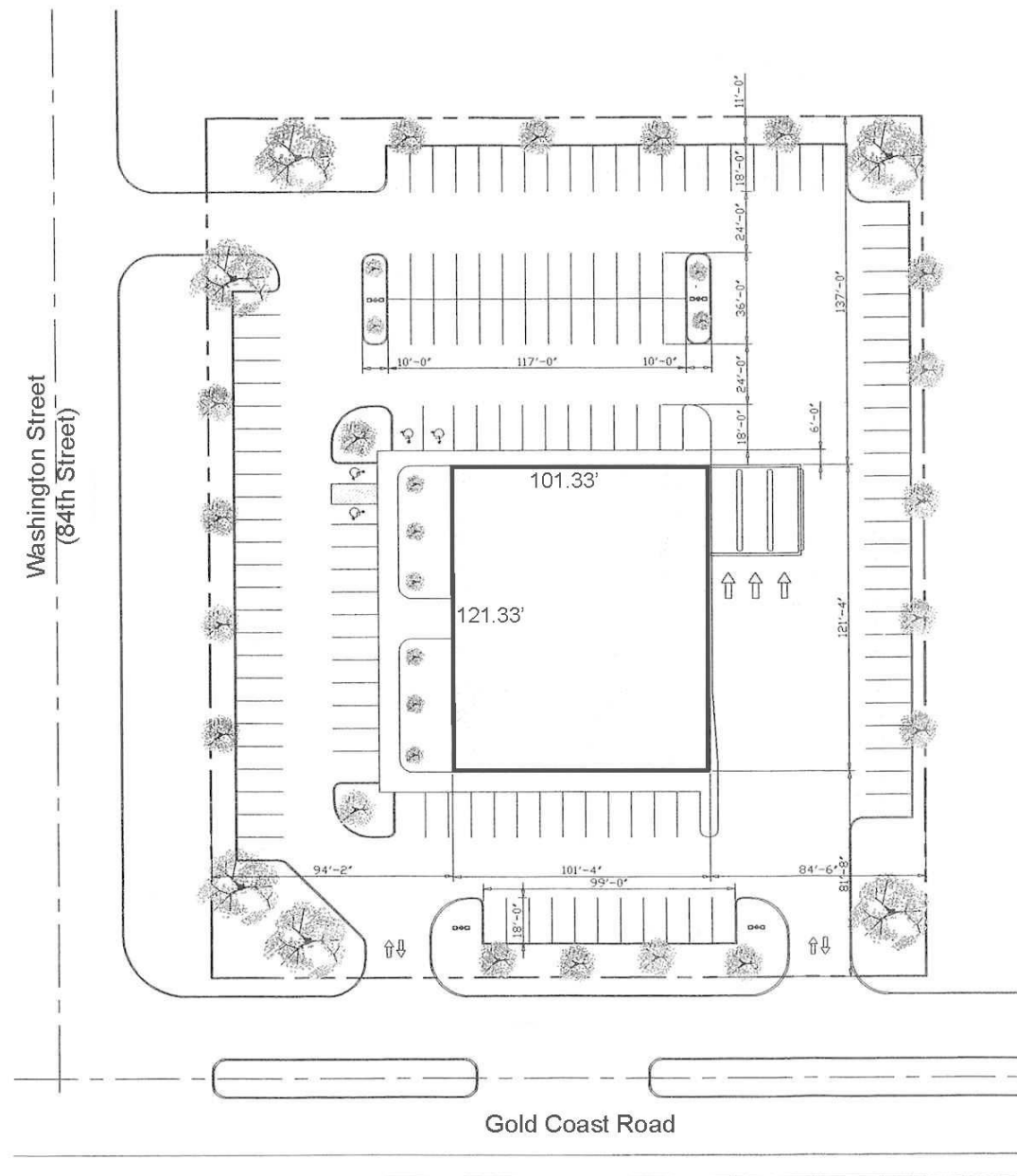
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1413 SOUTH WASHINGTON STREET SITE PLAN



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RETAILER MAP



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ADDITIONAL PHOTOS



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