

EXEC CENTRE I

4,000 - 16,442 SF | \$16.50 - 23.00 SF/YR (FULL SERVICE)

1000 N 90TH STREET, OMAHA, NE 68114



**INVESTORS
REALTY INC.**



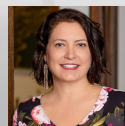
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JP RAYNOR, JD, CCIM, SIOR
402.778.7538
jpraynor@investorsomaha.com

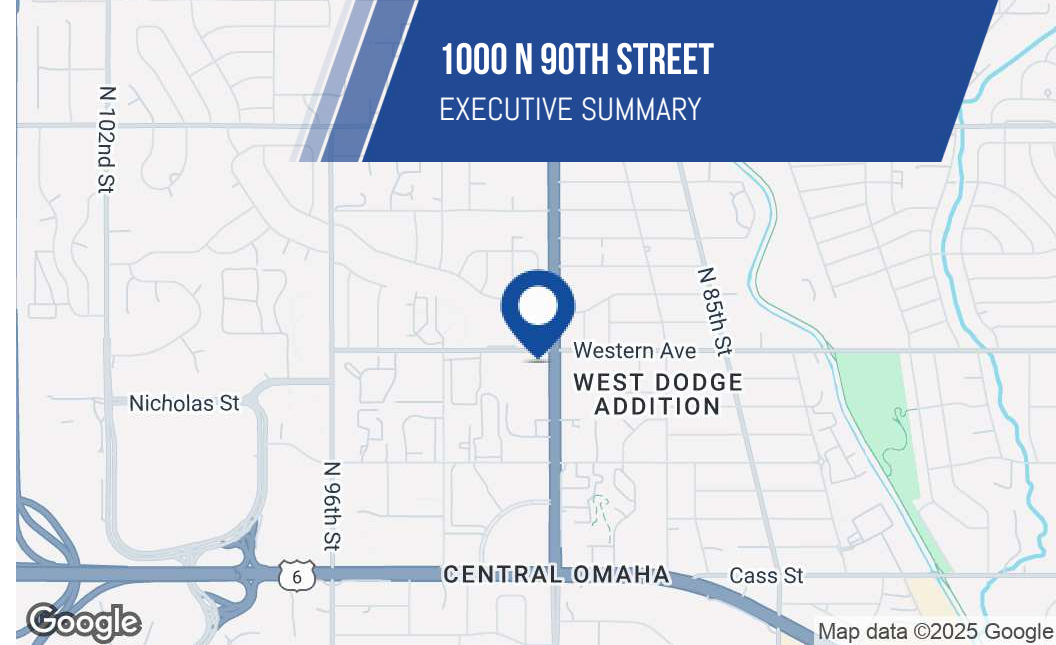


MIKE RENSCH
402.778.7534
mrench@investorsomaha.com



JEANETTE WEBER, MPA, SIOR, CPM
402.769.7563
jweber@investorsomaha.com





OFFERING SUMMARY

LEASE RATE:	\$16.50 - 23.00 SF/YR FULL SERVICE
Available SF:	4,000 - 16,442 SF
Building Size:	76,032 SF
Property Type:	Office Building
Year Built:	1997
Zoning:	CC

PROPERTY OVERVIEW

Multi-tenant office building with former LinkedIn spaces coming available soon!

PROPERTY HIGHLIGHTS

- Perfectly designed for tech companies
- A mix of open space, meeting rooms, large training rooms, breakout areas, and break room
- Fitness facility on site
- Located in the center of Omaha near 90th & W Dodge Rd
- All amenities in the area including West Roads Mall, Top Golf, restaurants, hotels, and recreation
- Easy access to all of Omaha via Dodge Street, I-680, and I-480
- Monument signage available along 90th St & Western Ave
- Building has dual power feeds and emergency generator for critical power
- Apartments within walking distance

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EXEC CENTRE I

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BUILDING INFORMATION

Building Size	76,032 SF
Min Divisible	4,000 SF
Max Contiguous	16,442 SF
Number Of Floors	5
Year Built	1997
Year Last Renovated	2018
Gross Leasable Area	79,356 SF
Construction Status	Existing
Restrooms	Common Per Floor
HVAC	Closed loop heat pump

PARKING & TRANSPORTATION

Parking Description	Individual Surface Stalls
Parking Ratio	4.5
Parking Type	Surface
Traffic Count	24,896 - N 90th & Western Ave (2018)

SITE INFORMATION

Cross-Streets	90th & Western
County	Douglas
Zoning	CC
Lot Size	4.02 Acres
Location Description	Great location at 90th Street, just north of West Dodge Road and close proximity to I-680.

UTILITIES & AMENITIES

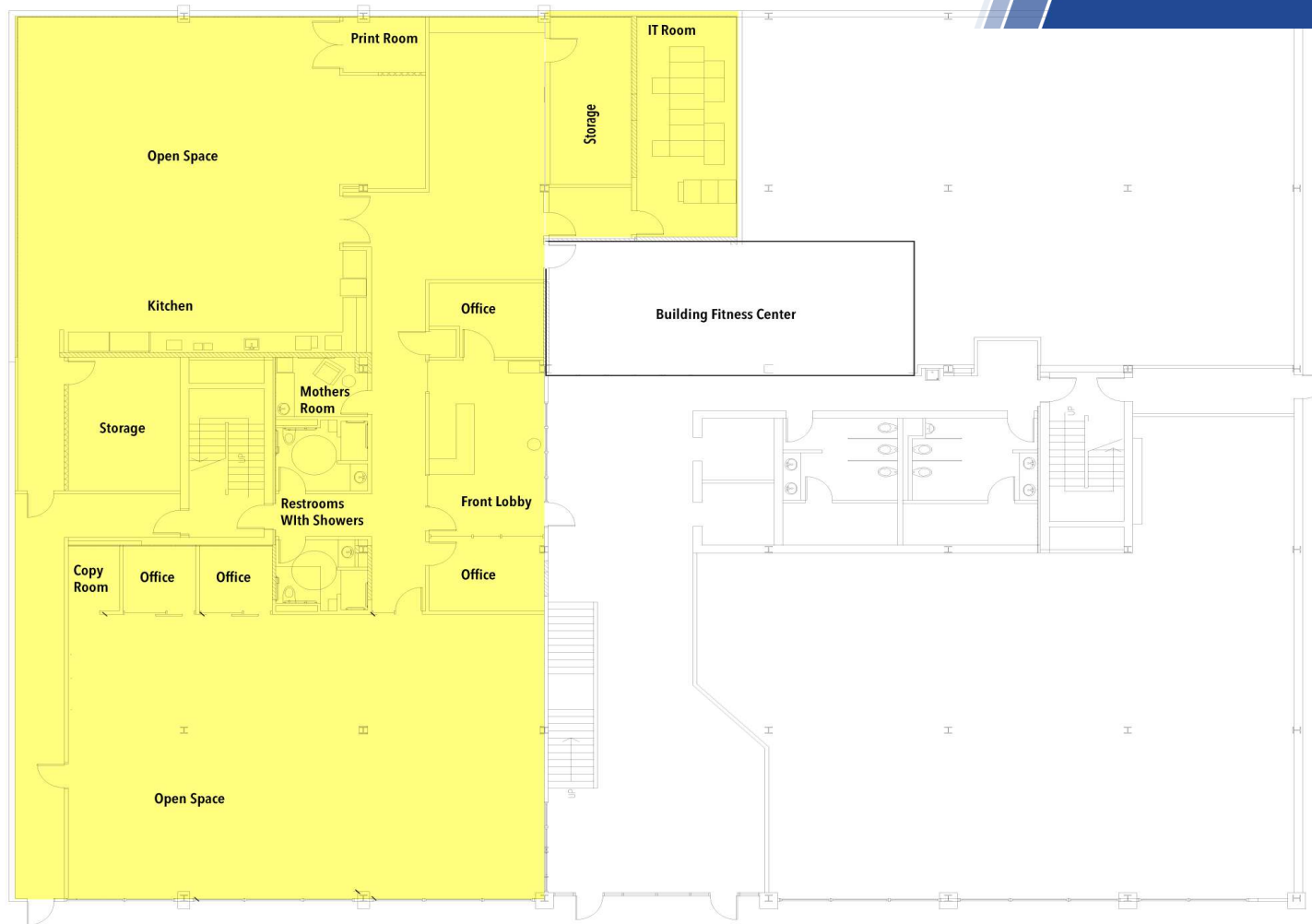
Amenities	Fitness facility with shower and locker room On-site professional management Secured building
Utilities Description	New boilers in 2019 Chiller rebuilt in 2018 Fiber optic internet Data providers Cox & Century Link
Power	Yes
Gas / Propane	Yes
Broadband	T1/T3

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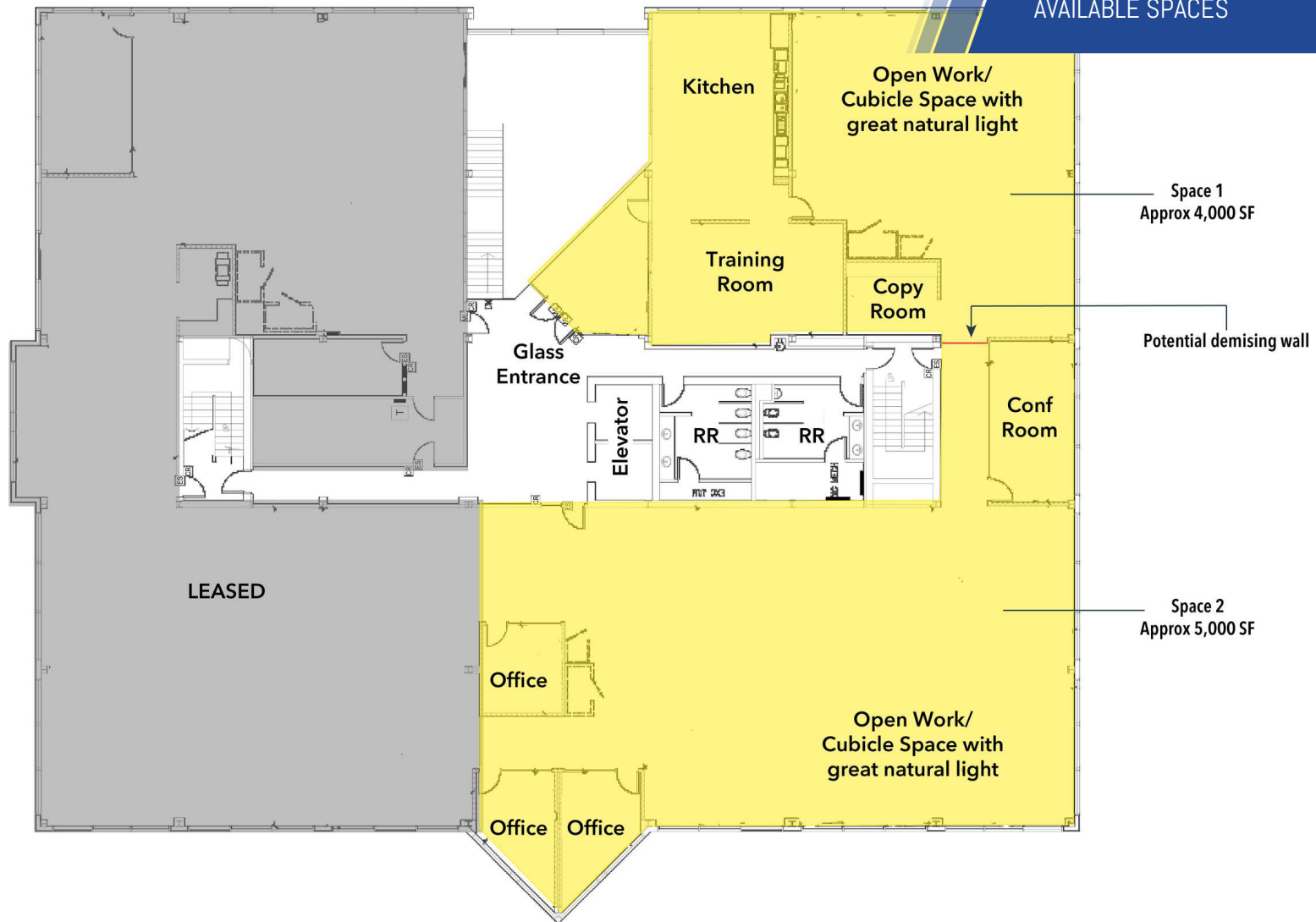
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,771	90,325	253,769
Total Households	5,958	39,575	108,510
Average HH Income	\$60,110	\$69,159	\$67,409



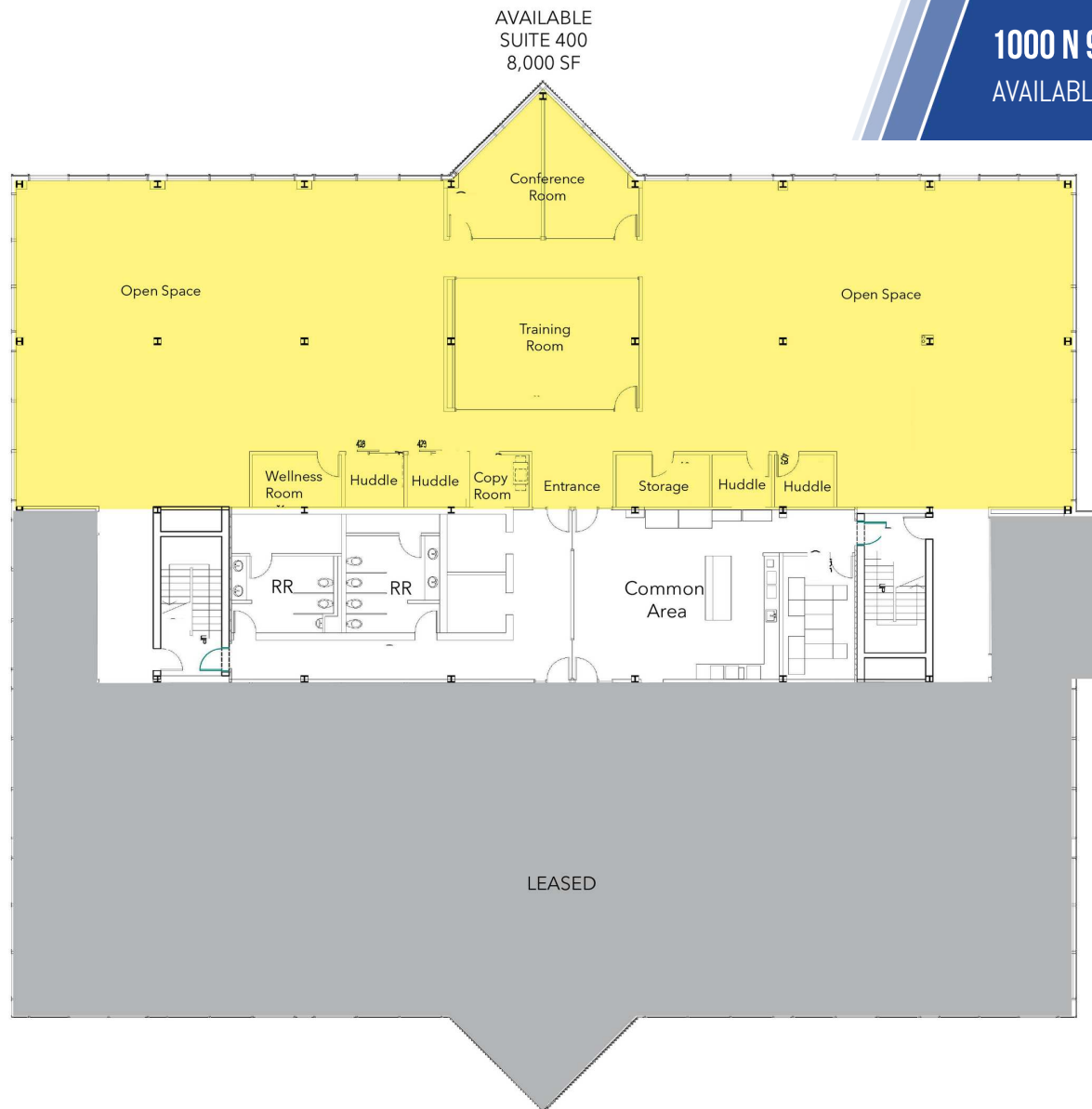
AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
1st Floor	7,395 SF	\$16.50 SF/yr (Full Service)	\$10,168.13



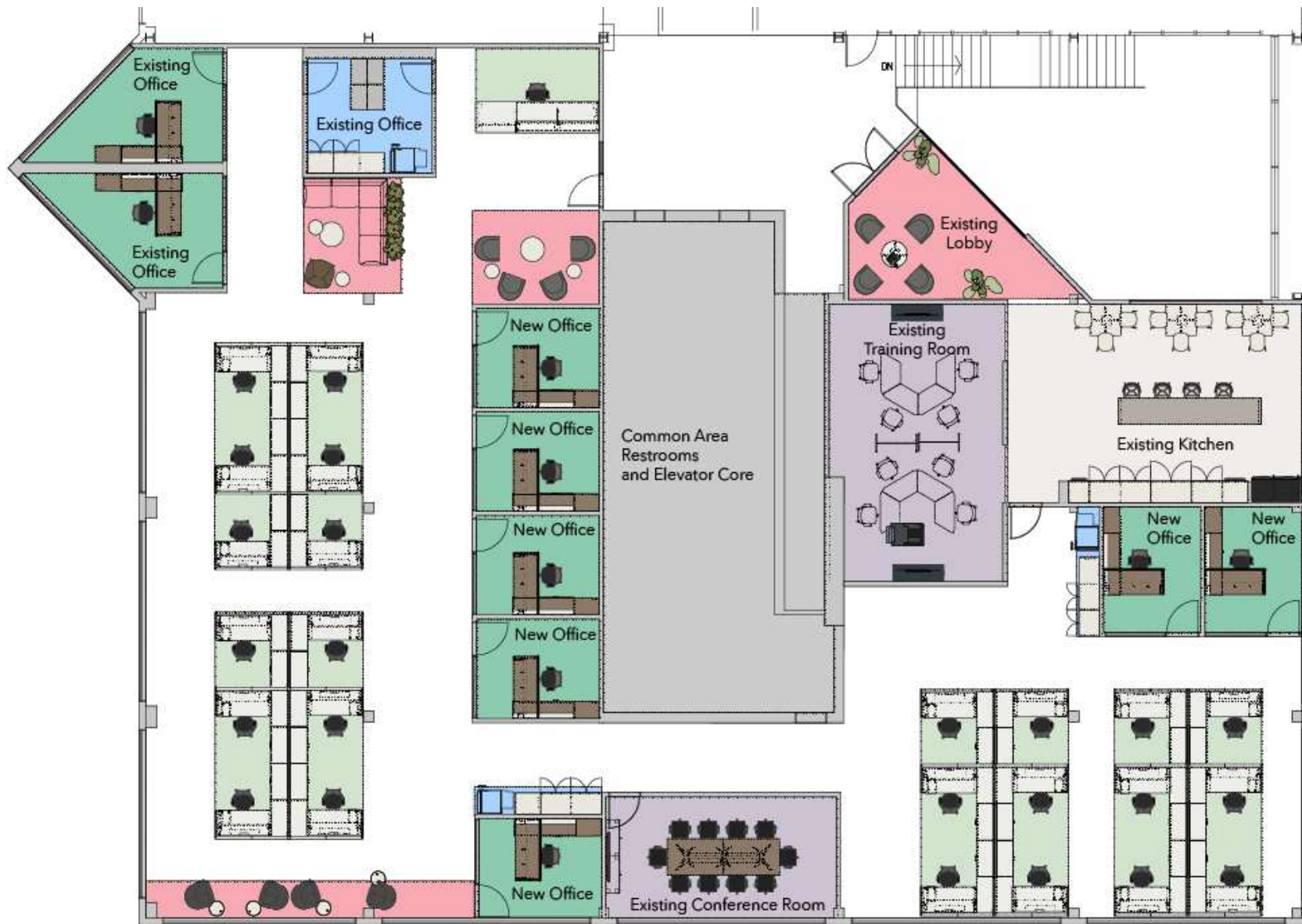
AVAILABLE SPACES

SPACE	LEASE RATE	EST. TOTAL / MO.	COMMENTS
3rd Floor	\$23.00 SF/yr (Full Service)	\$17,340.08	SIZE: 4,000 SF - 9,047 SF



AVAILABLE SPACES

SPACE	LEASE RATE	EST. TOTAL / MO.	COMMENTS
Suite 400 (SUBLEASE)	\$20.00 SF/yr (Full Service)	\$13,333.33	Sublease through October 31, 2027.



1000 N 90TH STREET
SITE MAP



Map data ©2024 Imagery ©2024 Airbus,
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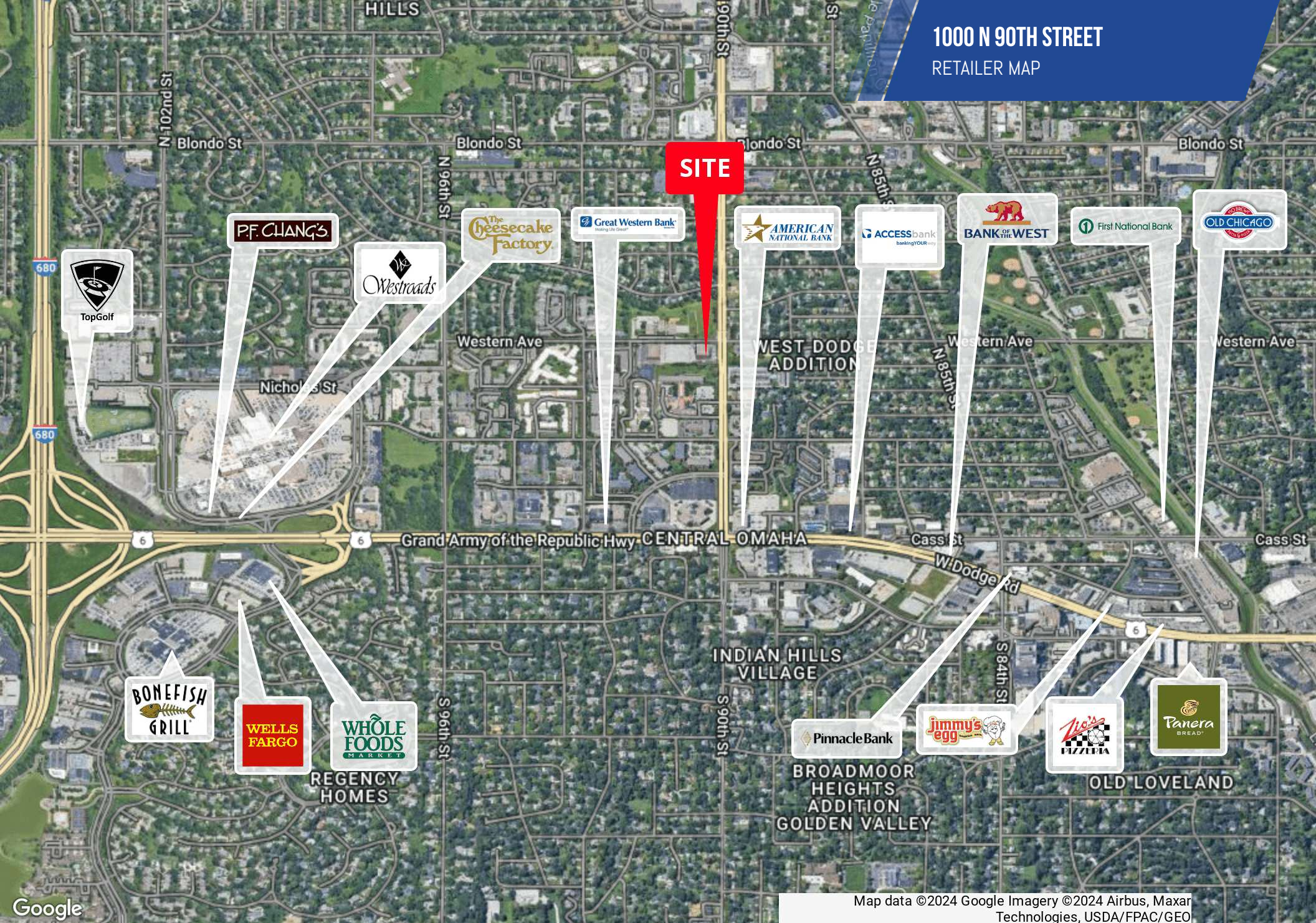
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RETAILER MAP



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ADDITIONAL PHOTOS



JP RAYNOR, JD, CCIM, SIOR

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