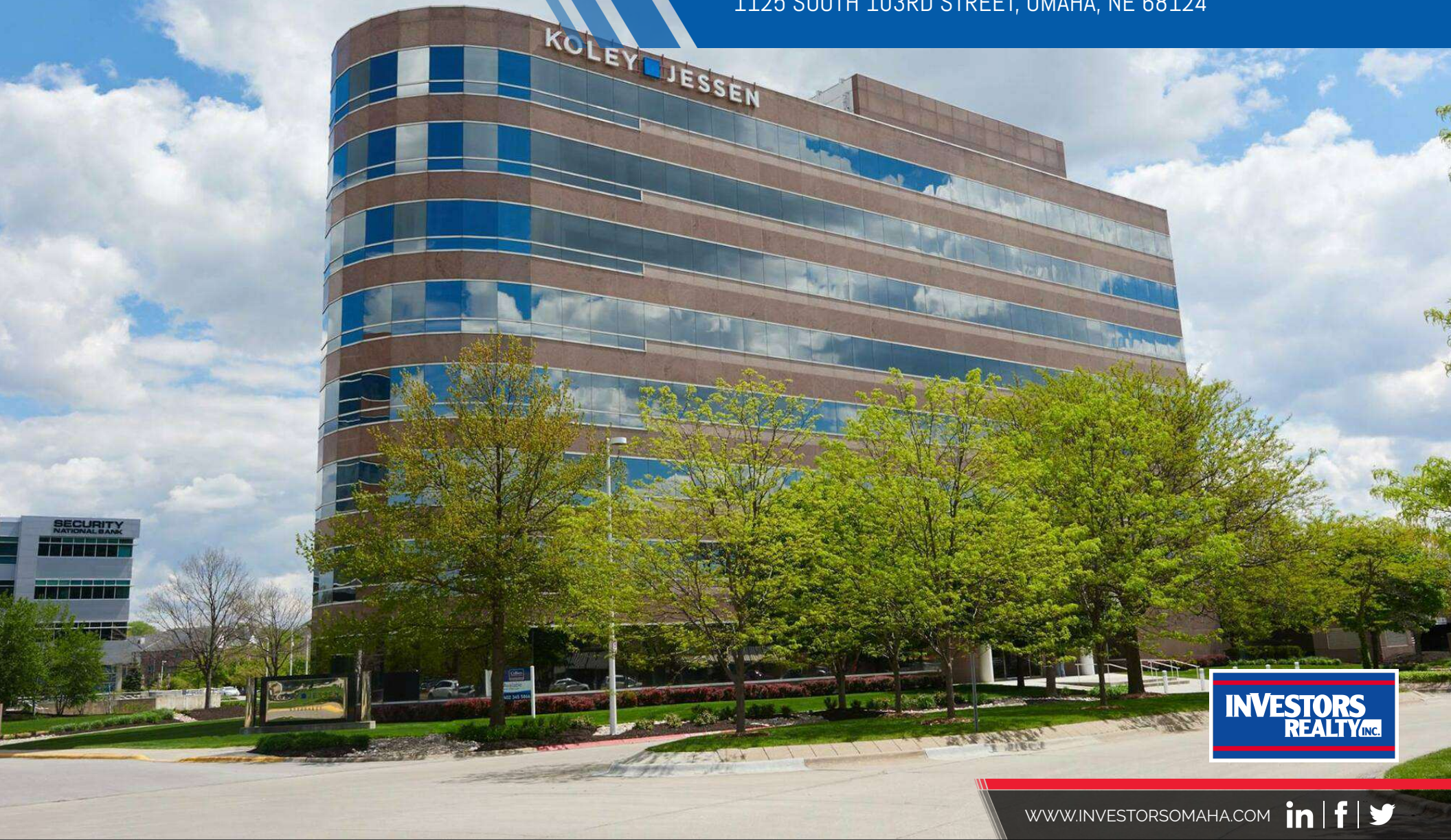


# ONE PACIFIC PLACE

7,976 SF | \$24.50 SF/YR (NNN)

1125 SOUTH 103RD STREET, OMAHA, NE 68124

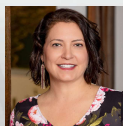


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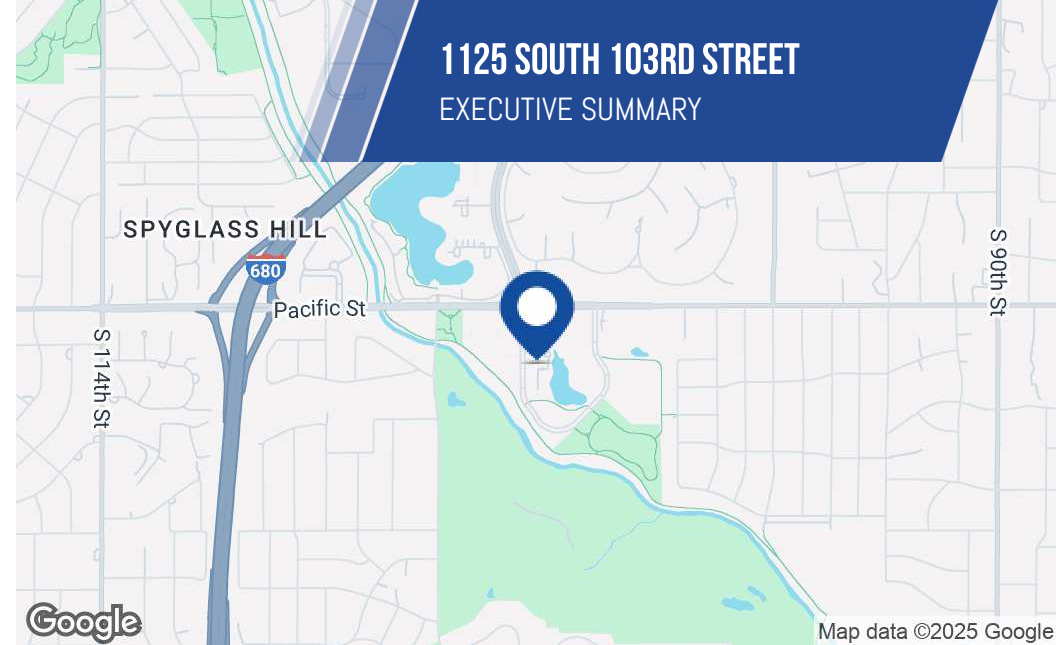


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## 1125 SOUTH 103RD STREET

### EXECUTIVE SUMMARY

#### OFFERING SUMMARY

|                |                          |
|----------------|--------------------------|
| LEASE RATE:    | <b>\$24.50 SF/YR NNN</b> |
| Est. Op. Exp.  | \$11.89 SF/YR            |
| Available SF:  | 7,976 SF                 |
| Building Size: | 128,392 SF               |
| Property Type: | Office Building          |
| Year Built:    | 1987                     |
| Zoning:        | GO - General Office      |

#### PROPERTY OVERVIEW

Rare opportunity to lease move-in ready space in a Class A office building in the prestigious Regency Submarket.

#### PROPERTY HIGHLIGHTS

- Scenic campus featuring walking trails and a tranquil pond.
- Complimentary covered parking garage.
- State-of-the-art fitness center equipped with modern machines, shower and locker facilities.
- Thoughtfully designed floor plan with multiple private offices and conference rooms along the glass, offering impressive views.

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## ONE PACIFIC PLACE

1125 SOUTH 103RD STREET, OMAHA, NE 68124

## BUILDING INFORMATION

|                     |                           |
|---------------------|---------------------------|
| Building Size       | 128,392 SF                |
| Min Divisible       | 7,976 SF                  |
| Max Contiguous      | 7,976 SF                  |
| Number Of Floors    | 8                         |
| Year Built          | 1987                      |
| Construction Status | Existing                  |
| Restrooms           | Two per floor, ADA        |
| HVAC                | VAV (Variable Air Volume) |
| Elevators           | Passenger                 |

## PARKING &amp; TRANSPORTATION

|                  |                                       |
|------------------|---------------------------------------|
| Parking Ratio    | 3.89                                  |
| Number Of Spaces | 500                                   |
| Parking Type     | Structure                             |
| Traffic Count    | 46,400 103rd & Pacific St (2021 AADT) |

## SITE INFORMATION

|                      |                                                          |
|----------------------|----------------------------------------------------------|
| Cross-Streets        | 103rd & Pacific Street                                   |
| County               | Douglas                                                  |
| Zoning               | GO - General Office                                      |
| Lot Size             | 4.31 Acres                                               |
| Number Of Buildings  | 1                                                        |
| Location Description | Located in Regency, on the SEC of 103rd & Pacific Street |

## UTILITIES &amp; AMENITIES

|                   |      |
|-------------------|------|
| Power Description | OPPD |
| Gas Description   | MUD  |

## OFFERING SUMMARY

|               |                   |
|---------------|-------------------|
| LEASE RATE    | \$24.50 SF/YR NNN |
| Est. Op. Exp. | \$11.89 SF/YR     |
| Available SF  | 7,976 SF          |
| Property Type | Office Building   |

## DEMOGRAPHICS

| POPULATION        | 0.5 MILES | 1 MILE    | 1.5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Population  | 1,708     | 6,491     | 16,510    |
| Average Age       | 49.1      | 47.9      | 44.9      |
| HOUSEHOLDS        |           |           |           |
| Total Households  | 807       | 2,811     | 7,307     |
| People Per HH     | 2.1       | 2.3       | 2.3       |
| Average HH Income | \$162,485 | \$168,524 | \$138,424 |
| Average HH Value  | \$410,513 | \$392,543 | \$316,484 |

## AVAILABLE SPACES

| SPACE     | SIZE     | LEASE RATE          | EST. OP. EXP. | EST. TOTAL / MO. |
|-----------|----------|---------------------|---------------|------------------|
| Suite 300 | 7,976 SF | \$24.50 SF/yr (NNN) | \$11.89       | \$24,187.22      |

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One Pacific Place  
Third Floor

AVAILABLE SPACES

| SPACE     | SIZE     | LEASE RATE          | EST. OP. EXP | EST. TOTAL / MO. |
|-----------|----------|---------------------|--------------|------------------|
| Suite 300 | 7,976 SF | \$24.50 SF/yr (NNN) | \$11.89      | \$24,187.22      |

1125 SOUTH 103RD STREET

CLOSE VIEW AERIAL



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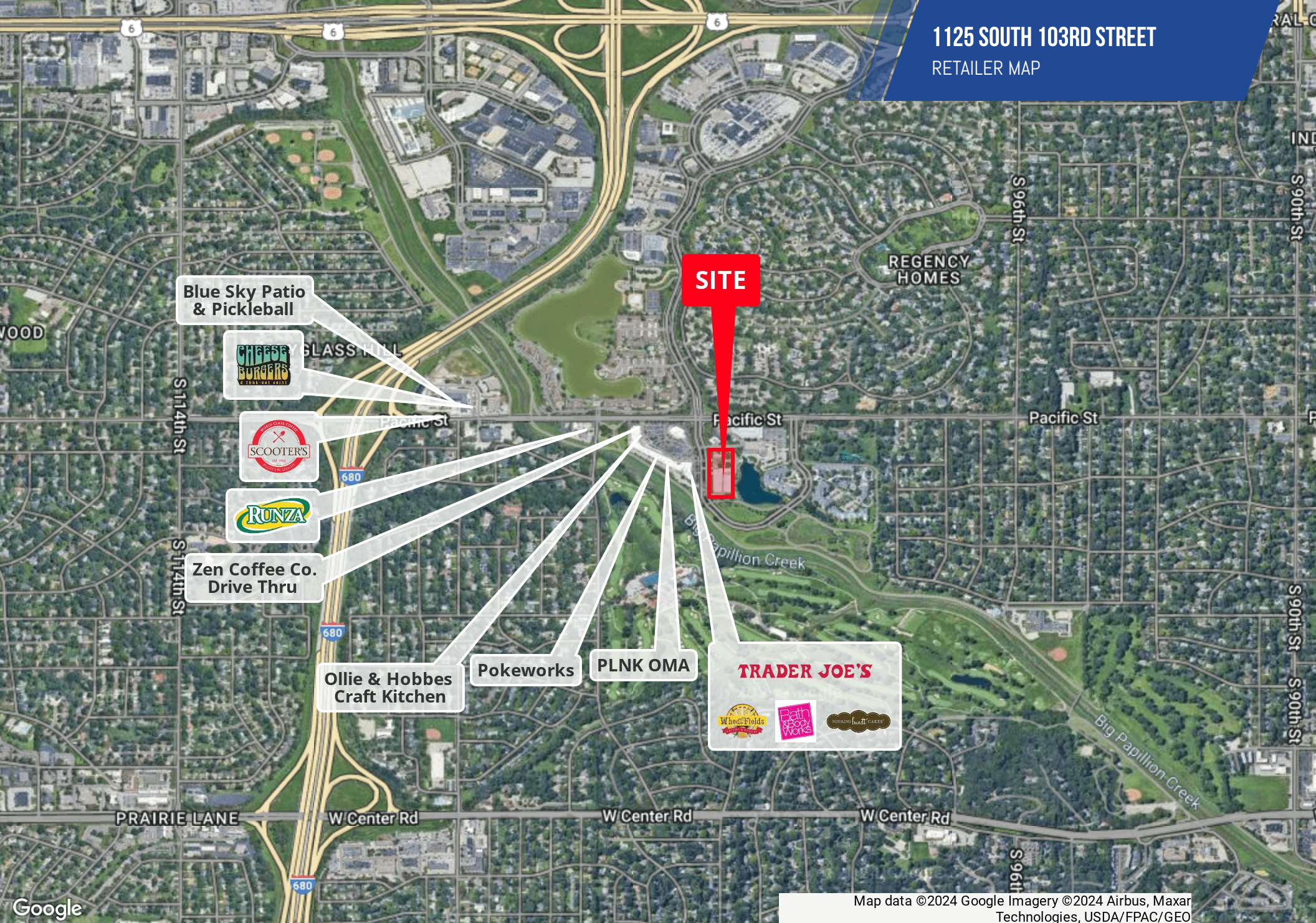
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1125 SOUTH 103RD STREET  
RETAILER MAP



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1125 SOUTH 103RD STREET  
SUITE 300 PHOTOS



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