

NORTH PARK BUILDING B

3,955 SF | \$12.75 SF/YR (NNN)

2102 N 117TH AVENUE, OMAHA, NE 68164

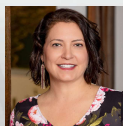
YOUR NAME HERE

**INVESTORS
REALTY INC.**

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BUILDING INFORMATION

Building Size	29,556 SF
Min Divisible	3,955 SF
Max Contiguous	3,955 SF
Number Of Floors	1
Year Built	1990
Year Last Renovated	2013
HVAC	Rooftop GFA

PARKING & TRANSPORTATION

Parking Ratio	5.6
Parking Type	Surface
Traffic Count	49,000 - 120th & Blondo (2018)

SITE INFORMATION

Cross-Streets	120th & Blondo Street
County	Douglas
Zoning	MU
Location Description	Northeast Corner of 120th & Blondo Street

PROPERTY HIGHLIGHTS

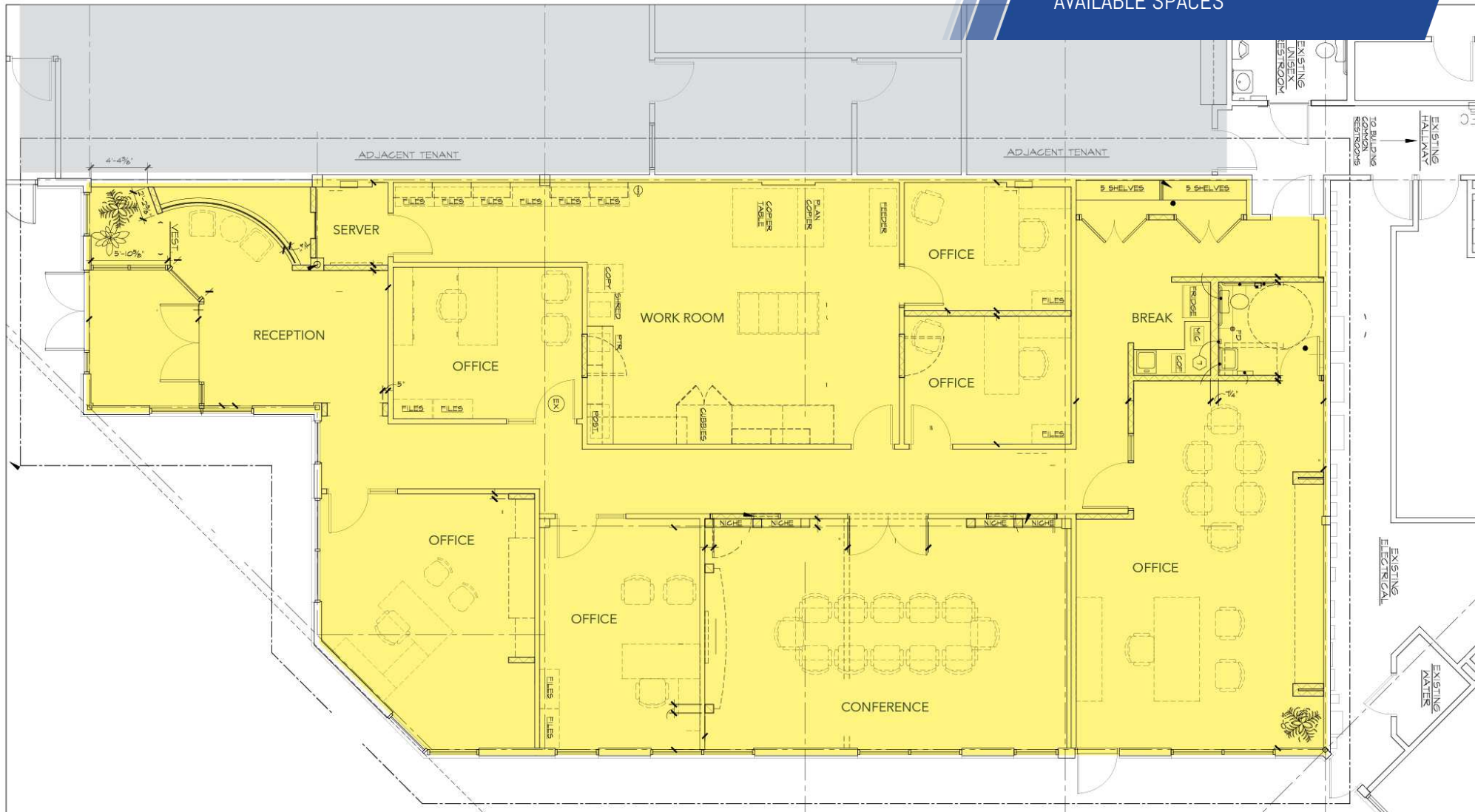
- All services within 5 minutes
- Lodging, fitness, 10 restaurants, and many other personal services on the campus
- One of Omaha's finest office campuses with mature landscaping and walking trails
- Employees and customers come and go easily with four access points to 120th & Blondo Streets
- Close to major arterials I-680, W Dodge Rd, and W Maple Rd
- Building signage available

OFFERING SUMMARY

LEASE RATE	\$12.75 SF/YR NNN
Est. Op. Exp.	\$8.37 SF/YR
Available SF	3,955 SF
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,178	87,206	207,704
Average Age	33.6	35.9	36.6
HOUSEHOLDS			
Total Households	5,471	37,090	85,375
People Per HH	2.0	2.4	2.4
Average HH Income	\$66,151	\$80,149	\$82,579
Average HH Value	\$165,956	\$189,011	\$183,862



AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
2110	3,955 SF	\$12.75 SF/yr (NNN)	\$8.37	\$6,960.80	Space occupied, needs 4 months' notice to vacate. OPEX include suite janitorial and utilities.

2102 N 117TH AVENUE

CLOSE VIEW AERIAL



Map data ©2025 Imagery ©2025 Airbus,
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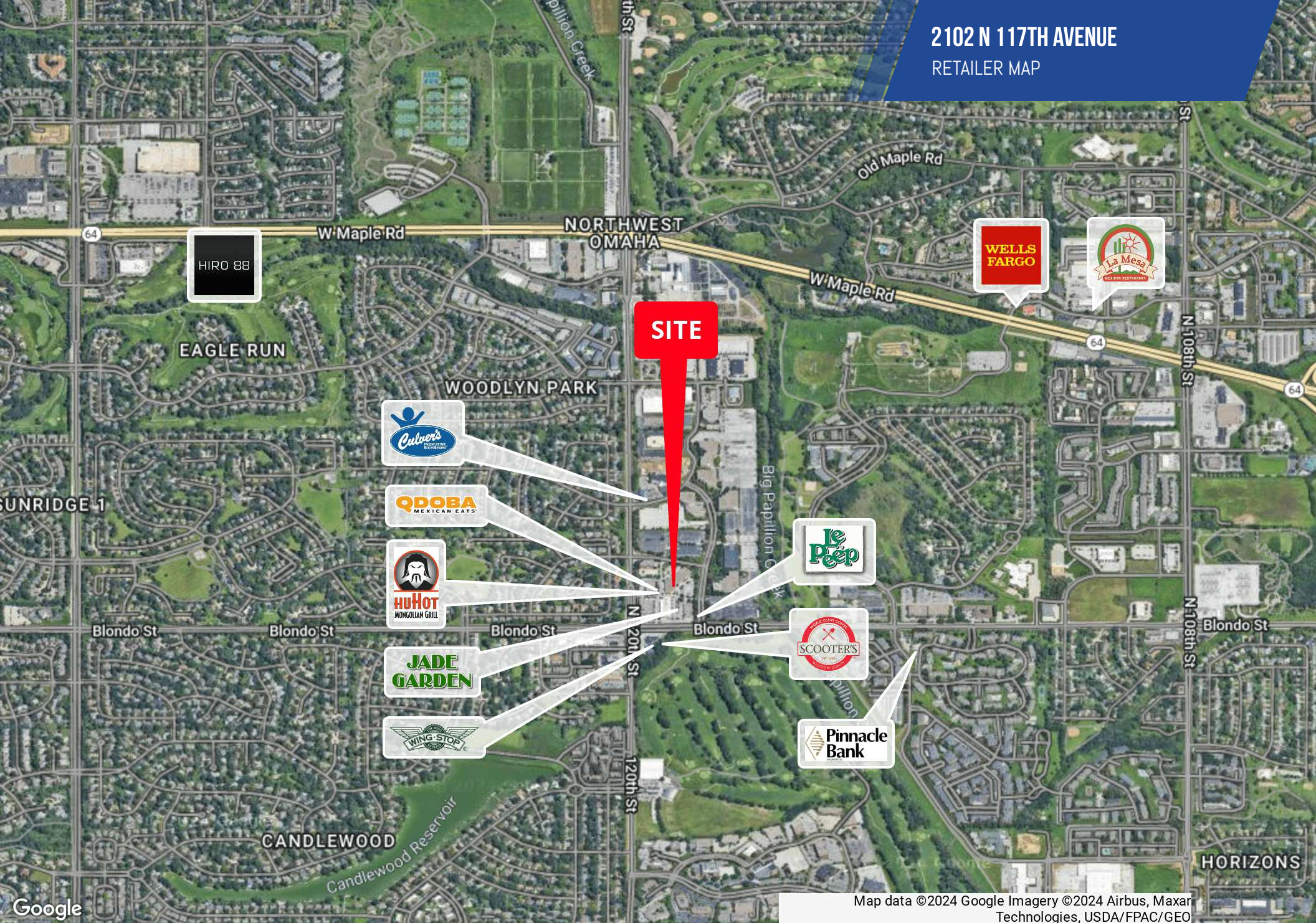
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2102 N 117TH AVENUE
RETAILER MAP



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