

11718 NICHOLAS STREET

3,381 SF | \$16.00 SF/YR (NNN)

11718 NICHOLAS STREET, OMAHA, NE 68154



**INVESTORS
REALTY INC.**



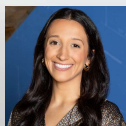
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OFFERING SUMMARY

LEASE RATE:	\$16.00 SF/YR NNN
Est. Op. Exp.	\$10.50 SF/YR
Available SF:	3,381 SF
Building Size:	26,795 SF
Property Type:	Office Building
Year Built:	1988

PROPERTY OVERVIEW

First-floor space featuring a mix of private offices and open work areas. Located in Miracle Hills with immediate access to 120th Street, 114th Street, West Dodge Road, and I-680.

PROPERTY HIGHLIGHTS

- Premium location off lobby with glass entry system.
- Move-in ready perimeter offices and conference rooms, adorned with expansive windows, welcoming natural light.
- Building borders Miracle Hills Golf course.
- New monument sign and landscaping coming soon.
- Covered parking available.

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BUILDING INFORMATION

Building Size	26,795 SF
Min Divisible	3,381 SF
Max Contiguous	3,381 SF
Number Of Floors	2
Year Built	1988

PARKING & TRANSPORTATION

Parking Type	Surface
Traffic Count	20,700 - AADT 2021

SITE INFORMATION

County	Douglas
Location Description	Miracle hills

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

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DEMOGRAPHICS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	370	2,381	12,083
Total Households	195	1,289	6,140
Average HH Income	\$59,565	\$83,337	\$95,738

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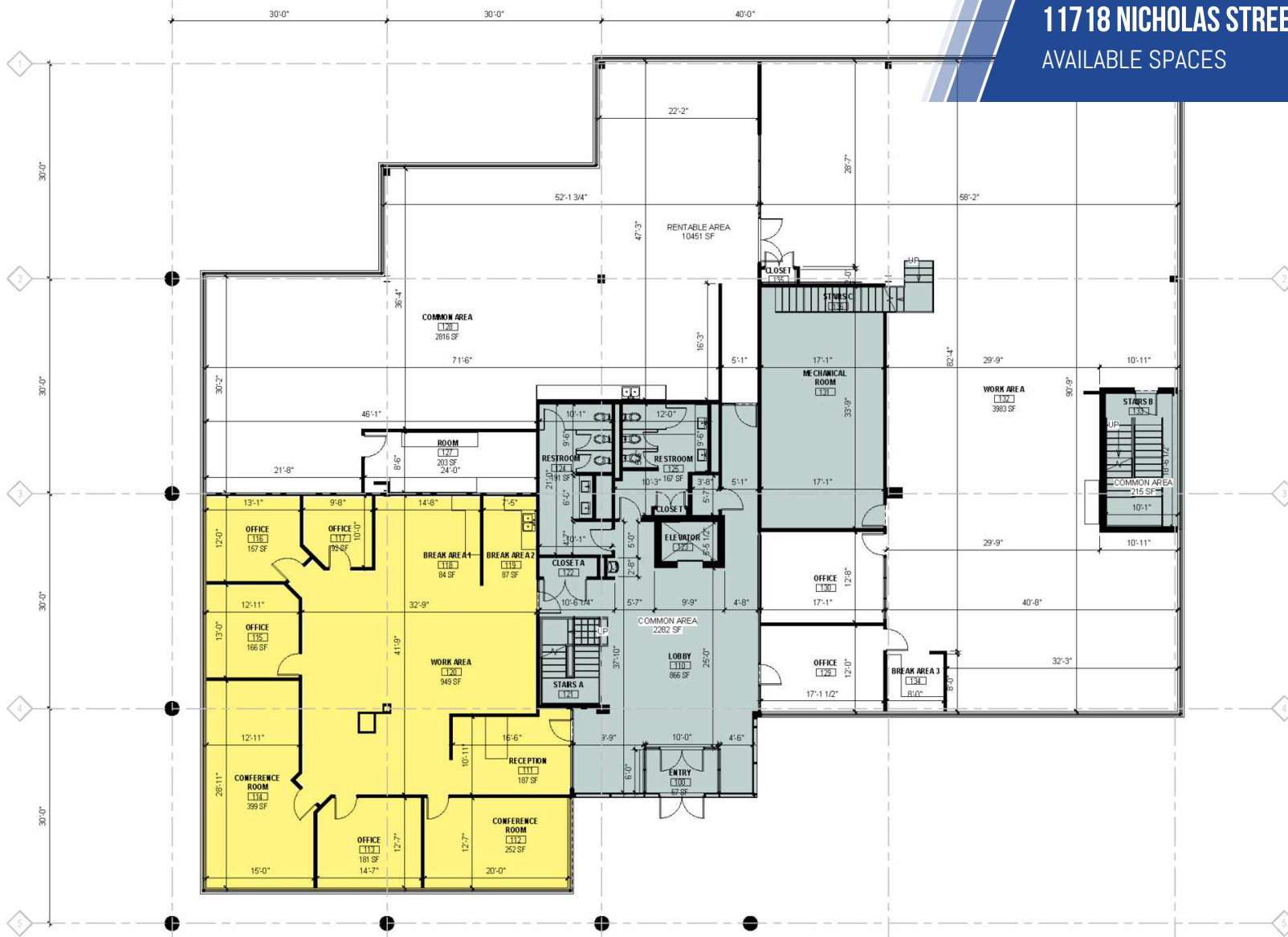
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AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP	EST. TOTAL / MO.	COMMENTS
Suite 102	3,381 SF	\$16.00 SF/yr (NNN)	\$10.50	\$7,466.38	Includes 3 night per week janitorial service within suite.

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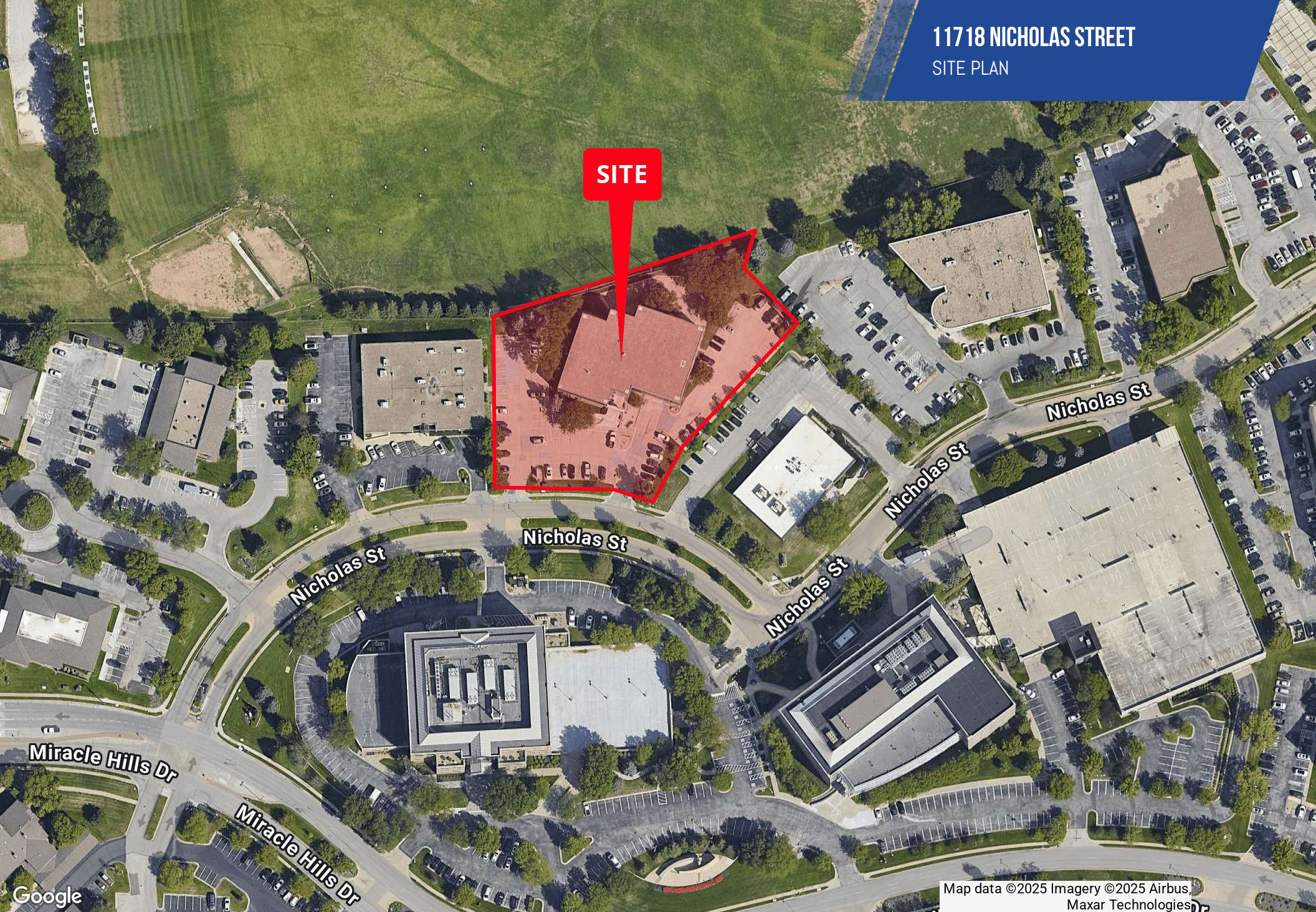
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SITE PLAN



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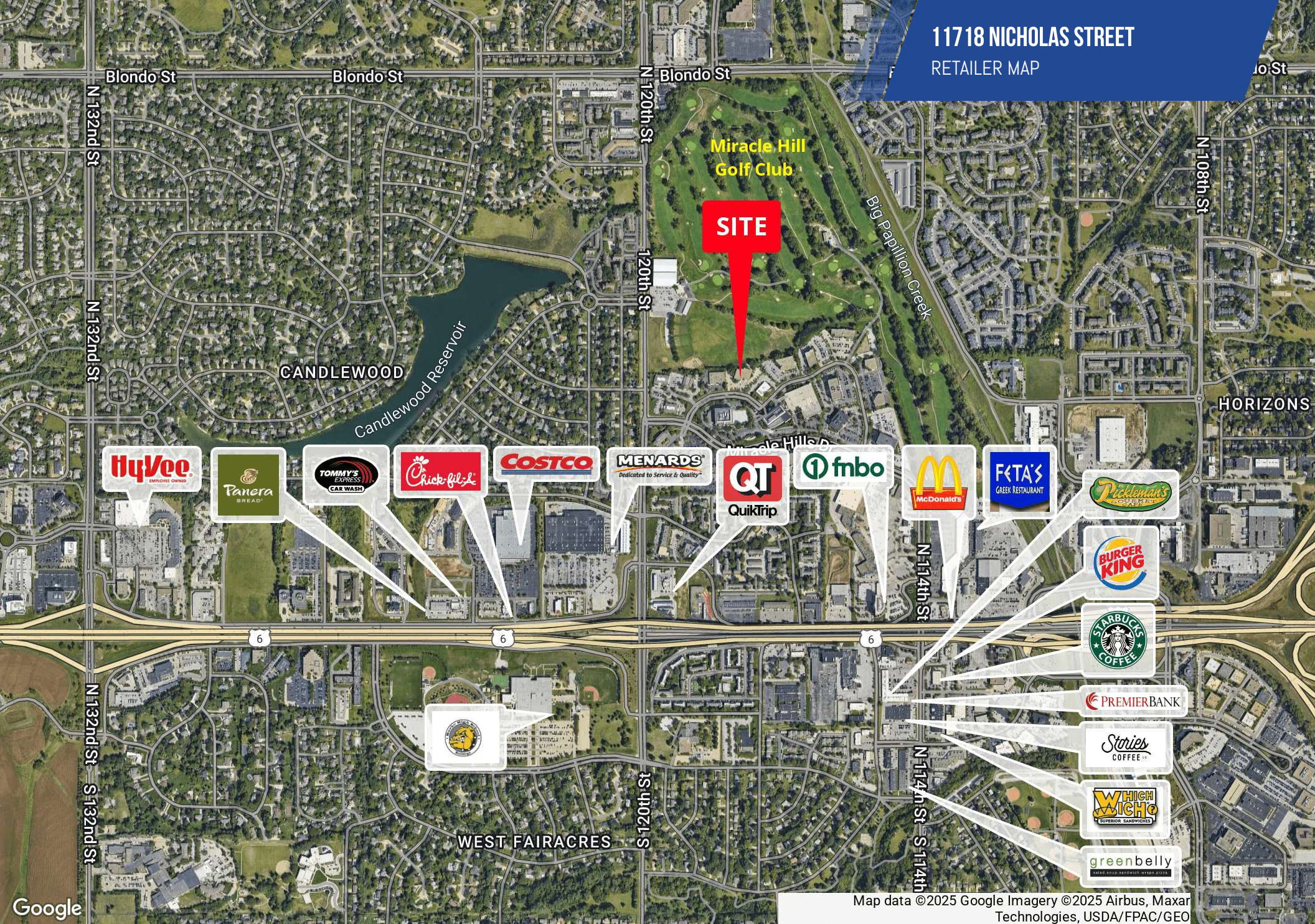
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RETAILER MAP



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ADDITIONAL PHOTOS



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