

NODO 1141 N 11TH ST

149 - 5,084 SF | \$385.00 - 2,647.92 PER MONTH (MG)

1141 NORTH 11TH STREET, OMAHA, NE 68102



**INVESTORS
REALTY INC.**

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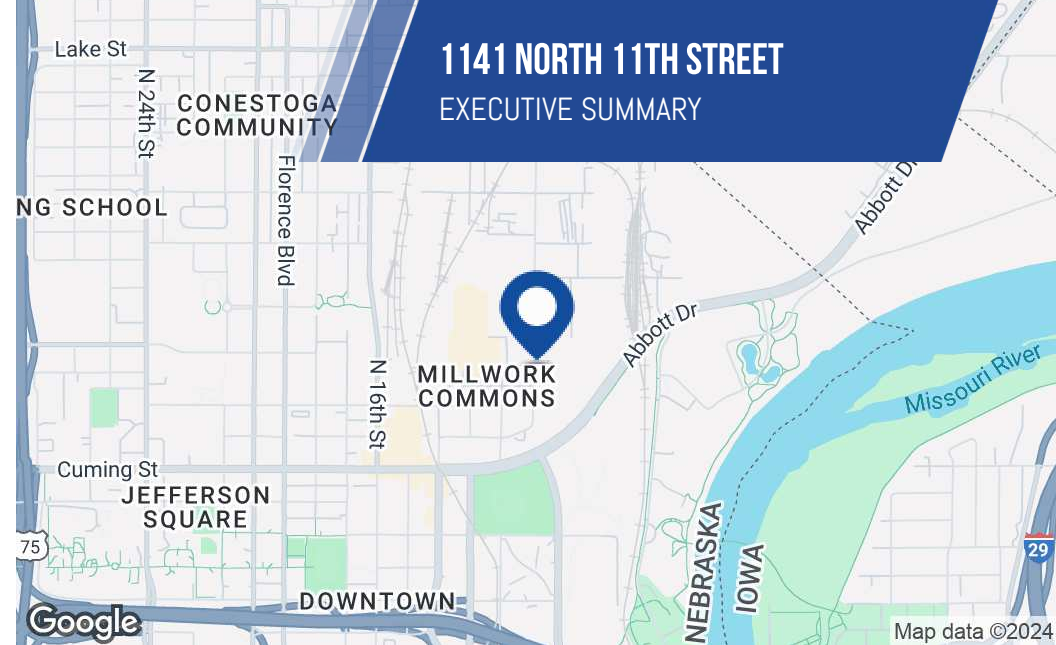


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OFFERING SUMMARY

LEASE RATE:	\$385.00 - 2,647.92 PER MONTH MG
Est. Op. Exp.	\$2.00 SF/YR
Available SF:	149 - 5,084 SF
Building Size:	40,170 SF
Property Type:	Office Flex Space
Zoning:	HI-heavy industrial

PROPERTY OVERVIEW

Studio facilities are available to artists of any level to work independently or, collaborate with like-minded creatives just down the hall. Perfect for painters, photographers, mixed media artists and more.

PROPERTY HIGHLIGHTS

- Rent includes all utilities, free parking, and 24 hour secured access
- All studios have an exterior window for natural light and access to the shared breakroom for washing out brushes, etc...
- Options available for onsite storage needs

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BUILDING INFORMATION

Building Size	40,170 SF
Min Divisible	149 SF
Max Contiguous	5,084 SF
Office SF	6,120 SF
Ceiling Height	12 ft
Minimum Ceiling Height	21 ft

PARKING & TRANSPORTATION

Number Of Spaces	48
Parking Type	Surface

SITE INFORMATION

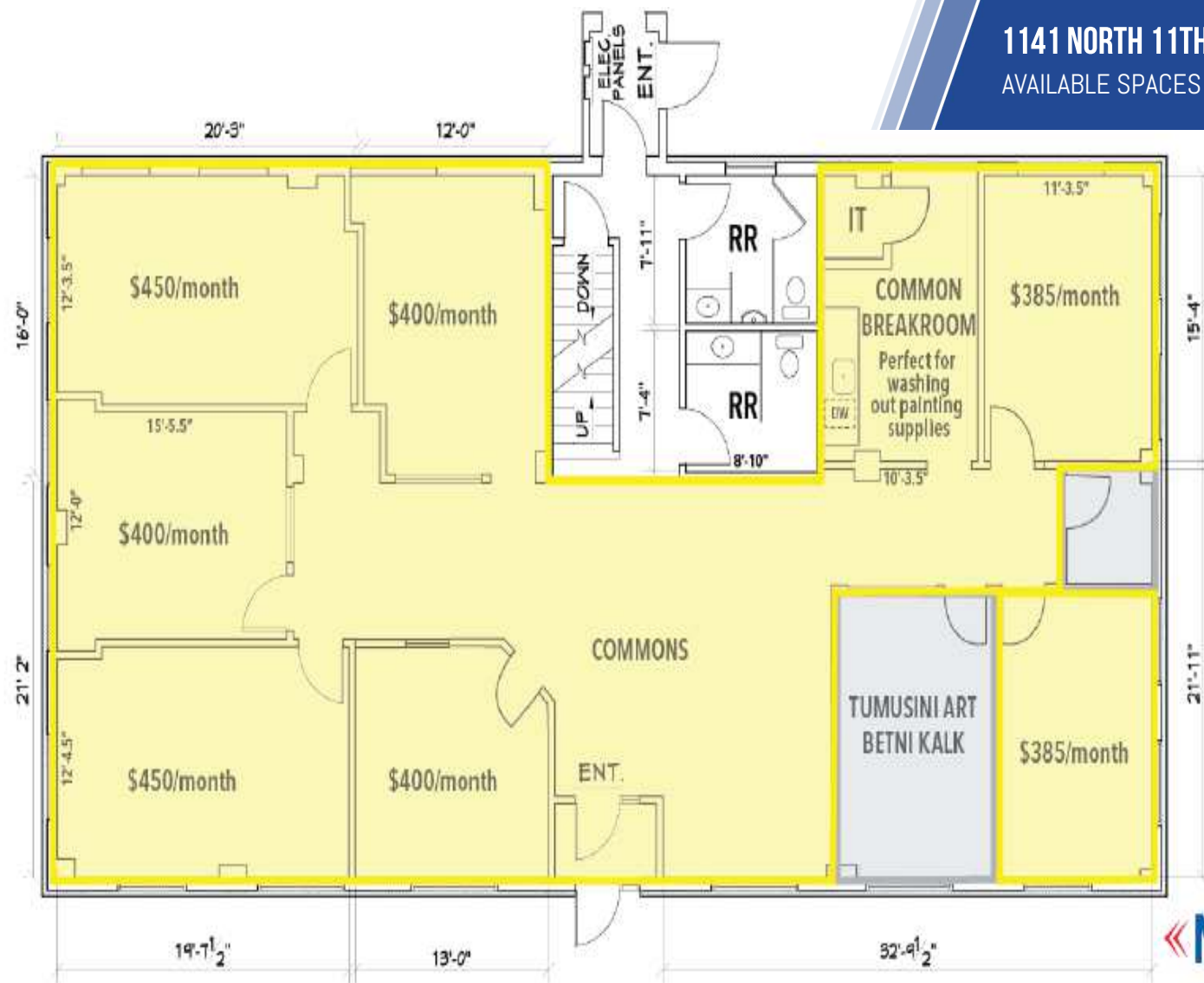
Cross-Streets	11th & Nicholas
County	Douglas
Zoning	HI-heavy industrial
Lot Size	3.89 Acres
Number Of Buildings	2
Location Description	Located in Omaha's growing Makers Market in North Downtown Omaha. Neighbors include: Johnson Deconstruction; Reclaimed Enterprises; Habitat for Humanity; The Mastercraft; Hot Shops; Barnwood Trays; RL Craft Co. and Bench.

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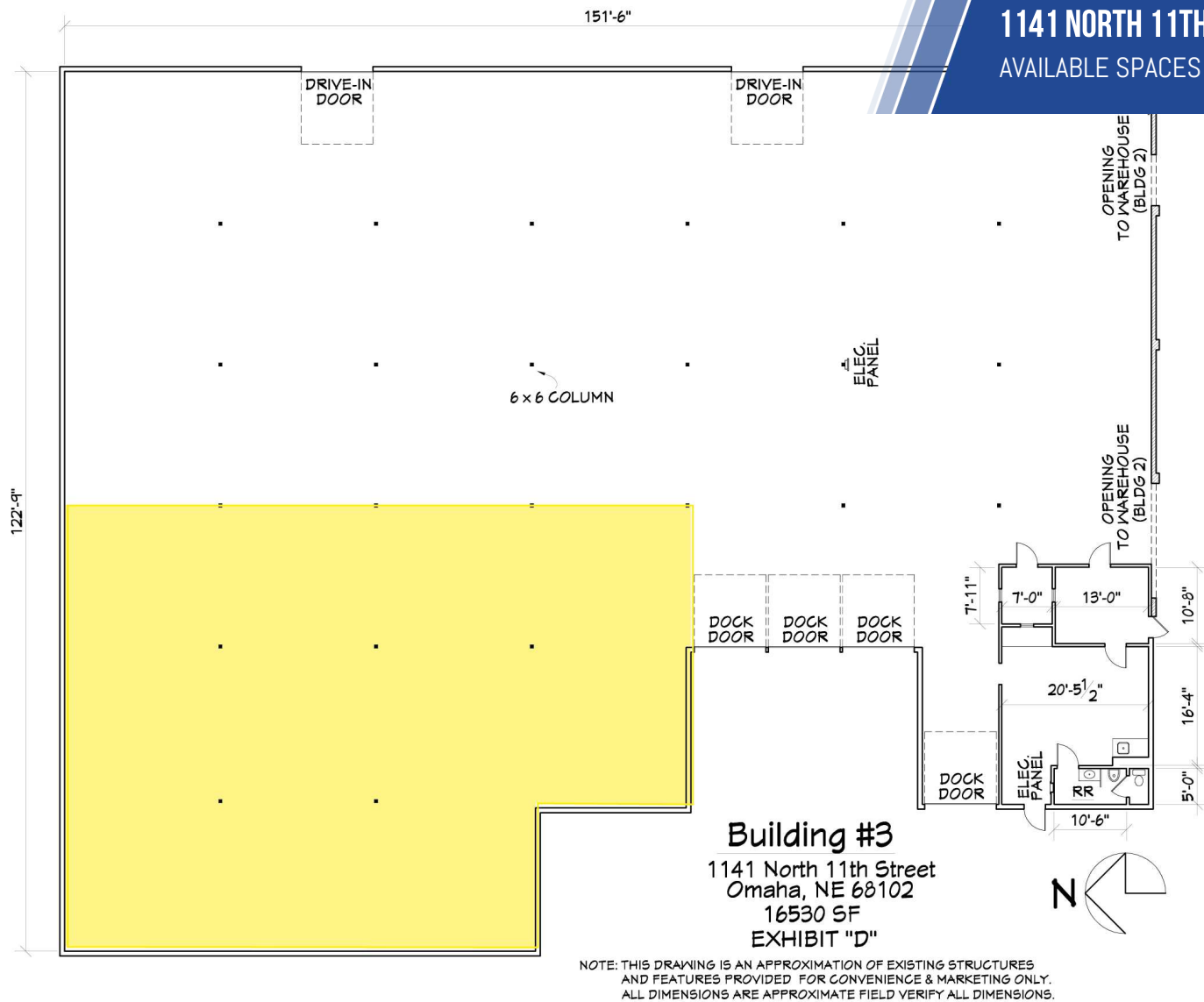
DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,489	228,276	530,782
Total Households	1,435	89,314	209,335
Average HH Income	\$42,484	\$45,236	\$55,800



AVAILABLE SPACES

SPACE	SIZE	LEASE RATE
1141 N 11th Street	149 SF	\$385 - 450 per month (Modified Gross)



AVAILABLE SPACES

SPACE	SIZE	LEASE RATE
1141 N 11th Street - Warehouse	5,084 SF	\$6.25 SF/yr (Modified Gross)

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1141 NORTH 11TH STREET
SITE PLAN



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RETAILER MAP

SITE

The Mastercraft

Millwork Commons

Hutch

Archetype Coffee

The Rochester



Charles Schwab Field Omaha



Reclaimed Enterprises

Fashion Arts Collective

GALLUP

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO

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