

EXEC CENTRE II

8,000 - 52,902 SF | \$21.50 SF/YR (FULL SERVICE)

9101 WESTERN AVE, OMAHA, NE 68114



**INVESTORS
REALTY INC.**



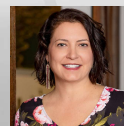
WWW.INVESTORSOMAHA.COM



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:	\$21.50 SF/YR FULL SERVICE
Available SF:	8,000 - 52,902 SF
Building Size:	52,902 SF
Property Type:	Office Building
Year Built:	2002
Zoning:	GO

PROPERTY OVERVIEW

Former LinkedIn HQ provides a rare opportunity to occupy a 52,902 sf stand alone building with modern finishes.

PROPERTY HIGHLIGHTS

- Perfectly designed for tech companies
- Flexible floor plans with a mix of open space, meeting rooms, large training rooms, breakout areas, and fun break rooms
- Fitness center with shower and locker rooms on campus
- 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 and building signage available
- Building is fed by dual power feeds
- Apartments within walking distance

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



Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

EXEC CENTRE II

9101 WESTERN AVE, OMAHA, NE 68114

BUILDING INFORMATION

Building Size	52,902 SF
Min Divisible	8,000 SF
Max Contiguous	52,902 SF
Number Of Floors	3
Year Built	2002
Year Last Renovated	2015
Gross Leasable Area	52,902 SF
Roof	Flat

PARKING & TRANSPORTATION

Parking Description	Additional parking available in contiguous lot.
Parking Ratio	4.5
Parking Type	Surface
Traffic Count	24,896 - N 90th & Western Ave (2018)

SITE INFORMATION

Cross-Streets	N 90th & Western Ave
County	Douglas
Zoning	GO
Lot Size	3.2 Acres
Location Description	Great location at N 90th & Western Ave, just north of West Dodge Road and close proximity to I-680.

UTILITIES & AMENITIES

Utilities Description	Fiber optic internet Data providers Cox & Century Link
Power	Yes
Gas / Propane	Yes
Broadband	T1/T3

OFFERING SUMMARY

LEASE RATE	\$21.50 SF/YR FULL SERVICE
Available SF	8,000 - 52,902 SF
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,553	90,333	251,669
Total Households	5,843	39,775	107,649
Average HH Income	\$62,106	\$68,998	\$67,875

JP RAYNOR, JD, CCIM, SIOR

402.778.7538 | jpraynor@investorsomaha.com

MIKE RENSCH

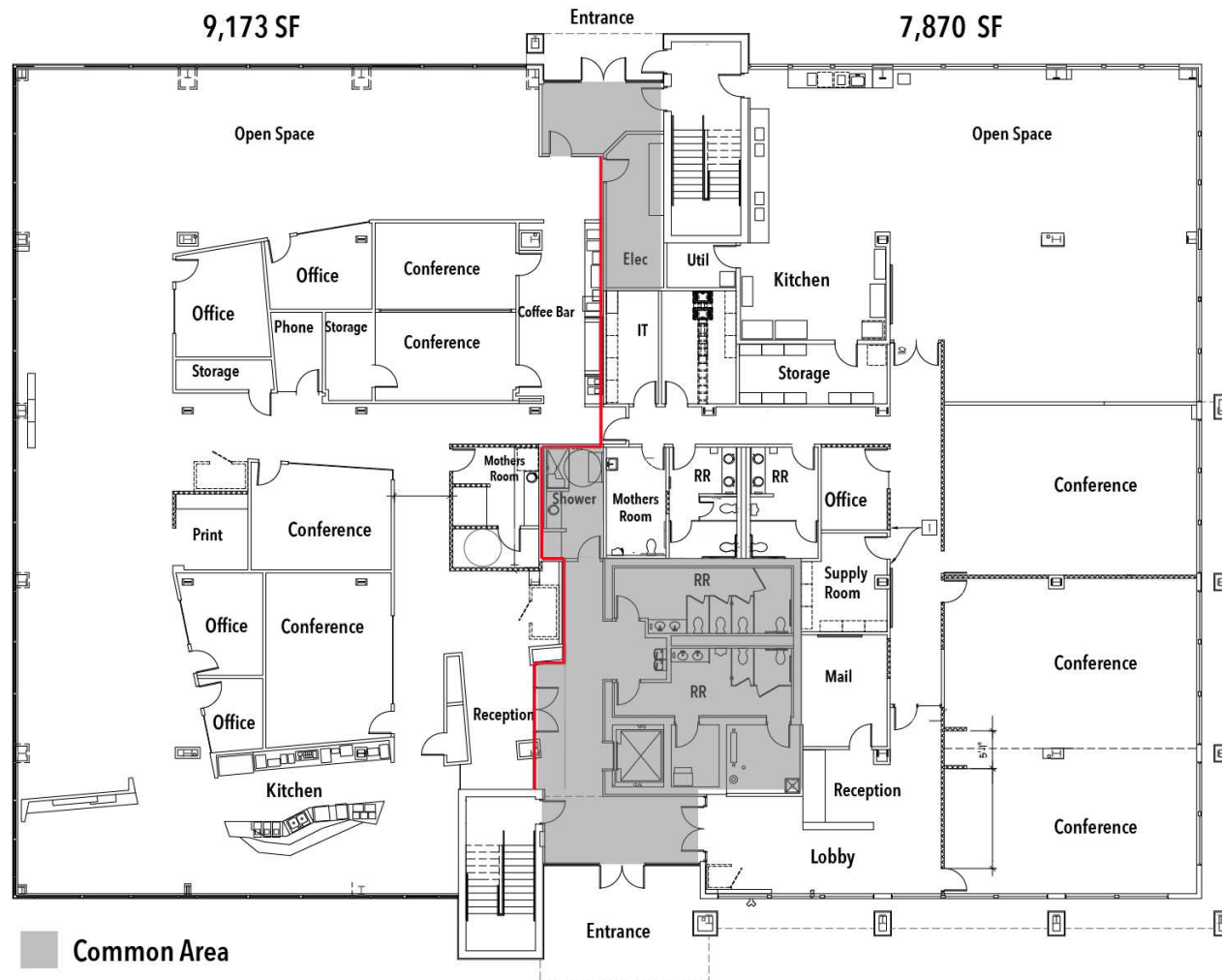
402.778.7534 | mrench@investorsomaha.com

JEANETTE WEBER, MPA, SIOR, CPM

402.769.7563 | jweber@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
1st Floor	17,043 SF	\$21.50 SF/yr (Full Service)	\$30,535.38

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

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
2nd Floor	17,829 SF	\$21.50 SF/yr (Full Service)	\$31,943.63

JP RAYNOR, JD, CCIM, SIOR

402.778.7538 | jpraynor@investorsomaha.com

MIKE RENSCH

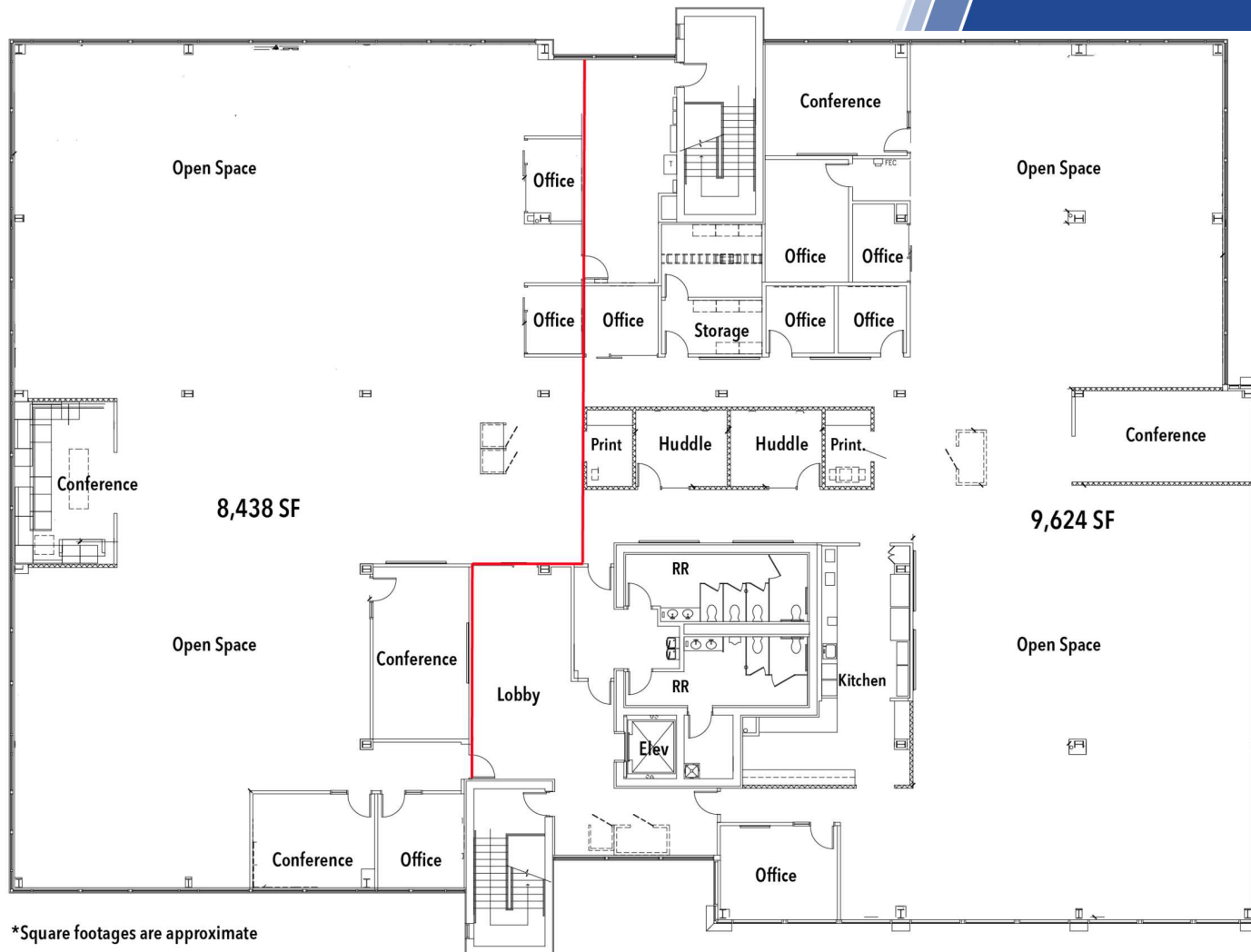
402.778.7534 | mrench@investorsomaha.com

JEANETTE WEBER, MPA, SIOR, CPM

402.769.7563 | jweber@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
3rd Floor	18,030 SF	\$21.50 SF/yr (Full Service)	\$32,303.75

JP RAYNOR, JD, CCIM, SIOR

402.778.7538 | jpraynor@investorsomaha.com

MIKE RENSCH

402.778.7534 | mrensch@investorsomaha.com

JEANETTE WEBER, MPA, SIOR, CPM

402.769.7563 | jweber@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



9101 WESTERN AVE

SITE MAP



Map data ©2024 Imagery ©2024 Airbus,
Maxar Technologies

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



Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

9101 WESTERN AVE

RETAILER MAP



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

JP RAYNOR, JD, CCIM, SIOR

402.778.7538 | jpraynor@investorsomaha.com

MIKE RENSCH

402.778.7534 | mrench@investorsomaha.com

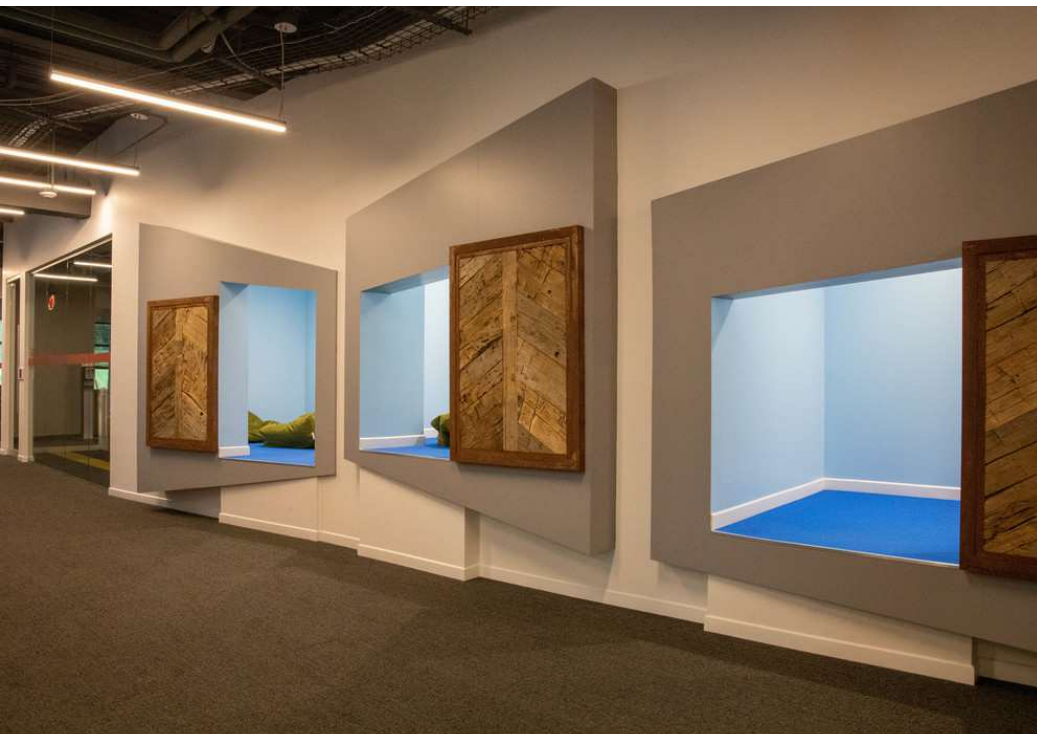
JEANETTE WEBER, MPA, SIOR, CPM

402.769.7563 | jweber@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



9101 WESTERN AVE
ADDITIONAL PHOTOS



JP RAYNOR, JD, CCIM, SIOR

402.778.7538 | jpraynor@investorsomaha.com

MIKE RENSCH

402.778.7534 | mrench@investorsomaha.com

JEANETTE WEBER, MPA, SIOR, CPM

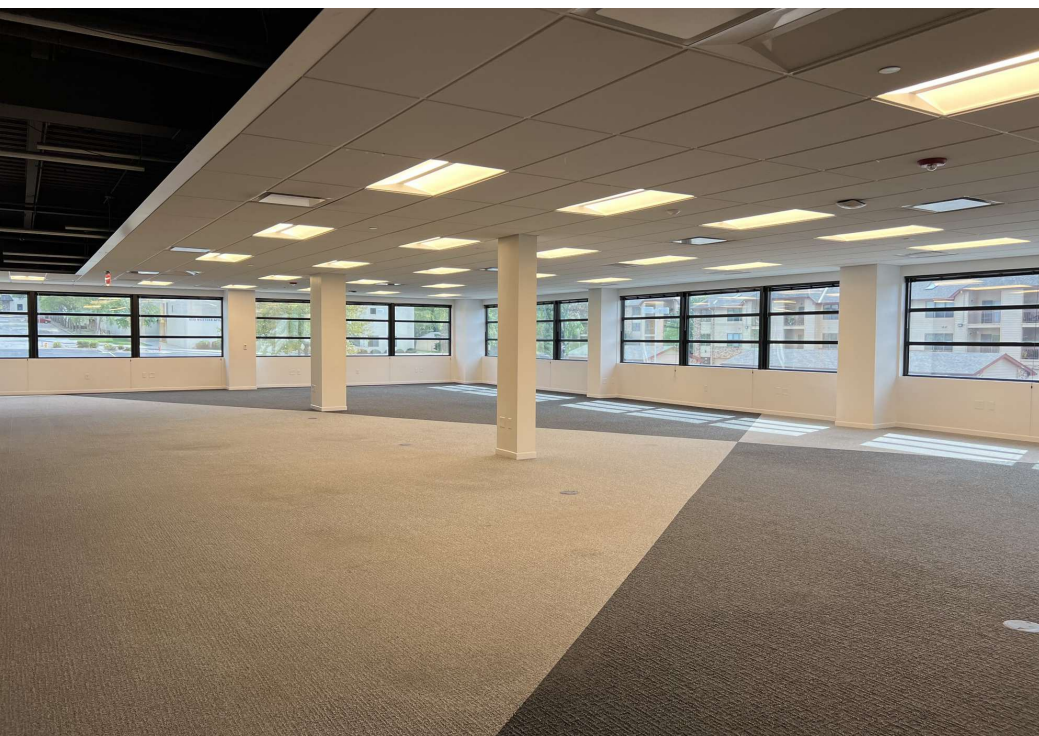
402.769.7563 | jweber@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





9101 WESTERN AVE
ADDITIONAL PHOTOS



JP RAYNOR, JD, CCIM, SIOR

402.778.7538 | jpraynor@investorsomaha.com

MIKE RENSCH

402.778.7534 | mrensch@investorsomaha.com

JEANETTE WEBER, MPA, SIOR, CPM

402.769.7563 | jweber@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

