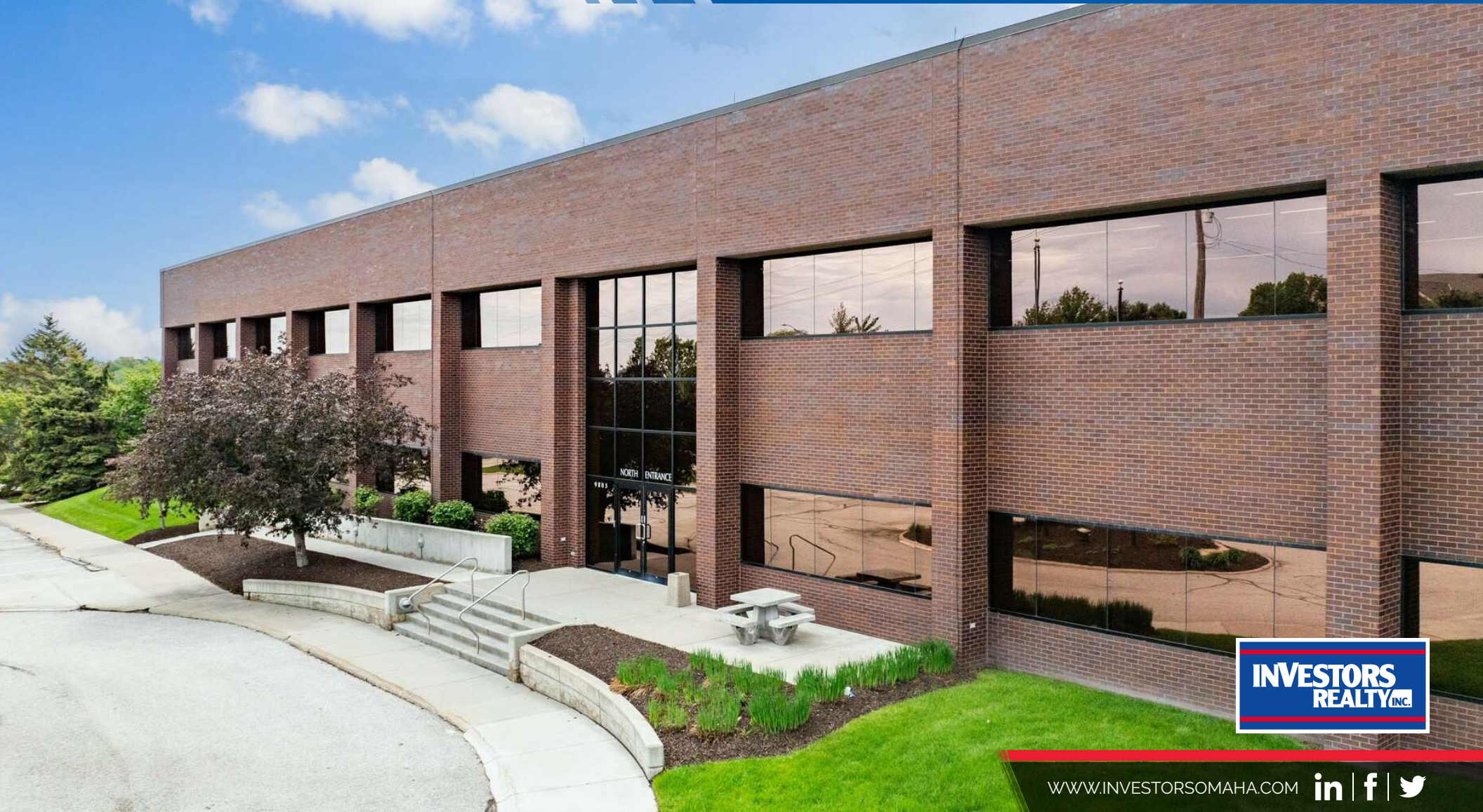


9805 Q ST

6,000 - 23,965 SF | \$11.65 SF/YR (NNN)

9805 Q ST, OMAHA, NE 68127



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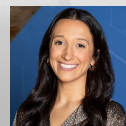
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OFFERING SUMMARY

LEASE RATE:	\$11.65 SF/YR NNN
Est. Op. Exp.	\$8.33 SF/YR
Available SF:	6,000 - 23,965 SF
Building Size:	53,072 SF
Property Type:	Office Building
Year Built:	1989
Zoning:	CC

PROPERTY OVERVIEW

Professional two-story office building with space available for a variety of tenants. Ability to lease anywhere from 6,000 SF to 23,965 SF. Versatile layout features an open floor plan complemented by private offices, conference rooms, and a cafeteria.

PROPERTY HIGHLIGHTS

- Large windows provide an abundance of natural light throughout the space
- High power capacity with a backup generator onsite
- Conveniently located near a wide range of amenities and services
- Outstanding parking ratio of 9 stalls / 1,000 SF

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9805 Q ST

OMAHA, NE 68127

BUILDING INFORMATION

Building Size	53,072 SF
Min Divisible	6,000 SF
Max Contiguous	23,965 SF
Number Of Floors	2
Year Built	1989
Construction Status	Existing

PARKING & TRANSPORTATION

Parking Ratio	9.0
Parking Type	Surface
Traffic Count	33,900 - 96th & Q (AADT 2021)

SITE INFORMATION

Cross-Streets	98th & Q St
County	Douglas
Zoning	CC
Lot Size	401,978 SF
Number Of Buildings	1
Location Description	98th & Q St

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

OFFERING SUMMARY

LEASE RATE	\$11.65 SF/YR NNN
Est. Op. Exp.	\$8.33 SF/YR
Available SF	6,000 - 23,965 SF
Property Type	Office Building

DEMOGRAPHICS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,729	5,617	14,789
Total Households	1,016	2,919	6,961
Average HH Income	\$60,789	\$67,437	\$77,397

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
Entire Floor	23,965 SF	\$11.65 SF/yr (NNN)	\$8.33	\$39,901.73
Suite 100	11,825 SF	\$11.65 SF/yr (NNN)	\$8.33	\$19,688.63
Suite 105	6,000 SF	\$11.65 SF/yr (NNN)	\$8.33	\$9,990.00

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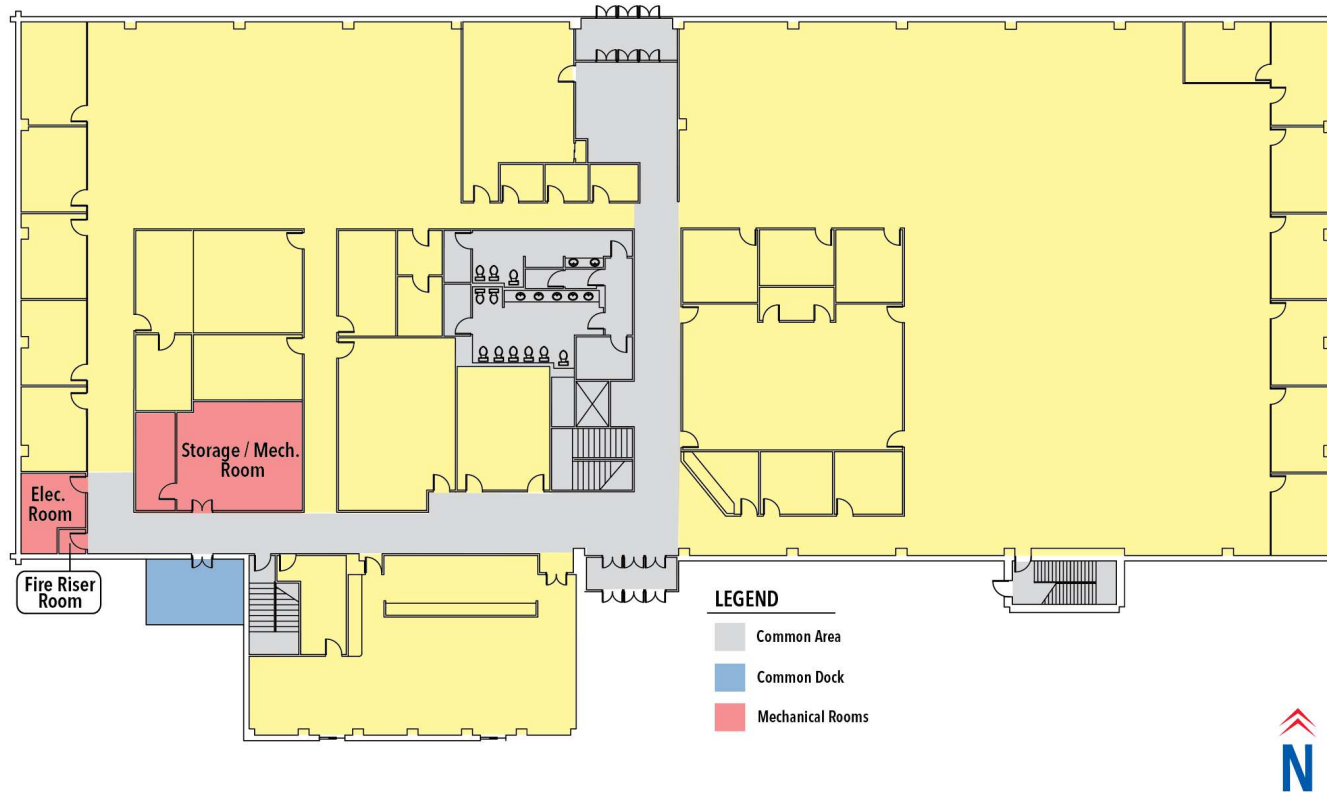
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ENTIRE FLOOR
23,965 SF



AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
Entire Floor	23,965 SF	\$11.65 SF/yr (NNN)	\$8.33	\$39,901.73

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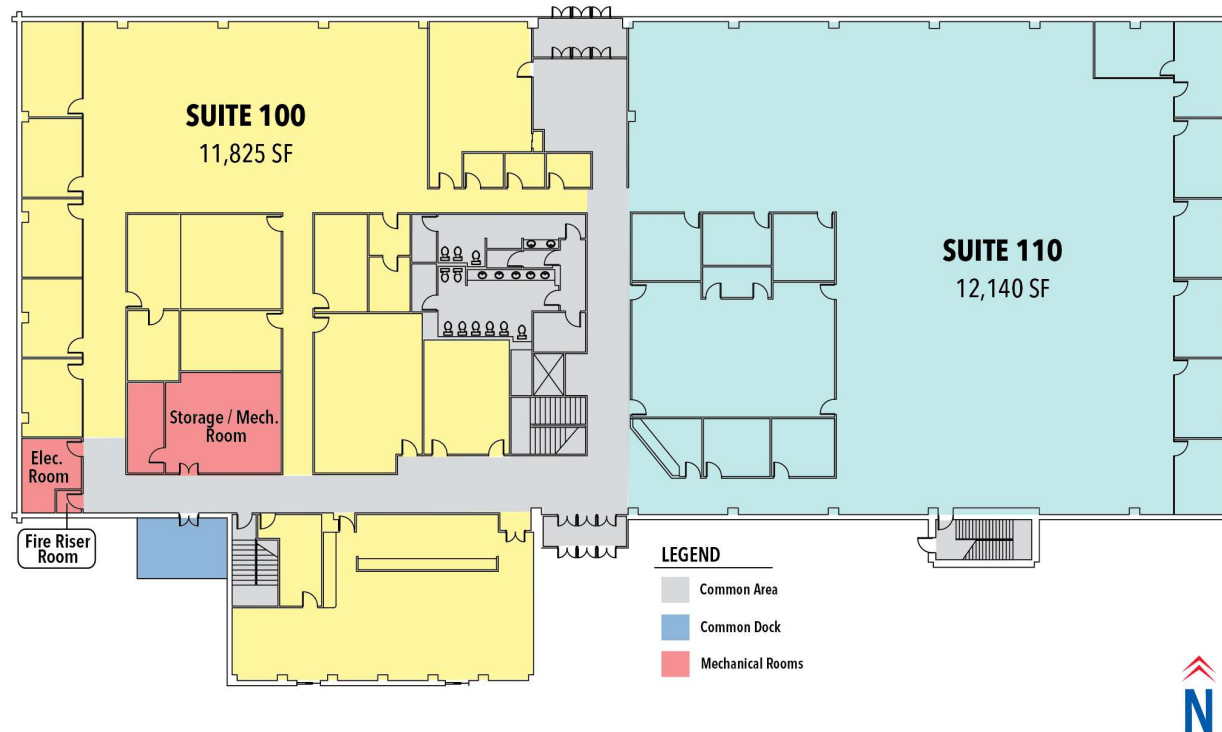
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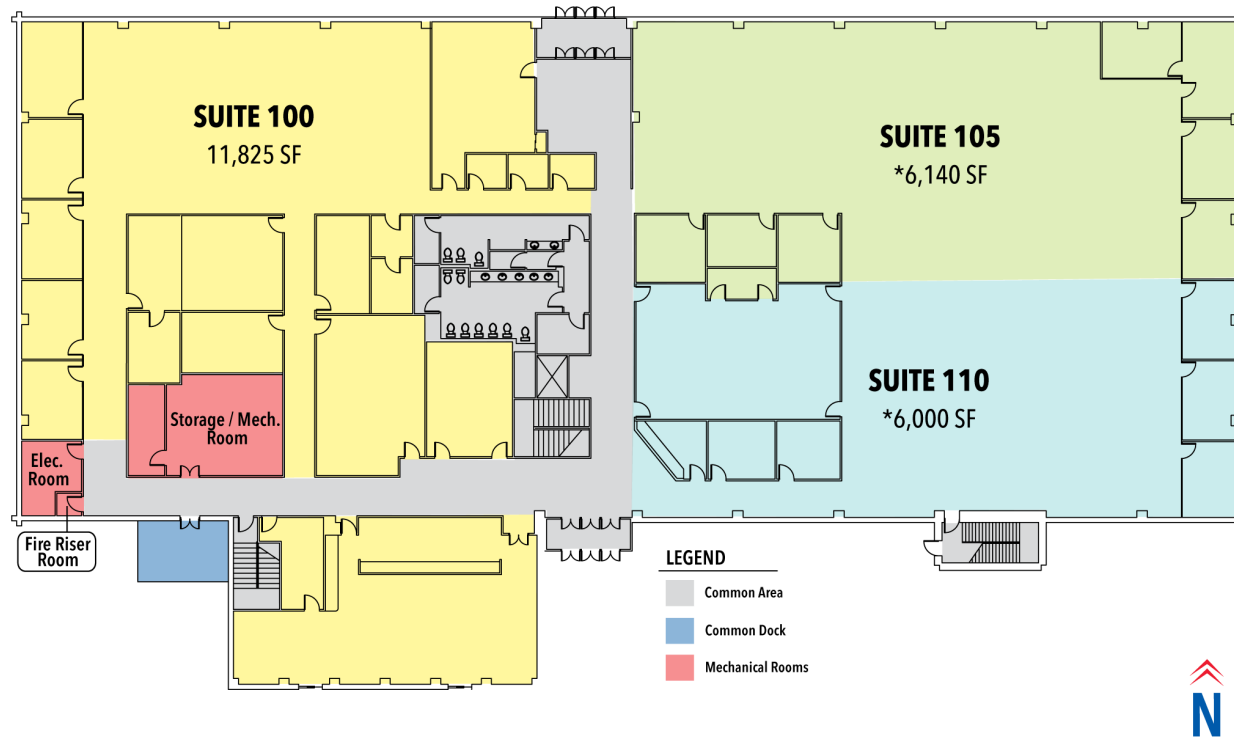
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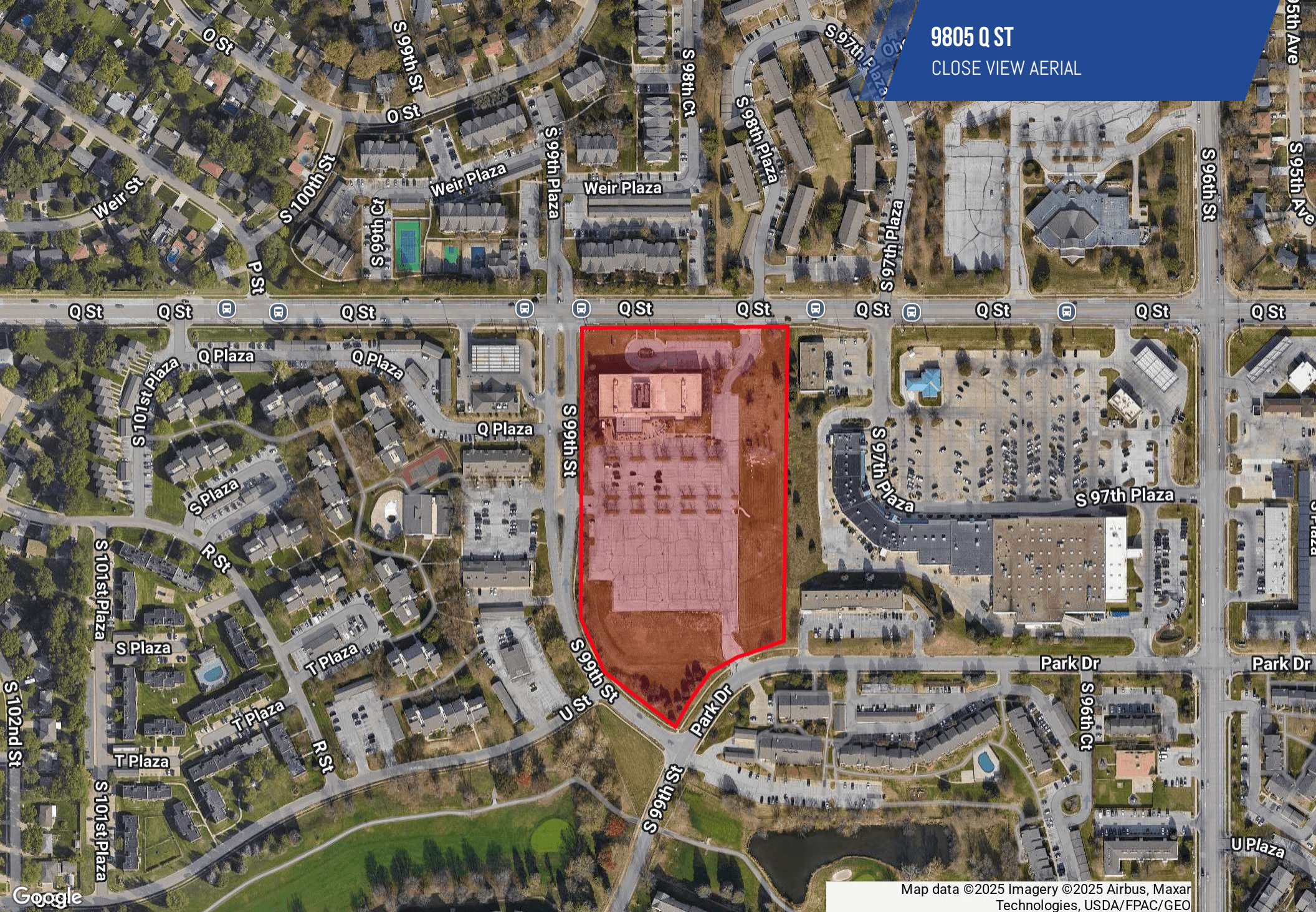




SPACE	SIZE	LEASE RATE	EST OP EXP	EST TOTAL / MO
Suite 100	11,825 SF	\$11.65 (NNN)	\$8.33	\$19,688.63
Suite 110	12,140 SF	\$11.65 (NNN)	\$8.33	\$20,213.10



SPACE	SIZE	LEASE RATE	EST OP EXP	EST TOTAL / MO
Suite 100	11,825 SF	\$11.65 (NNN)	\$8.33	\$19,688.63
Suite 105	6,000 SF	\$11.65 (NNN)	\$8.33	\$9,990.00
Suite 110	6,140 SF	\$11.65 (NNN)	\$8.33	\$10,223.10



9805 Q ST

CLOSE VIEW AERIAL

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9805 Q ST
RETAILER MAP



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9805 Q ST
ADDITIONAL PHOTOS



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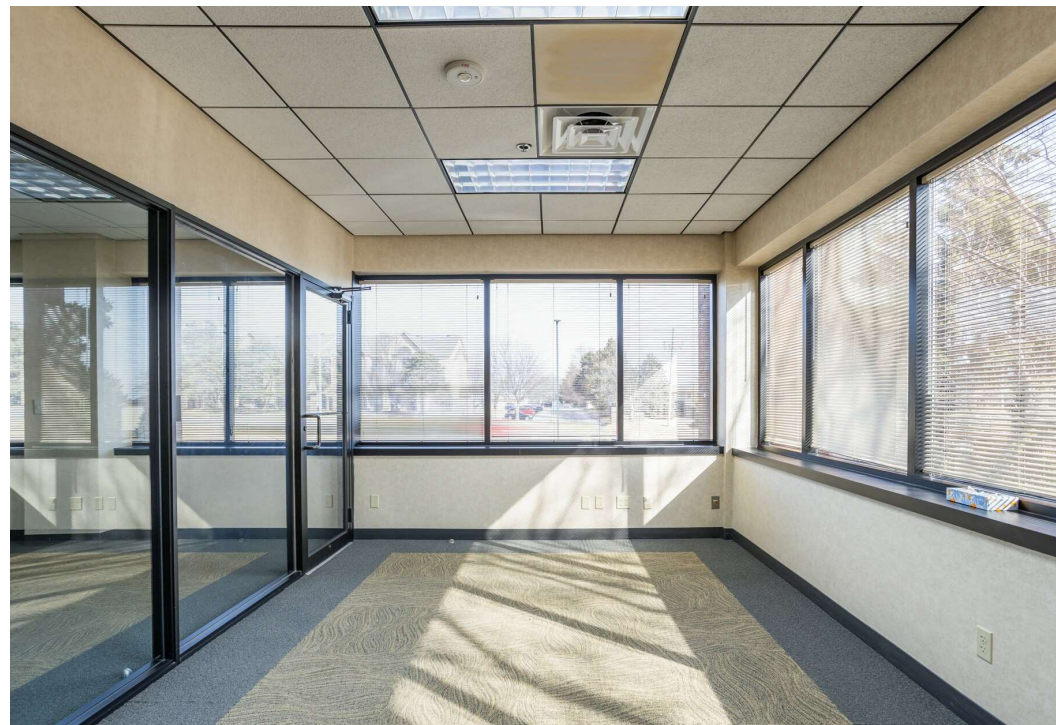
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