

# STARWOOD BUSINESS PARK

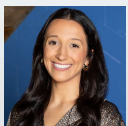
4,500 SF | \$10.50 SF/YR (NNN)

6912-6922 NORTH 97TH CIRCLE, OMAHA, NE 68122



**INVESTORS  
REALTY INC.**

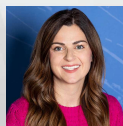
[WWW.INVESTORSOMAHA.COM](http://WWW.INVESTORSOMAHA.COM)



**RILEY MILLER**

402.778.7525

[rmiller@investorsomaha.com](mailto:rmiller@investorsomaha.com)



**SYDNEY WELLER, CCIM**

402.769.7564

[sweller@investorsomaha.com](mailto:sweller@investorsomaha.com)





6912-6922 NORTH 97TH CIRCLE

EXECUTIVE SUMMARY

## OFFERING SUMMARY

|                |                         |
|----------------|-------------------------|
| LEASE RATE:    | \$10.50 SF/YR NNN       |
| Est. Op. Exp.  | \$4.60 SF/YR            |
| Available SF:  | 4,500 SF                |
| Building Size: | 35,565 SF               |
| Property Type: | Office Building         |
| Year Built:    | 1988                    |
| Zoning:        | GI - General Industrial |

## PROPERTY OVERVIEW

Minutes from I-680 via Blair High Road, this office and warehouse space provides excellent connectivity to major transportation routes, ensuring seamless access for office operations and flex/warehouse needs.

## PROPERTY HIGHLIGHTS

- Prime location off I-680 and Blair High Road for easy accessibility
- Suite 3: Recently updated office space featuring private offices, a conference room, and a kitchenette
- Situated in a well-maintained business park
- Convenient front-door parking

RILEY MILLER

402.778.7525 | [rmiller@investorsomaha.com](mailto:rmiller@investorsomaha.com)

SYDNEY WELLER, CCIM

402.769.7564 | [sweller@investorsomaha.com](mailto:sweller@investorsomaha.com)

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





## STARWOOD BUSINESS PARK

6912-6922 NORTH 97TH CIRCLE, OMAHA, NE 68122

## BUILDING INFORMATION

|                  |           |
|------------------|-----------|
| Building Size    | 35,565 SF |
| Min Divisible    | 4,500 SF  |
| Max Contiguous   | 4,500 SF  |
| Number Of Floors | 1         |
| Year Built       | 1988      |
| Dock Doors       | Yes       |

## PARKING &amp; TRANSPORTATION

|               |                                            |
|---------------|--------------------------------------------|
| Parking Type  | Surface                                    |
| Traffic Count | 70,200 - Blair High Rd & I-680 (AADT 2021) |

## SITE INFORMATION

|                      |                         |
|----------------------|-------------------------|
| Cross-Streets        | 97th & Ida Street       |
| County               | Douglas                 |
| Zoning               | GI - General Industrial |
| Lot Size             | 4.1 Acres               |
| Number Of Buildings  | 3                       |
| Location Description | 97th & Ida Street       |

## UTILITIES &amp; AMENITIES

|                   |      |
|-------------------|------|
| Power Description | OPPD |
| Gas Description   | MUD  |

## OFFERING SUMMARY

|                          |                   |
|--------------------------|-------------------|
| LEASE RATE               | \$10.50 SF/YR NNN |
| Est. Op. Exp.            | \$4.60 SF/YR      |
| Available SF             | 4,500 SF          |
| Property Type            | Office Building   |
| Additional Property Type | Industrial Flex   |

## DEMOGRAPHICS

| POPULATION        | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Population  | 25        | 784       | 9,627    |
| Total Households  | 10        | 287       | 3,497    |
| Average HH Income | \$83,687  | \$91,526  | \$90,930 |

RILEY MILLER

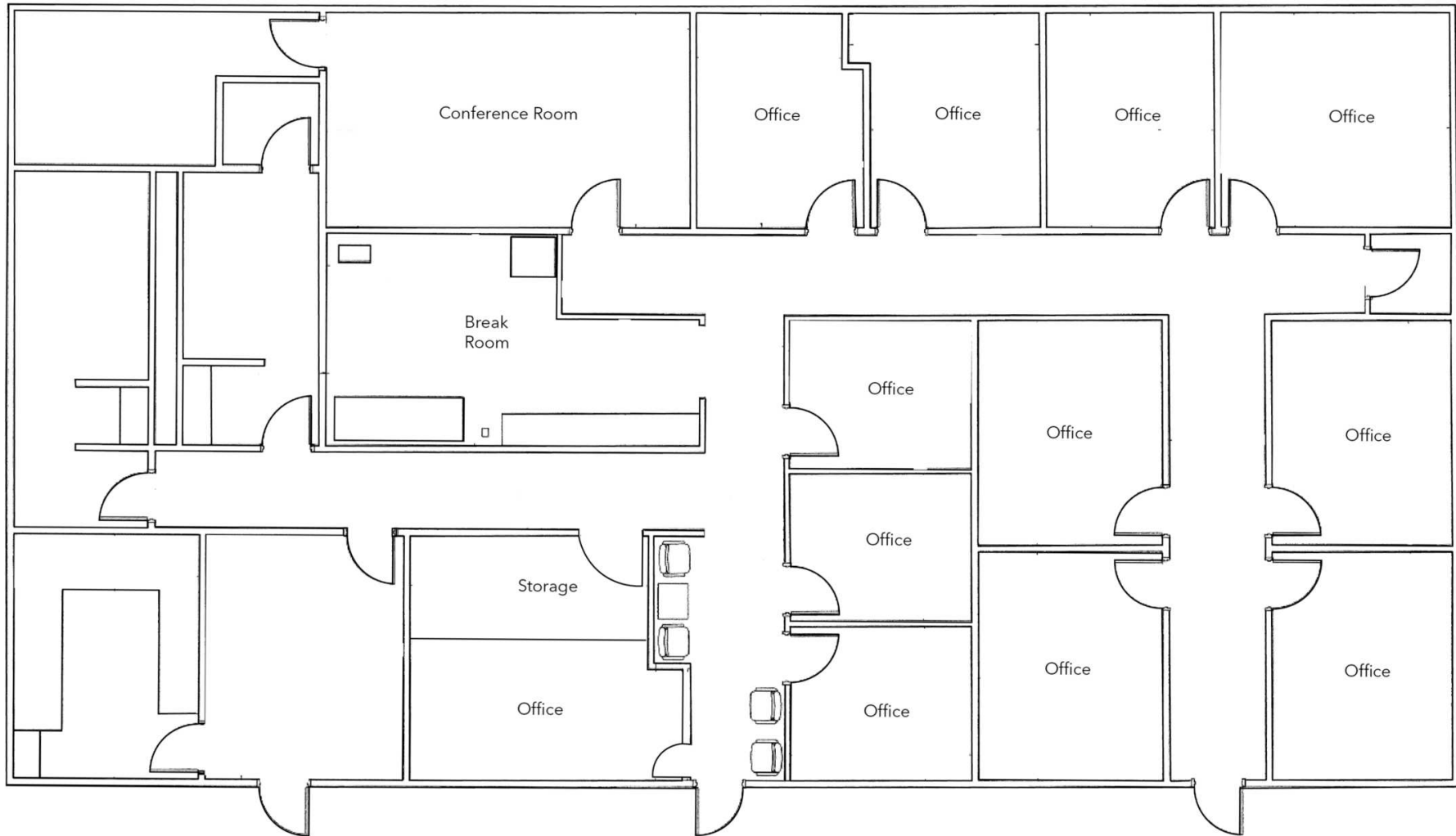
402.778.7525 | rmiller@investorsomaha.com

SYDNEY WELLER, CCIM

402.769.7564 | sweller@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. OP. EXP. | EST. TOTAL / MO. |
|------------------------------|----------|---------------------|---------------|------------------|
| 6912 N 97th Circle (Suite 3) | 4,500 SF | \$10.50 SF/yr (NNN) | \$4.60        | \$5,662.50       |

RILEY MILLER

402.778.7525 | [rmiller@investorsomaha.com](mailto:rmiller@investorsomaha.com)

SYDNEY WELLER, CCIM

402.769.7564 | [sweller@investorsomaha.com](mailto:sweller@investorsomaha.com)

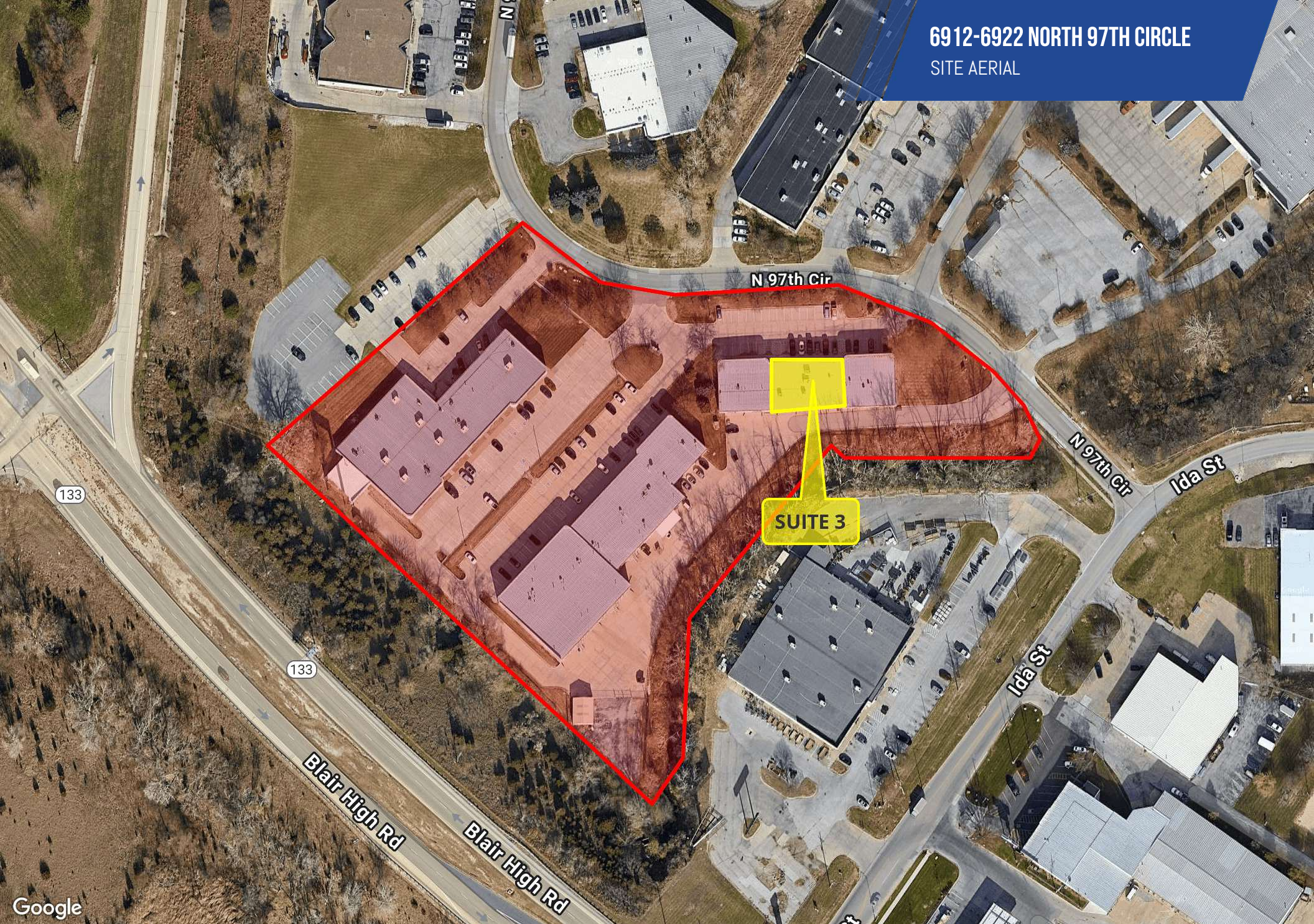
Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





6912-6922 NORTH 97TH CIRCLE

SITE AERIAL



RILEY MILLER

402.778.7525 | [rmiller@investorsomaha.com](mailto:rmiller@investorsomaha.com)

SYDNEY WELLER, CCIM

402.769.7564 | [sweller@investorsomaha.com](mailto:sweller@investorsomaha.com)

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







RILEY MILLER

402.778.7525 | [rmiller@investorsomaha.com](mailto:rmiller@investorsomaha.com)

SYDNEY WELLER, CCIM

402.769.7564 | [sweller@investorsomaha.com](mailto:sweller@investorsomaha.com)

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







6912-6922 NORTH 97TH CIRCLE  
ADDITIONAL PHOTOS

RILEY MILLER

402.778.7525 | [rmiller@investorsomaha.com](mailto:rmiller@investorsomaha.com)

SYDNEY WELLER, CCIM

402.769.7564 | [sweller@investorsomaha.com](mailto:sweller@investorsomaha.com)

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

