

CENTRAL STATES | 4% COMMISSION INCENTIVE

5,000 - 30,774 SF | \$27.00 SF/YR (FULL SERVICE)

1212 NORTH 96TH STREET, OMAHA, NE 68114

INVESTORS
REALTY INC.

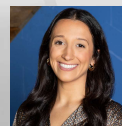
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OFFERING SUMMARY

LEASE RATE:	\$27.00 SF/YR FULL SERVICE
Available SF:	5,000 - 30,774 SF
Building Size:	92,322 SF
Property Type:	Office Building
Year Built:	1976
Zoning:	GO - General Office

COMMISSION INCENTIVE

4% commission to outside broker for any lease signed before October 1, 2025.

PROPERTY OVERVIEW

Opportunity to occupy two floors in a unique building in a well-established commercial district.

PROPERTY HIGHLIGHTS

- 2nd Floor: Current layout offers tenants the flexibility to design a space tailored to their specific needs.
- 3rd Floor: Modern finishes throughout, featuring a mix of private offices, open workspaces, meeting and conference rooms, and a kitchenette.
- Opportunity for tenant to occupy both floors, totaling 30,774 SF.
- Presence of natural light throughout the space due to the building's distinctive 360-degree design.
- Amenities include secure access with on-site security, a spacious cafeteria featuring vending machines, and a fitness center equipped with showers and a locker room.
- Access to recently renovated training and conference rooms on the first floor, featuring state-of-the-art TVs and AV equipment.
- Generous amount of parking space.

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CENTRAL STATES

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BUILDING INFORMATION

Building Size	92,322 SF
Min Divisible	5,000 SF
Max Contiguous	30,774 SF
Number Of Floors	5
Year Built	1976
Construction Status	Existing

PARKING & TRANSPORTATION

Parking Description	Surface stalls
Parking Ratio	4.5
Traffic Count	72,200 - 96th & W Dodge Rd (2021 EADT)

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SITE INFORMATION

Cross-Streets	96th & Western Ave
County	Douglas
Zoning	GO - General Office
Lot Size	12.59 Acres
Location Description	Located to the west of N 96th Street and Western Avenue in the Central Dodge corridor.

UTILITIES & AMENITIES

Amenities	Cafeteria Fitness facility with showers and locker room On-site security Training room and conference rooms
Power Description	OPPD
Gas Description	MUD
Security Guard	Yes

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DEMOGRAPHICS

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,846	11,646	26,318
Total Households	1,640	5,916	13,120
Average HH Income	\$63,415	\$73,422	\$76,514

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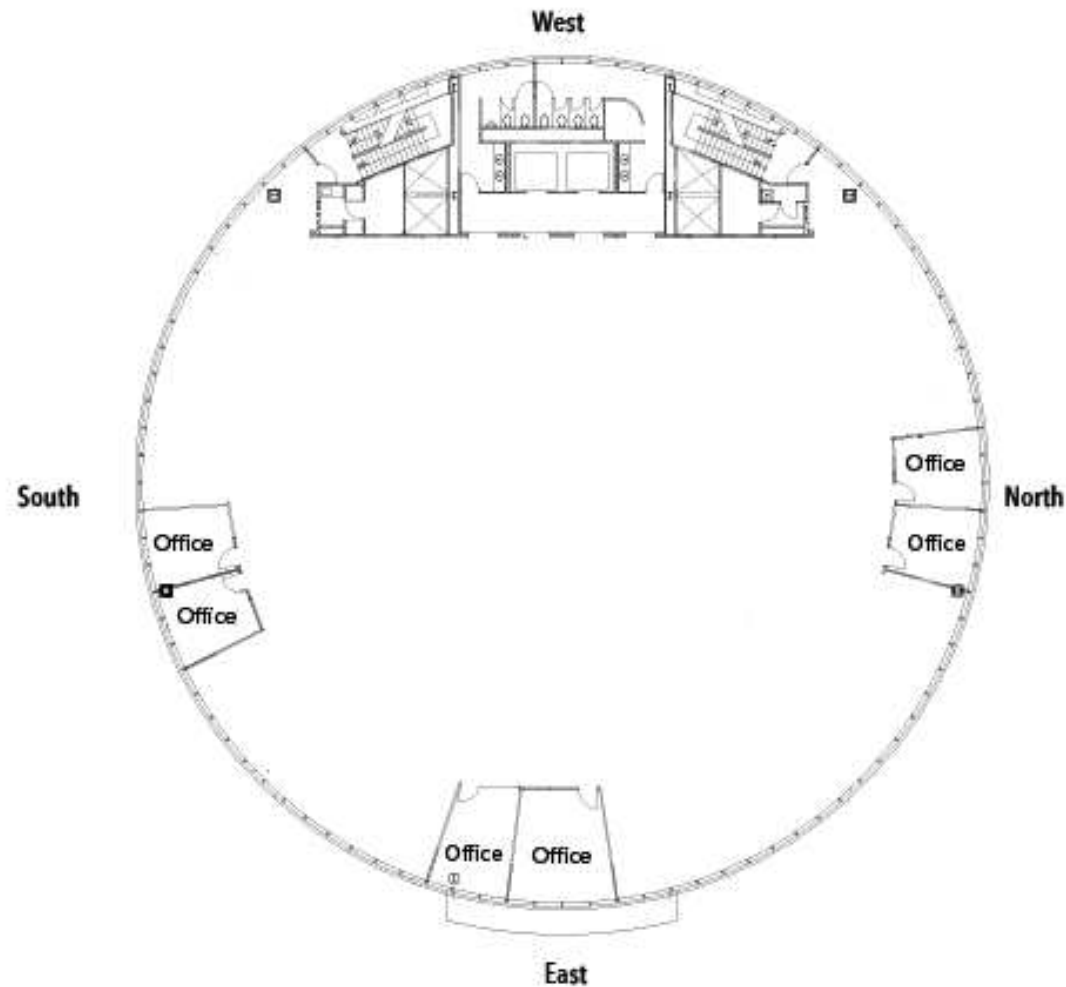
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Second Floor

1212 NORTH 96TH STREET

AVAILABLE SPACES



AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.	COMMENTS
Second Floor	15,387 SF	\$27.00 SF/yr (Full Service)	\$34,620.75	Space can be demised

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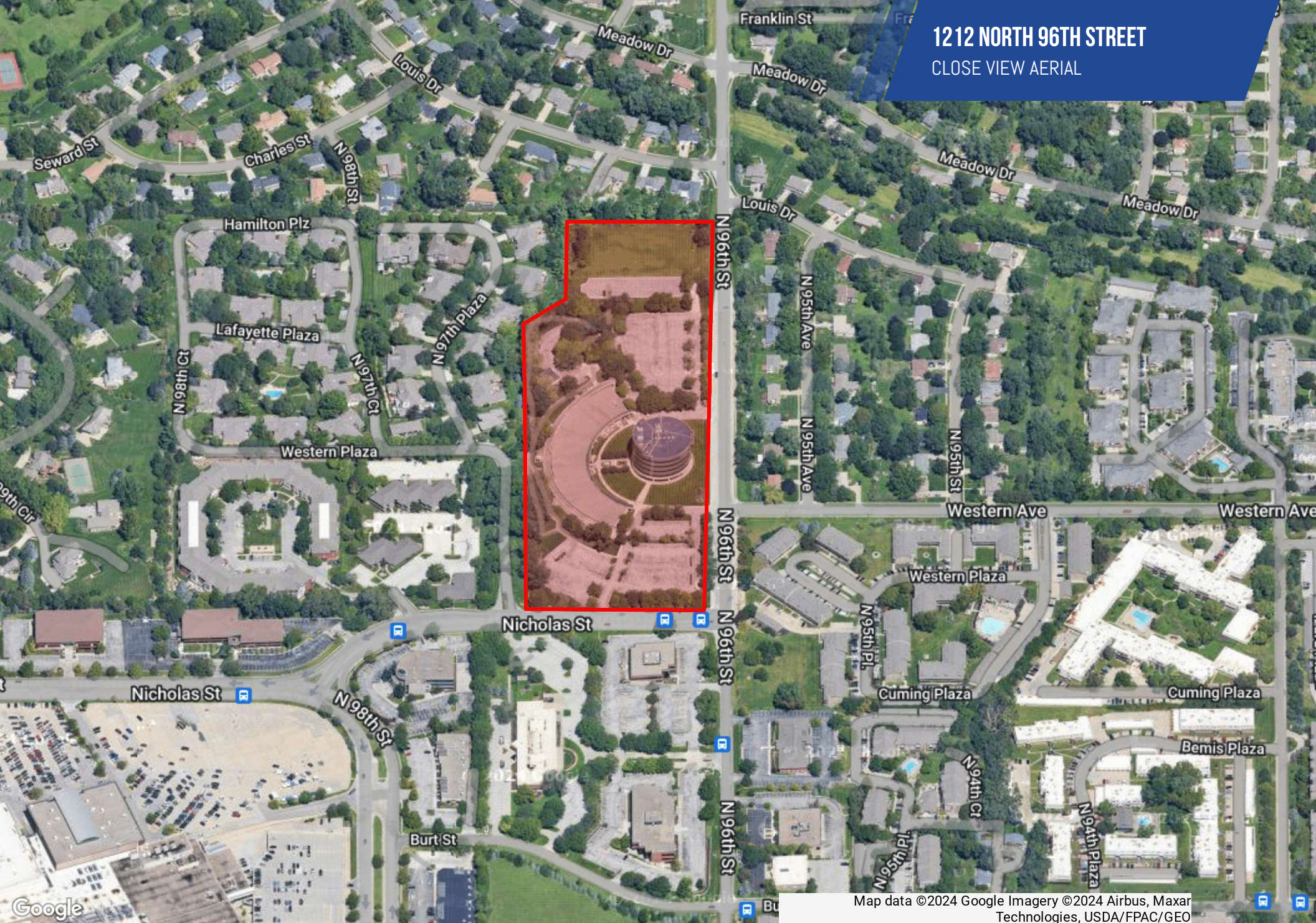




SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.	COMMENTS
Third Floor	15,387 SF	\$27.00 SF/yr (Full Service)	\$34,620.75	Available February 1, 2026

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CLOSE VIEW AERIAL



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OFFICE PARK MAP

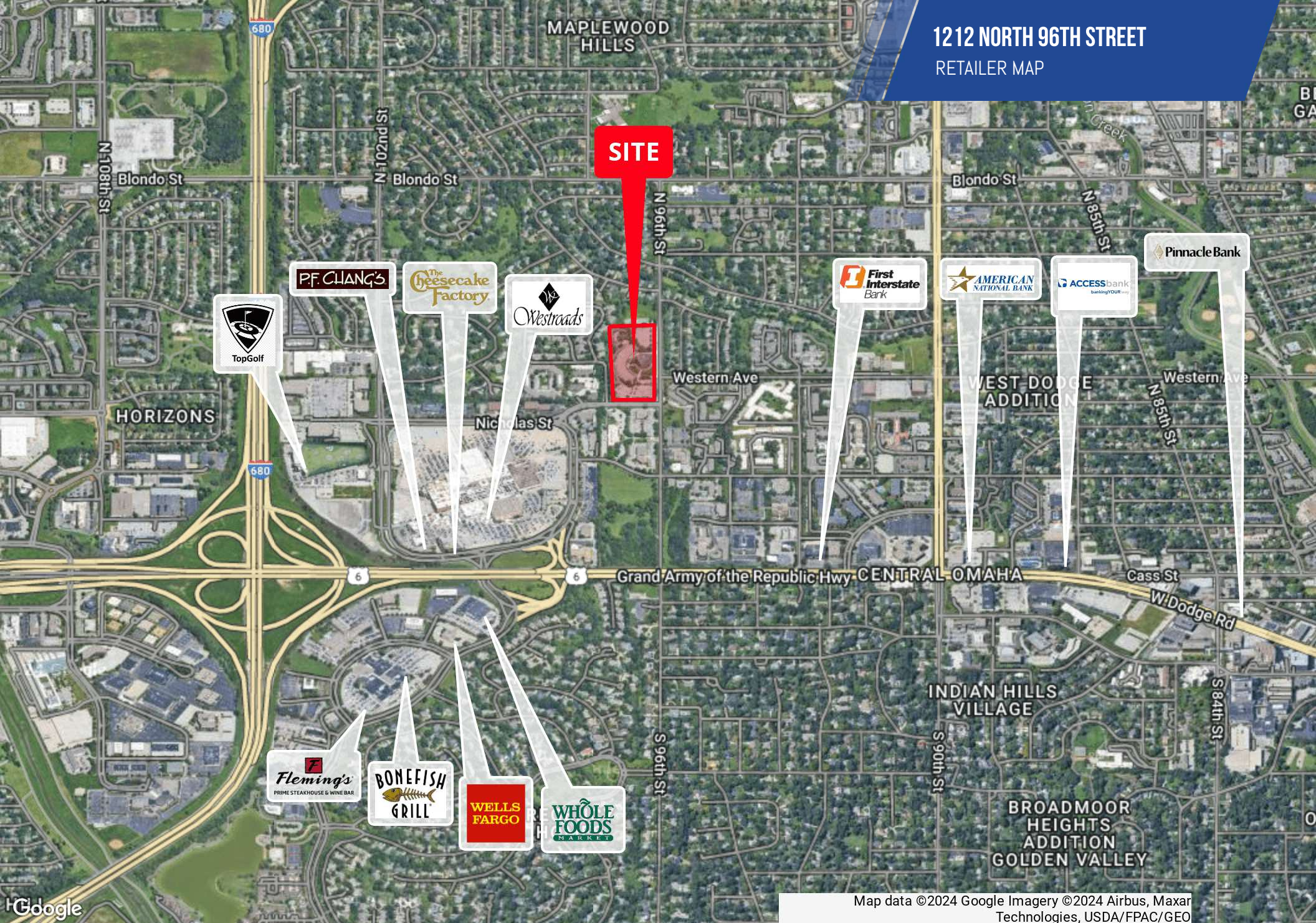


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RETAILER MAP



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Second Floor Interior



Monument Sign



Shared Conference/Meeting Rooms



Shared Conference/Meeting Rooms

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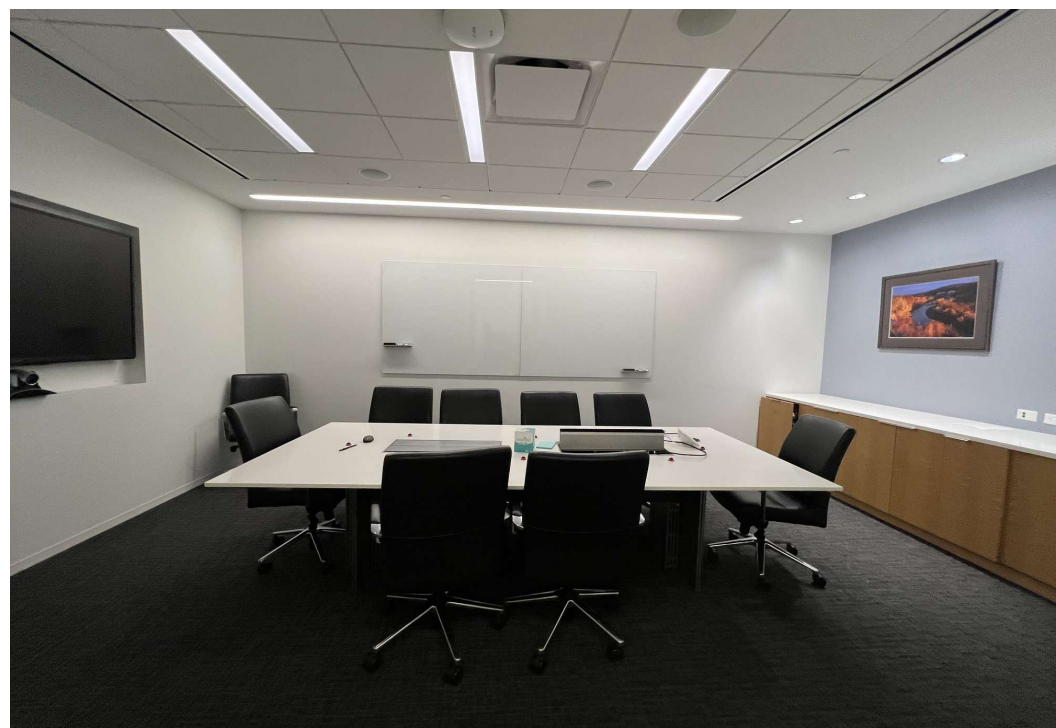
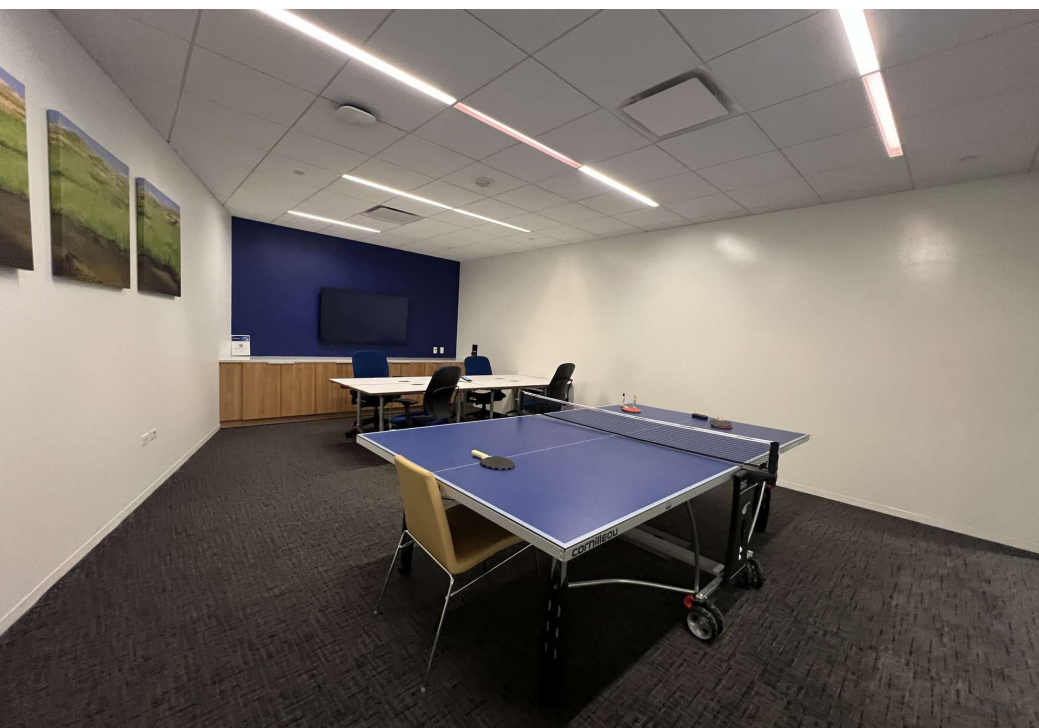
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THIRD FLOOR PHOTOS

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