

DAVENPORT BUILDING

3,151 SF | \$11.95 SF/YR (NNN)

11405-29 DAVENPORT ST, OMAHA, NE 68154

Davenport Building	
LOWER LEVEL	UPPER LEVEL
Lower Level 11405-11429	Upper Level 275-299
Project Pink'd	Al Hadi Islamic Center
COWORX Staffing	TEAM
Carlson & Blakeman	Lou's Forum Salon
	DKPM Investment Corp
	PowerPay

INVESTORS
REALTY INC.

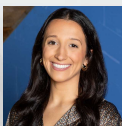
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OFFERING SUMMARY

LEASE RATE:	\$11.95 SF/YR NNN
Est. Op. Exp.	5.01 SF/YR
Available SF:	3,151 SF
Building Size:	16,182 SF
Property Type:	Office Building
Year Built:	1970
Zoning:	CC

PROPERTY OVERVIEW

Two story office building located just south of W. Dodge Road at 114th Street. Convenient location with full movement intersection at 114th & Davenport Street.

PROPERTY HIGHLIGHTS

- Move-in ready space with front door parking
- Convenient location near West Dodge/I-680 interchange
- Perfect for many office/professional services use types
- Close to several restaurants, shopping sites, and other amenities

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PROPERTY INFORMATION



DAVENPORT BUILDING

11405-29 DAVENPORT ST, OMAHA, NE 68154

BUILDING INFORMATION

Building Size	16,182 SF
Min Divisible	3,151 SF
Max Contiguous	3,151 SF
Number Of Floors	2
Year Built	1970
Year Last Renovated	1995
Construction Status	Existing
HVAC	GFA

PARKING & TRANSPORTATION

Parking Description	Individual Stalls
Number Of Spaces	77
Parking Type	Surface
Traffic Count	44,300 - 114th & Dodge

SITE INFORMATION

Cross-Streets	115th & Davenport St
County	Douglas
Zoning	CC
Lot Size	32,670 SF
Number Of Buildings	1
Location Description	On the southeast corner of 115th & Davenport St near West Dodge Road.

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,039	85,808	234,955
Average Age	34.3	37.9	36.8
HOUSEHOLDS			
Total Households	4,805	37,622	98,956
People Per HH	2.1	2.3	2.4
Average HH Income	\$67,173	\$81,883	\$77,592
Average HH Value	\$217,749	\$203,481	\$180,108

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
11413-11421	3,151 SF	\$11.95 SF/yr (NNN)	\$5.01	\$4,453.41

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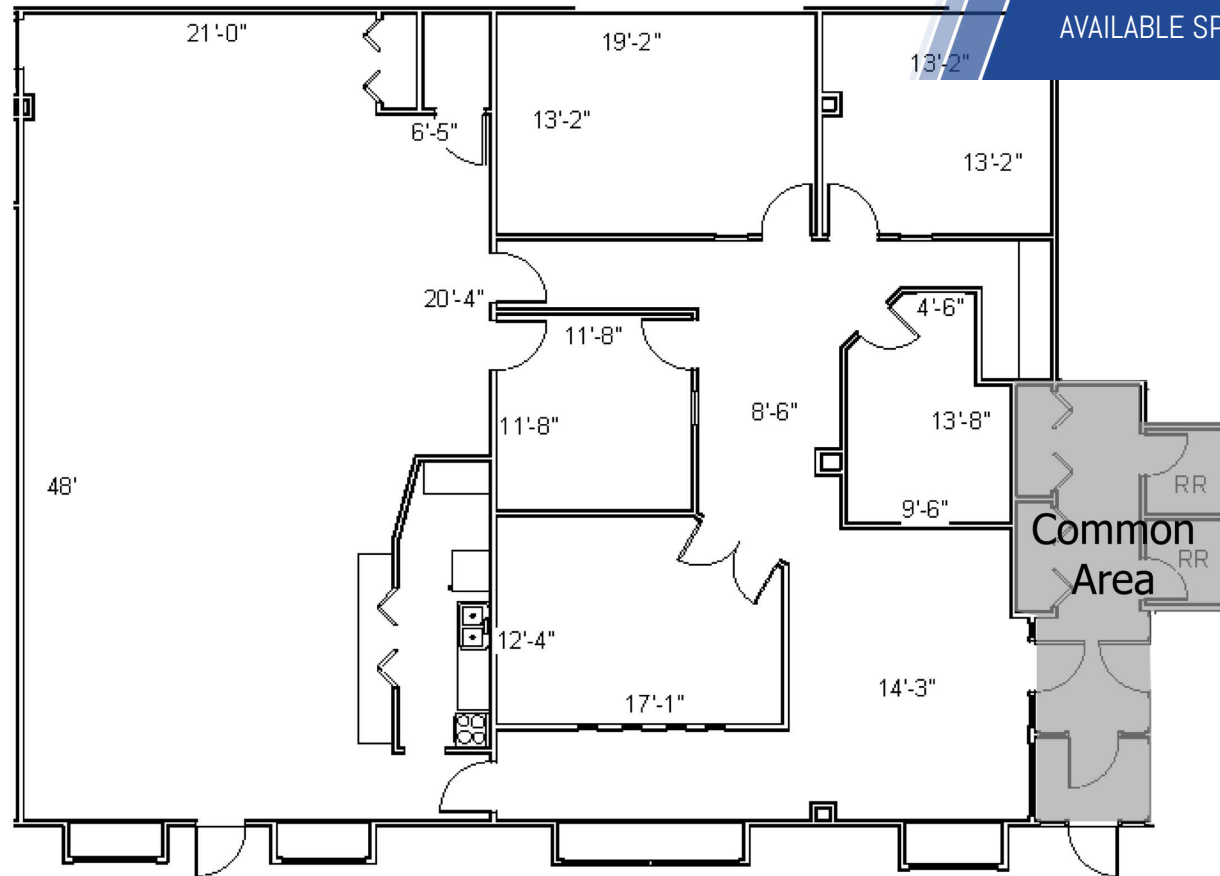
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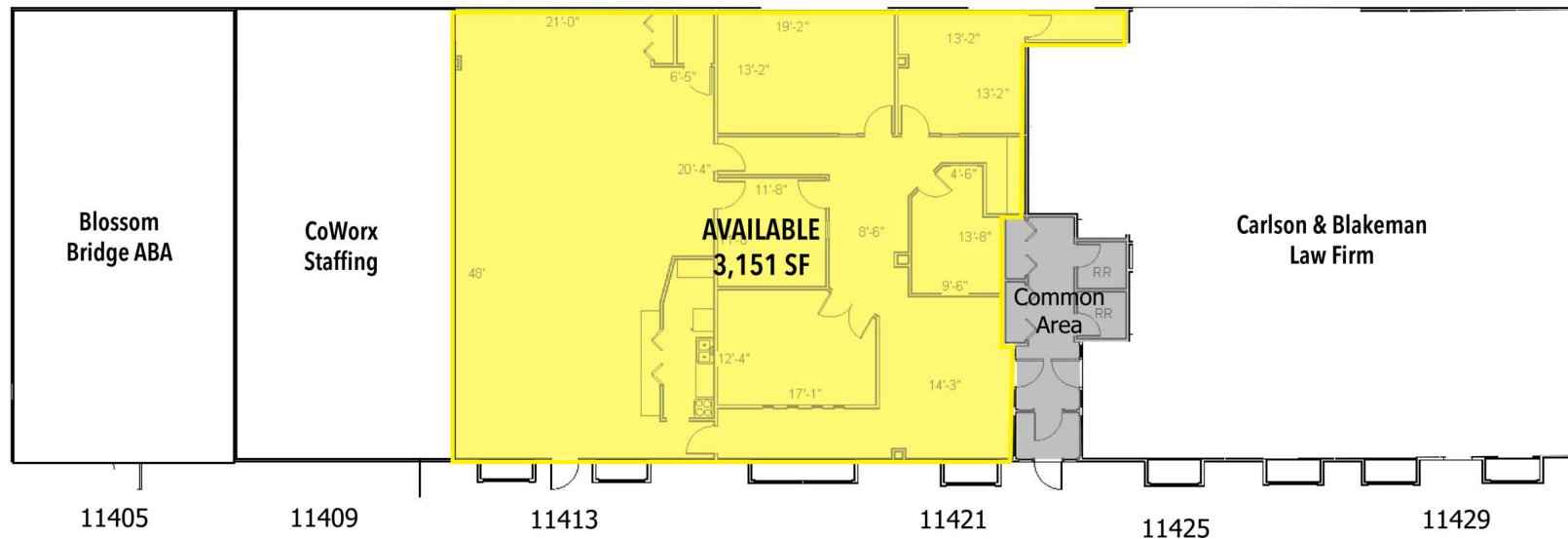
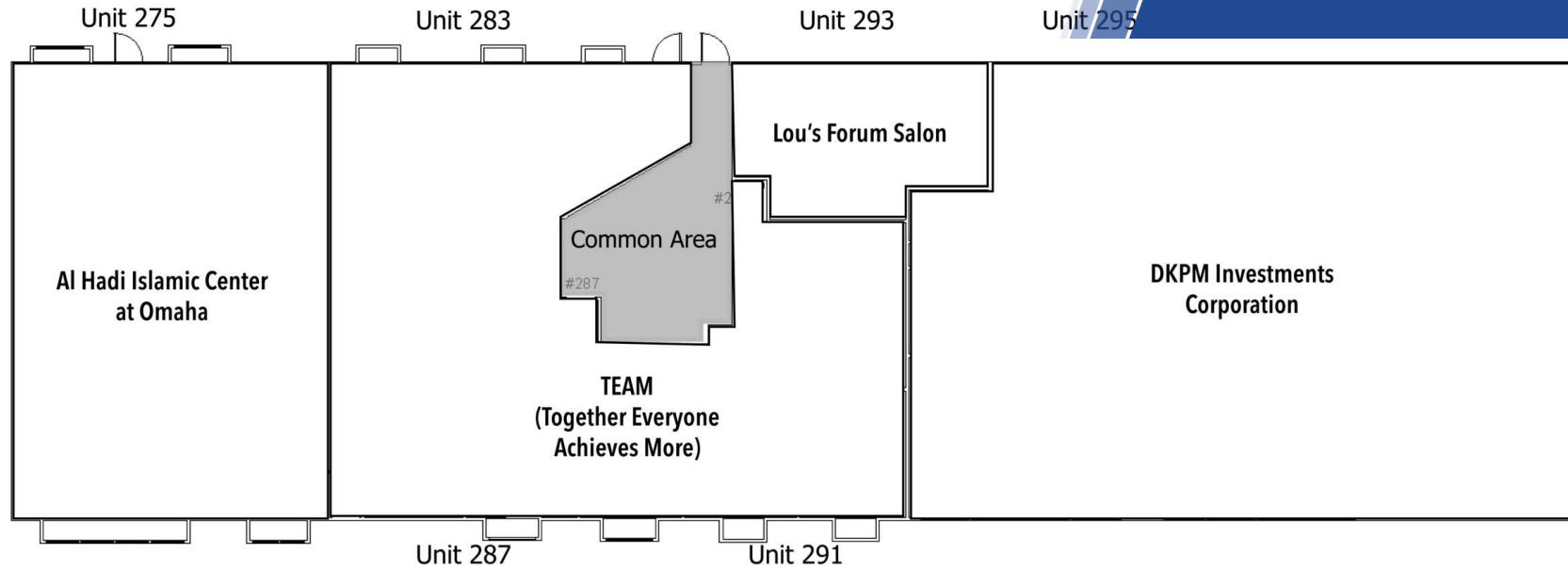




11413-11421
3,151 SF

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP	EST. TOTAL / MO.
11413-11421	3,151 SF	\$11.95 SF/yr (NNN)	\$5.01	\$4,453.41



11405-29 DAVENPORT ST

LOCATION MAP



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11405-29 DAVENPORT ST
SUITE 11413-11421 PHOTOS



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