

CENTER PROFESSIONAL BUILDING

550 SF | \$18.00 SF/YR (FULL SERVICE)

8031 WEST CENTER ROAD, OMAHA, NE 68124



INVESTORS
REALTY INC.

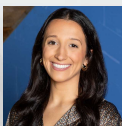
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BUILDING INFORMATION

Building Size	24,792 SF
Ceiling Height	8.5 ft
Minimum Ceiling Height	8.5 ft
Number Of Floors	3
Year Built	1965
Gross Leasable Area	24,792 SF
Construction Status	Existing
HVAC	GFA
Elevators	0

PROPERTY HIGHLIGHTS

- Small suites available, many with windows
- Nicely remodeled common areas
- Minutes to I-80
- Many services in surrounding area

PARKING & TRANSPORTATION

Number Of Spaces	121
Parking Type	Surface
Traffic Count	40,900 -

SITE INFORMATION

Cross-Streets	80th & West Center Road
County	Douglas
Zoning	CC
Lot Size	2.03 Acres
Location Description	Conveniently located building with easy access via 84th Street. West Center Road visibility.

OFFERING SUMMARY

LEASE RATE	\$18.00 SF/YR FULL SERVICE
Available SF	550 SF
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,286	81,445	268,071
Average Age	37.8	37.1	35.1
HOUSEHOLDS			
Total Households	4,096	35,514	114,658
People Per HH	2.3	2.3	2.3
Average HH Income	\$69,183	\$72,314	\$65,934
Average HH Value	\$314,055	\$172,855	\$168,197

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
Suite 225	550 SF	\$18.00 SF/yr (Full Service)	\$825.00

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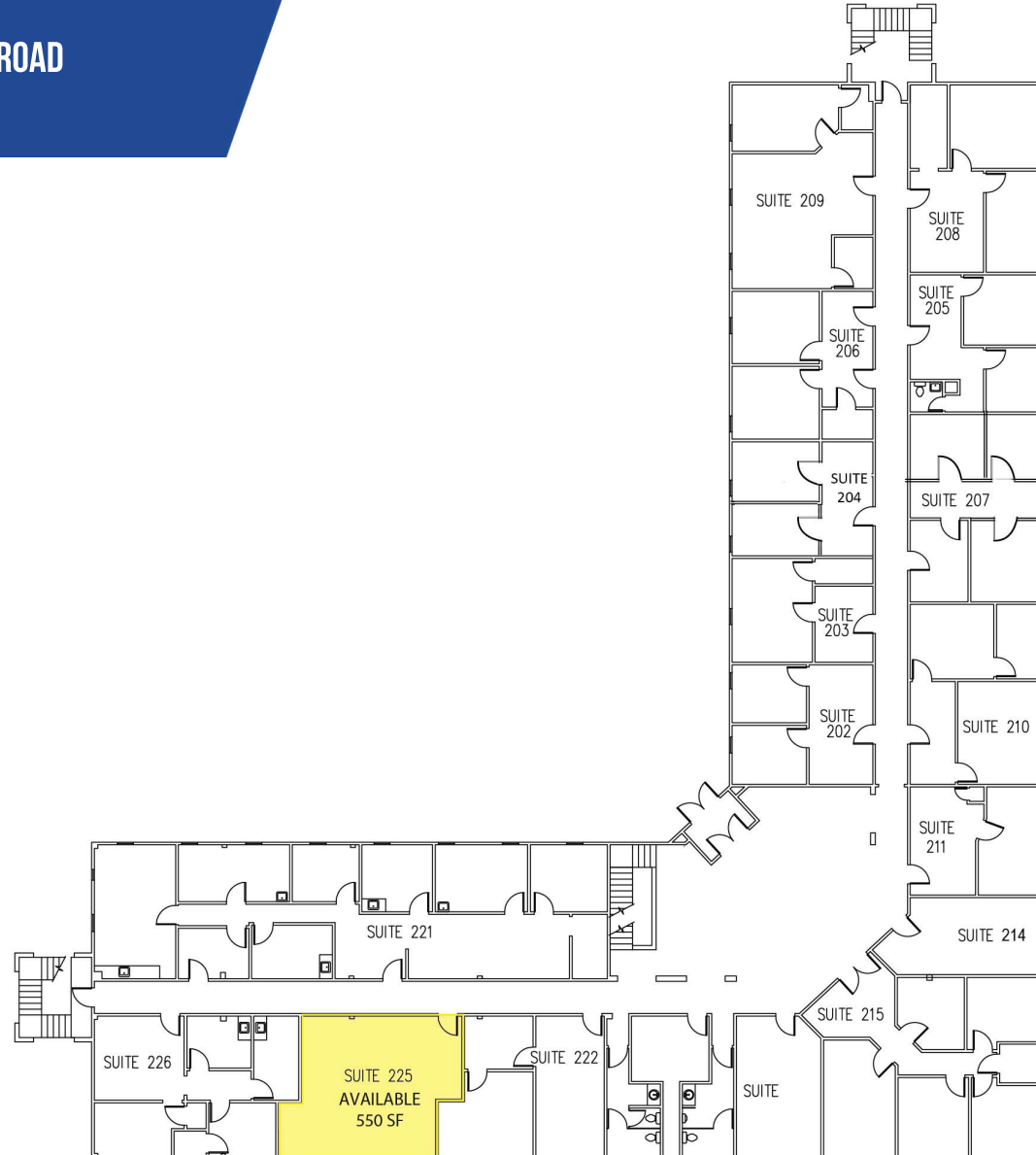
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8031 WEST CENTER ROAD
AERIAL MAP

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8031 WEST CENTER ROAD
RETAILER MAP

SITE

Aksarben Village

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