

AKSARBEN VILLAGE

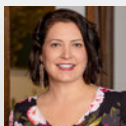
6,285 SF | \$23.00 SF/YR (NNN)

2111 S 67TH STREET, OMAHA, NE 68106



INVESTORS
REALTY INC.

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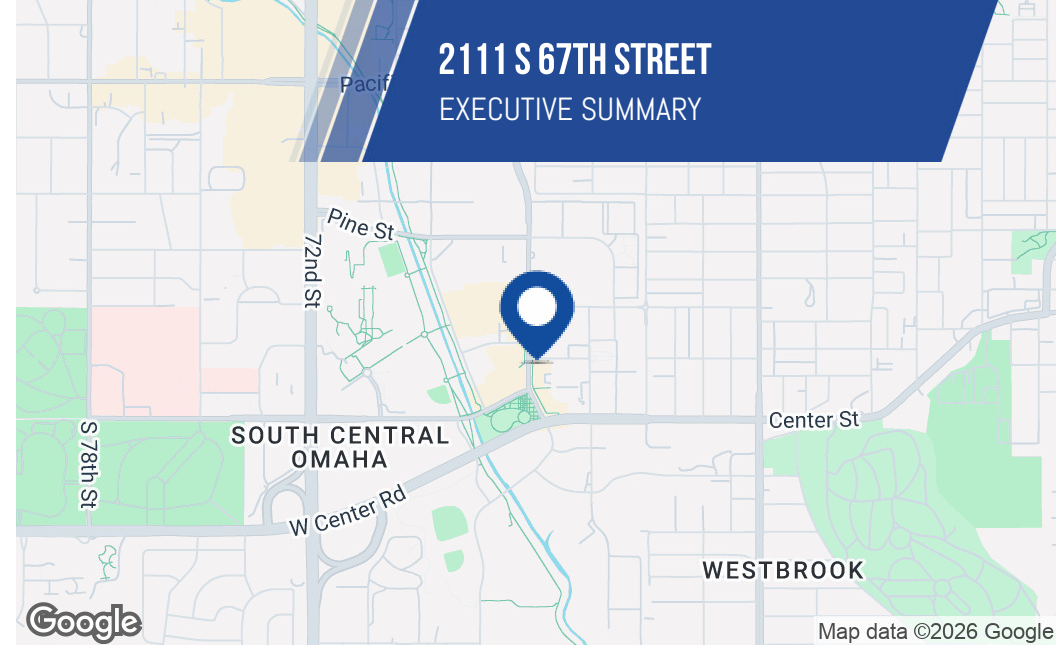


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2111 S 67TH STREET

EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$23.00 SF/YR NNN
Est. Op. Exp.	\$17.16 SF/YR
Available SF:	6,285 SF
Building Size:	120,078 SF
Property Type:	Office Building
Year Built:	2008

PROPERTY OVERVIEW

Move-in ready, second-generation office space with a mix of private offices, open workspace, and conference areas—all within walking distance to Aksarben Village amenities and featuring the convenience of free covered garage parking.

PROPERTY HIGHLIGHTS

- Rare second-generation office space offering walkable access to all Aksarben Village amenities, plus the convenience of free covered garage parking.
- Suite 120: Flexible floor plan includes a mix of private offices, open workspace, conference rooms, and a large training room ideal for collaborative use.

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BUILDING INFORMATION

Building Size	120,078 SF
Min Divisible	6,285 SF
Max Contiguous	6,285 SF
Number Of Floors	4
Year Built	2008

PARKING & TRANSPORTATION

Parking Description	4:1,000 surface, additional garage parking
Parking Ratio	4.0
Parking Type	Surface
Street Parking	Yes
Traffic Count	45,100 - 60th & Center St (2021 AADT)

SITE INFORMATION

Cross-Streets	67th & Frances Street
County	Douglas
Location Description	67th & Frances Street

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

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Available SF	6,285 SF
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,272	104,351	298,333
Total Households	5,740	45,881	123,506
Average HH Income	\$78,630	\$97,003	\$85,154

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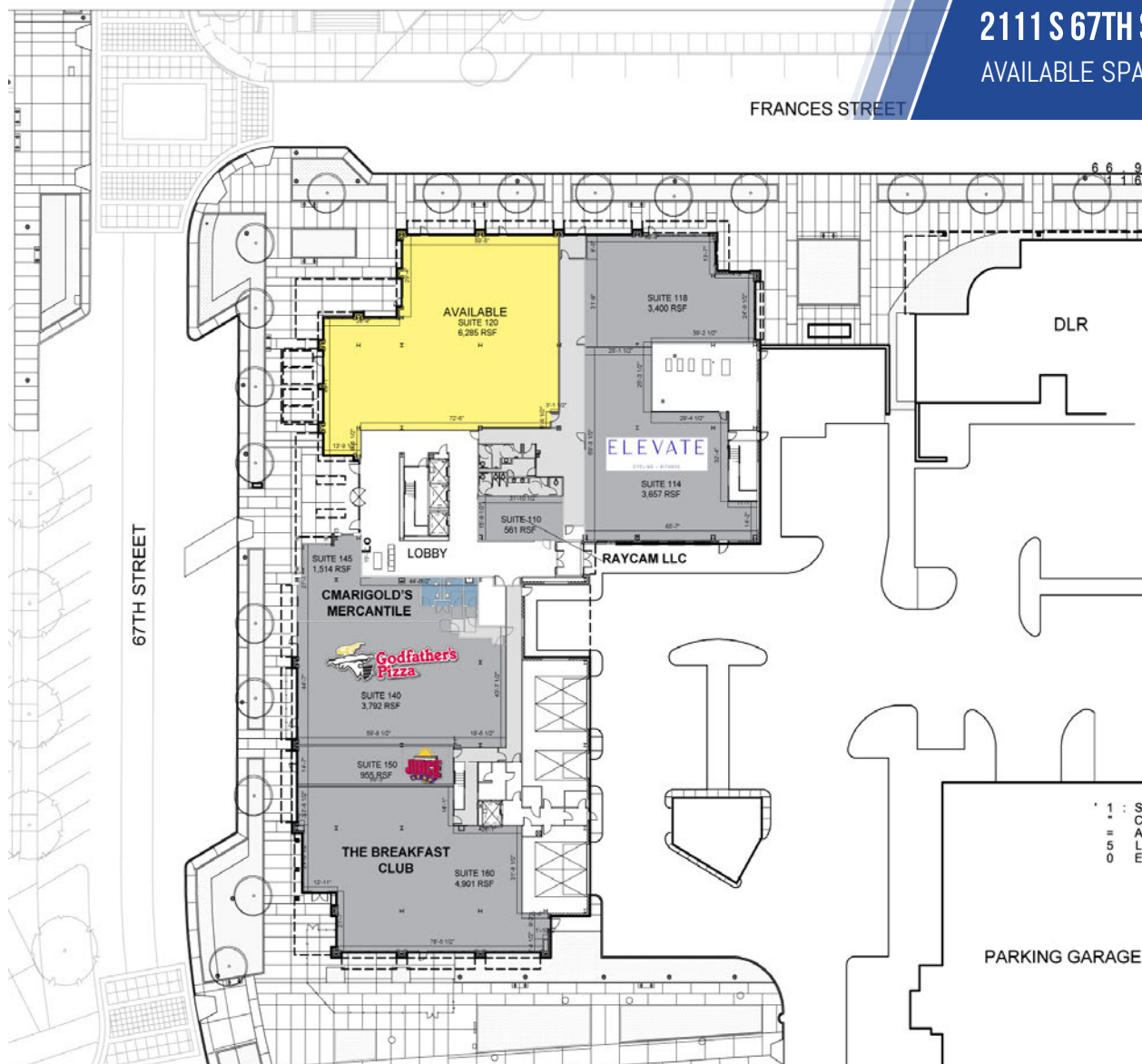
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AVAILABLE SPACES



AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
Suite 120	6,285 SF	\$23.00 SF/yr (NNN)	\$17.16	\$21,033.80

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AKSARBEN VILLAGE RETAILER MAP



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ADDITIONAL PHOTOS



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