

# MILLENNIUM PLAZA

5,311 SF | \$24.00 SF/YR (NNN)

15858 W DODGE RD, OMAHA, NE 68118



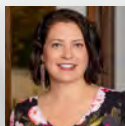
**INVESTORS  
REALTY INC.**



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## OFFERING SUMMARY

|                |                          |
|----------------|--------------------------|
| LEASE RATE:    | <b>\$24.00 SF/YR NNN</b> |
| Est. Op. Exp.  | \$12.05 SF/YR            |
| Available SF:  | 5,311 SF                 |
| Building Size: | 50,600 SF                |
| Property Type: | Office Building          |
| Year Built:    | 2003                     |
| Zoning:        | LC-ACI-4(PL)             |

## PROPERTY OVERVIEW

Class A building with second generation improvements along West Dodge Road.

## PROPERTY HIGHLIGHTS

- Multiple private offices, conference room, kitchenette and outdoor patio
- Onsite amenities include a fitness facility, indoor running track, underground parking with vehicle charging stations, executive board room and employee lounge
- Excellent visibility to Dodge Street
- Monument signage available
- Backup generator onsite

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15858 W DODGE RD, OMAHA, NE 68118

## BUILDING INFORMATION

|                  |           |
|------------------|-----------|
| Building Size    | 50,600 SF |
| Min Divisible    | 5,311 SF  |
| Max Contiguous   | 5,311 SF  |
| Number Of Floors | 3         |
| Year Built       | 2003      |

## PARKING & TRANSPORTATION

|              |                         |
|--------------|-------------------------|
| Parking Type | Surface and Underground |
|--------------|-------------------------|

## SITE INFORMATION

|                      |                                                             |
|----------------------|-------------------------------------------------------------|
| Cross-Streets        | 156th & West Dodge Rd                                       |
| County               | Douglas                                                     |
| Zoning               | LC-ACI-4(PL)                                                |
| Lot Size             | 120,690 SF                                                  |
| Number Of Buildings  | 1                                                           |
| Location Description | Northwest corner fronting West Dodge Road and 156th Street. |

## UTILITIES & AMENITIES

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

## OFFERING SUMMARY

|               |                   |
|---------------|-------------------|
| LEASE RATE    | \$24.00 SF/YR NNN |
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| Available SF  | 5,311 SF          |
| Property Type | Office Building   |

## DEMOGRAPHICS

| POPULATION        | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Population  | 12,005    | 86,308    | 234,750   |
| Total Households  | 4,306     | 33,422    | 90,522    |
| Average HH Income | \$159,103 | \$146,662 | \$140,174 |

## AVAILABLE SPACES

| SPACE     | SIZE     | LEASE RATE          | EST. OP. EXP. | EST. TOTAL / MO. |
|-----------|----------|---------------------|---------------|------------------|
| Suite 230 | 5,311 SF | \$24.00 SF/yr (NNN) | \$12.05       | \$15,955.13      |

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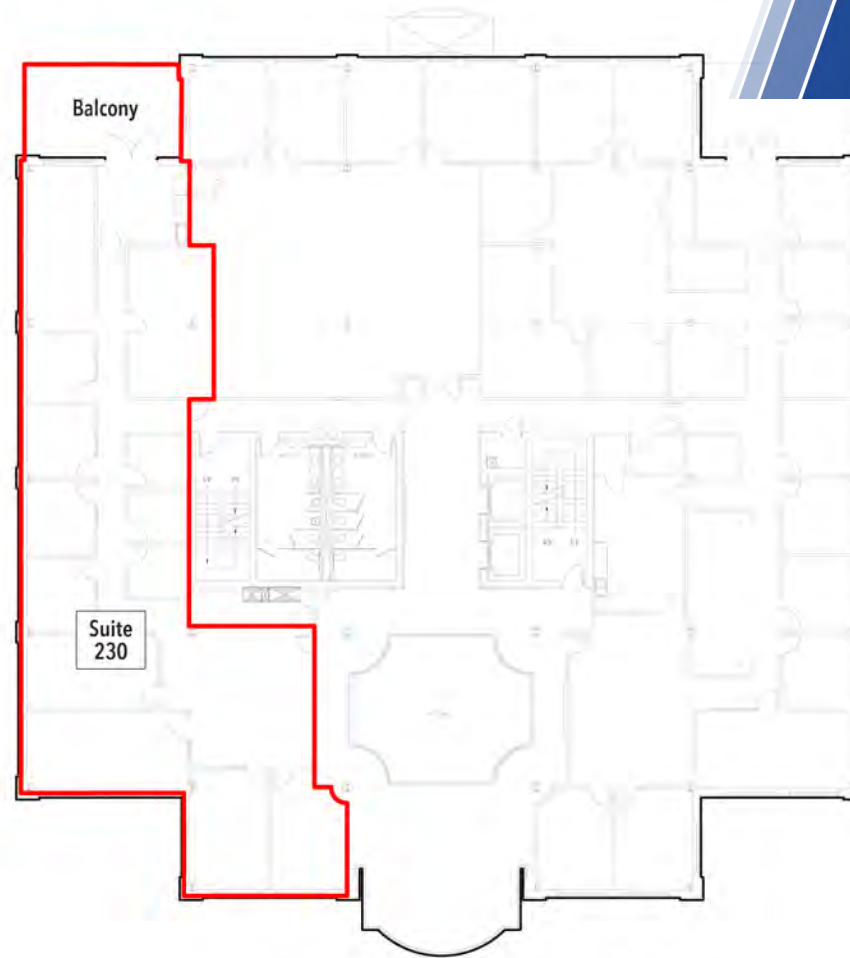
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**SECOND LEVEL FLOOR PLAN****AVAILABLE SPACES**

| SPACE     | SIZE     | LEASE RATE          | EST. OP. EXP. | EST. TOTAL / MO. |
|-----------|----------|---------------------|---------------|------------------|
| Suite 230 | 5,311 SF | \$24.00 SF/yr (NNN) | \$12.05       | \$15,955.13      |

15858 W DODGE RD

LOCATION MAP



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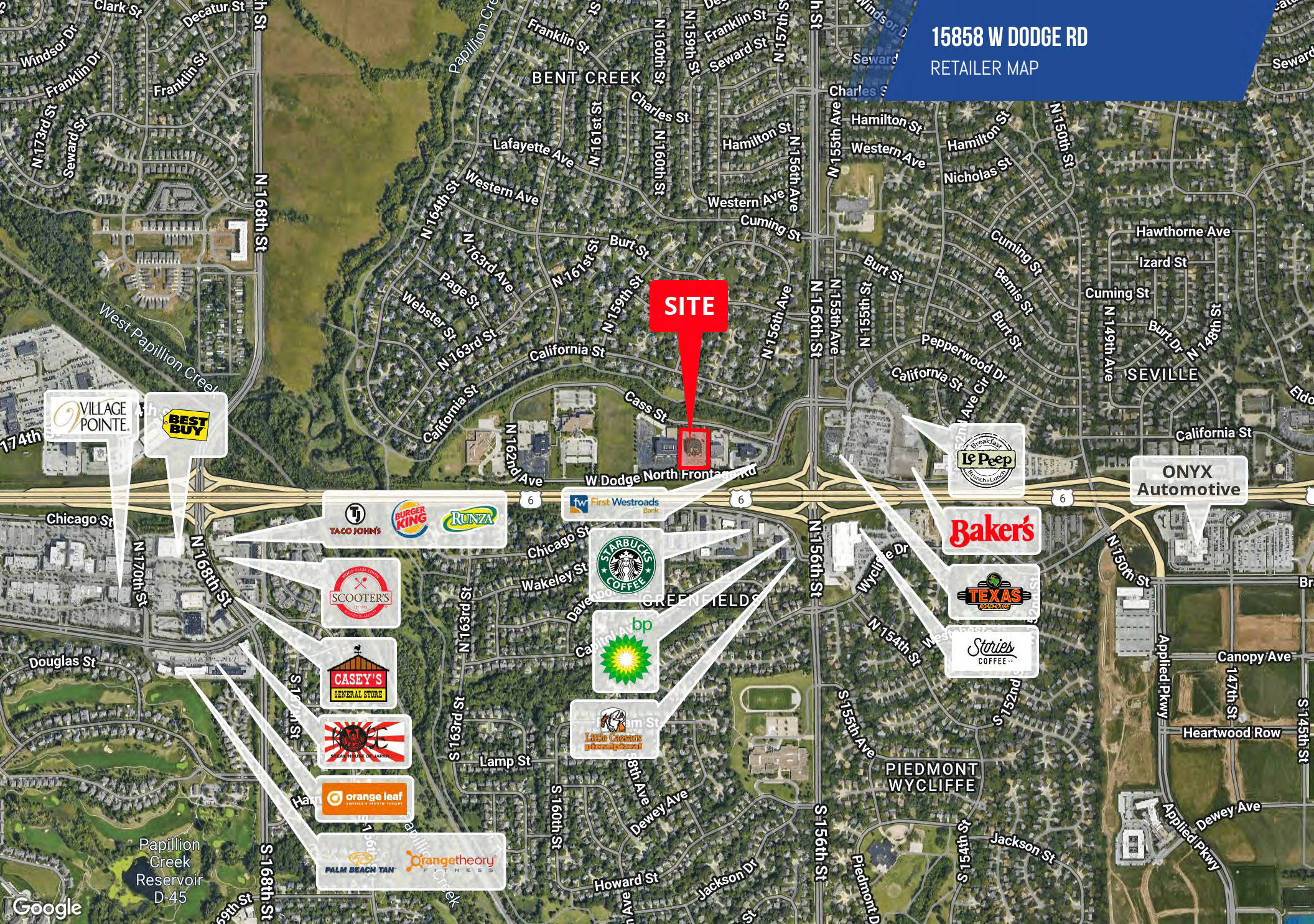
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**15858 W DODGE RD**  
RETAILER MAP



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ADDITIONAL PHOTOS



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SUITE 230

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