

MCNEIL PLACE

3,182 SF | \$14.50 SF/YR (NNN)

4602-66 S 132ND STREET, OMAHA, NE 68137

YOUR NAME HERE

INVESTORS
REALTY INC.

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OFFERING SUMMARY

LEASE RATE:	\$14.50 SF/YR NNN
Est. Op. Exp.	\$3.93 SF/YR
Available SF:	3,182 SF
Building Size:	40,367 SF
Property Type:	Office Building
Year Built:	1989
Zoning:	GI

PROPERTY OVERVIEW

Excellent visibility to L Street, featuring private offices and open space.

PROPERTY HIGHLIGHTS

- Northwest corner of 132nd and L Street, directly west of L Street Marketplace with excellent visibility.
- Building signage available with visibility to L street and 132nd street.
- Direct interstate access via L Street
- Current floorplan consists of multiple private offices, conference room, kitchenette and a 10 ft roll up door. Ideal for office or retail user.

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BUILDING INFORMATION

Building Size	40,367 SF
Min Divisible	3,182 SF
Max Contiguous	3,182 SF
Ceiling Height	8 ft
Number Of Floors	1
Year Built	1989
Year Last Renovated	1997
Construction Status	Existing
Restrooms	1 set / bay
HVAC	RTU

PARKING & TRANSPORTATION

Parking Description	Individual stalls
Parking Type	Structure
Traffic Count	89,706 132nd & L (2018)

SITE INFORMATION

Cross-Streets	132nd & L
County	Douglas
Zoning	GI
Lot Size	3.33 Acres
Location Description	NWC 132nd & L Street with high traffic counts and excellent visibility.

UTILITIES & AMENITIES

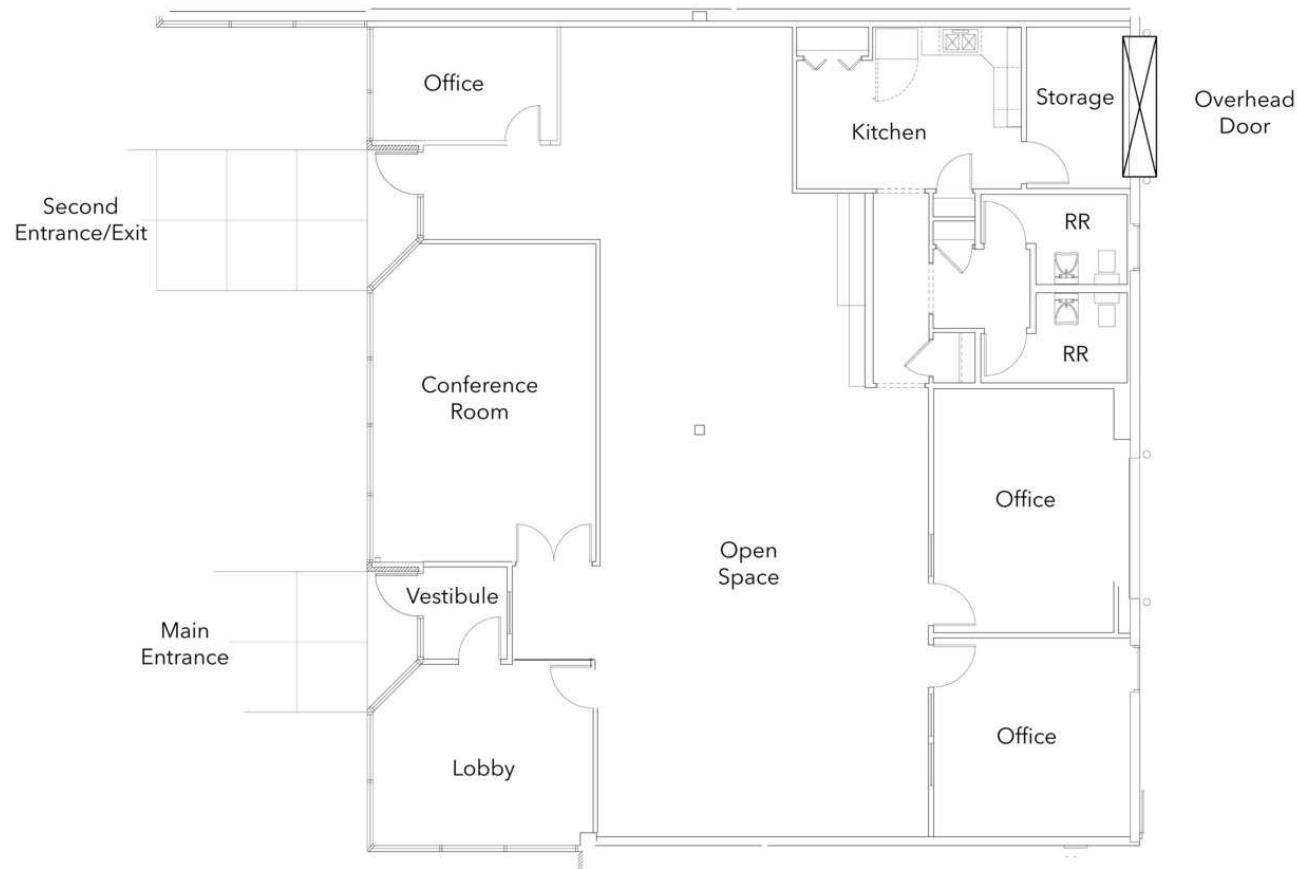
Power Description	OPPD
Gas Description	MUD

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DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,353	209,089	560,981
Total Households	2,640	82,735	221,040
Average HH Income	\$60,391	\$88,660	\$81,555



AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP	EST. TOTAL / MO.
4630 - 4638	3,182 SF	\$14.50 SF/yr (NNN)	\$3.93	\$4,887.02

4602-66 S 132ND STREET

AERIAL MAP

**BUILDING SIGNAGE
VISIBLE FROM L STREET**

S 132nd St

Industrial Rd

L St

Millard Ave

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RETAILER MAP



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