

13310 - 13322 | STREET

3,300 SF | \$9.50 SF/YR (NNN)

13310 - 13322 | STREET, OMAHA, NE 68137

YOUR NAME HERE

**INVESTORS
REALTY INC.**



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13310 - 13322 I STREET

EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$9.50 SF/YR NNN
Est. Op. Exp.	\$4.10 SF/YR
Available SF:	3,300 SF
Building Size:	17,891 SF
Property Type:	Office Building
Year Built:	1987

PROPERTY OVERVIEW

Office space for lease

PROPERTY HIGHLIGHTS

- Functional layout featuring a mix of private offices and open workspace
- Prime location near 132nd & L Street with convenient access to major thoroughfares
- Features additional finished second-floor space at no additional cost.

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YOUR NAME HERE

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OMAHA, NE 68137

BUILDING INFORMATION

Building Size	17,891 SF
Min Divisible	3,300 SF
Max Contiguous	3,300 SF
Year Built	1987

PARKING & TRANSPORTATION

Parking Type	Surface
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SITE INFORMATION

Cross-Streets	133rd & I Street
County	Douglas
Lot Size	1.1 Acres
Location Description	Off of 133rd & I Street

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

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Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,483	87,611	244,842
Total Households	3,188	35,307	98,828
Average HH Income	\$81,682	\$112,748	\$124,336

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
13322	3,300 SF	\$9.50 SF/yr (NNN)	\$4.10	\$3,740.00

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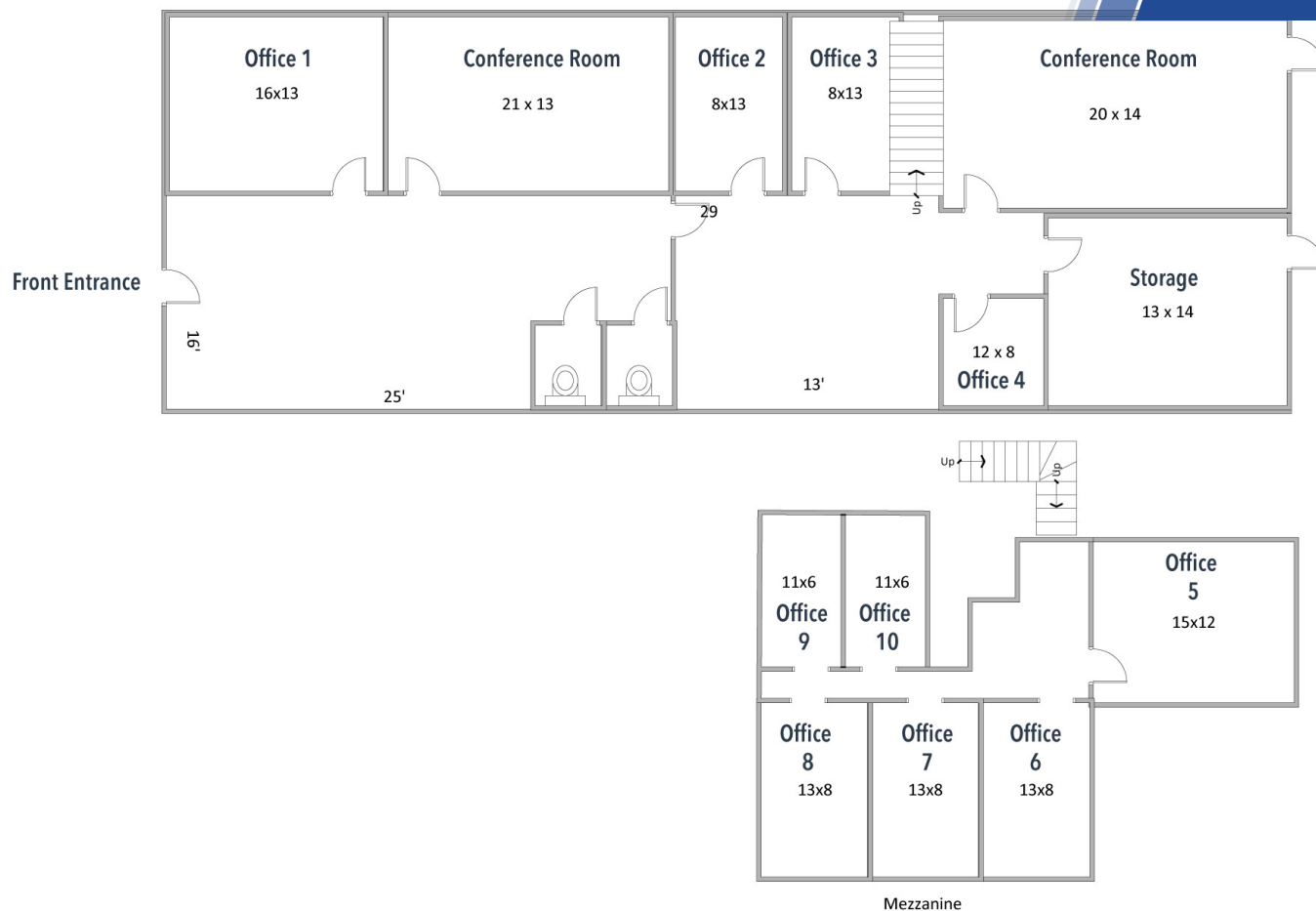
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13322

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AVAILABLE SPACE



Finished second floor bonus space.
No rent or operating expenses
charged on second floor.

AVAILABLE SPACES

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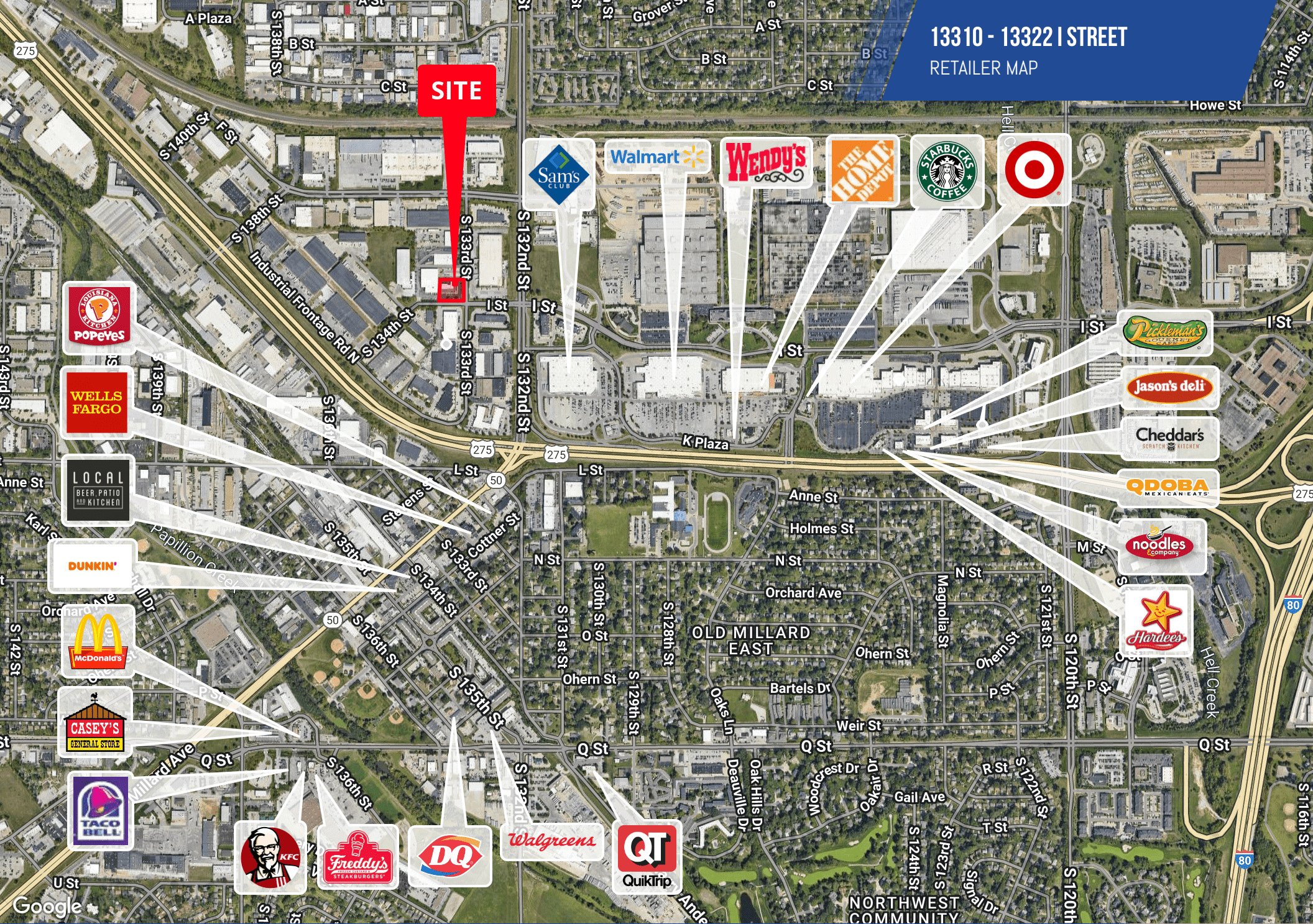
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13310 - 13322 I STREET RETAILER MAP



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