

PARK VIEW PROFESSIONAL

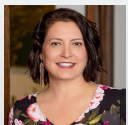
1,965 - 4,416 SF | \$13.50 SF/YR (NNN)

1055 N 115TH ST, OMAHA, NE 68154



**INVESTORS
REALTY INC.**

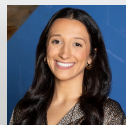
WWW.INVESTORSOMAHA.COM



JEANETTE WEBER, MPA, SIOR, CPM

402.658.5531

jweber@investorsomaha.com

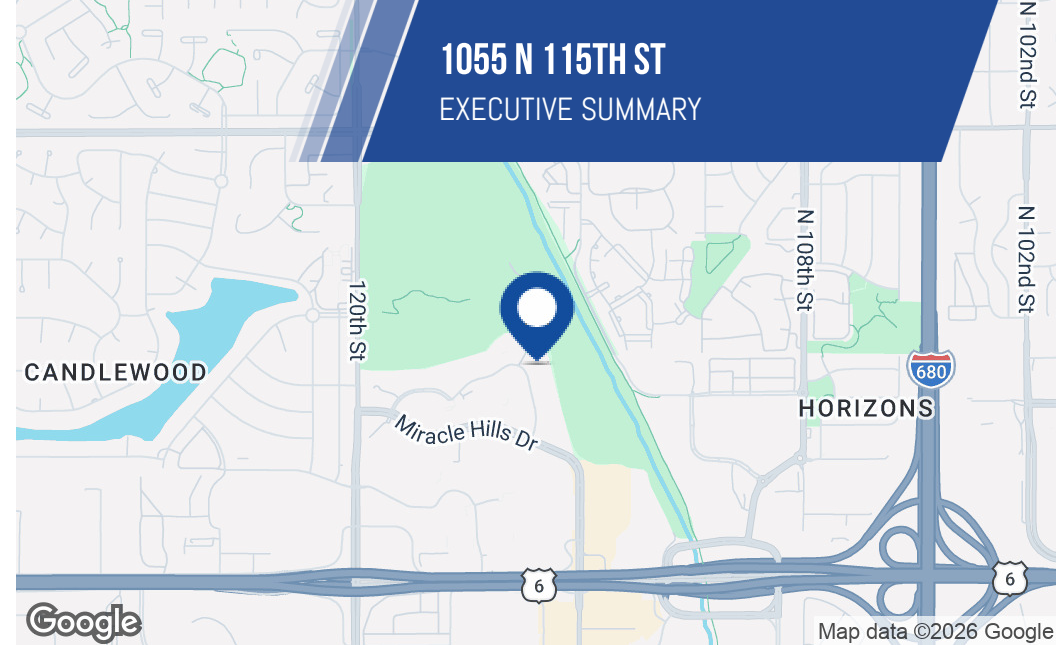


RILEY MILLER

402.672.5912

rmiller@investorsomaha.com





OFFERING SUMMARY

LEASE RATE:	\$13.50 SF/YR NNN
Est. Op. Exp.	\$8.75 SF/YR
Available SF:	1,965 - 4,416 SF
Building Size:	28,469 SF
Property Type:	Office Building
Year Built:	1985
Zoning:	G0

PROPERTY OVERVIEW

Sublease opportunity in Miracle Hills Business Park at 1055 N 115th Street, offering an efficient layout ideal for a variety of office users seeking a shorter-term lease.

PROPERTY HIGHLIGHTS

- Flexible layout with a combination of private offices, open workspace, and kitchenette
- Excellent natural light with windows throughout the suite
- Lease term available through April 30, 2027
- Prime location with easy access to 120th Street, 114th Street, West Dodge Road, and I-680
- Operating Expenses include utilities. Tenant is responsible for janitorial services within the Premises

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BUILDING INFORMATION

Building Size	28,469 SF
Min Divisible	1,965 SF
Max Contiguous	4,416 SF
Number Of Floors	3
Year Built	1985

PARKING & TRANSPORTATION

Parking Type	Surface
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SITE INFORMATION

Cross-Streets	115th & Pacific
County	Douglas
Zoning	G0
Lot Size	65,237 SF
Number Of Buildings	1
Location Description	115th & Pacific

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,617	93,018	246,903
Total Households	5,953	40,657	104,245
Average HH Income	\$82,616	\$113,226	\$114,669

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
Suite 100 (SUBLEASE)	4,416 SF	\$13.50 SF/yr (NNN)	\$8.75	\$8,188.00	Sublease expires 04/30/2027

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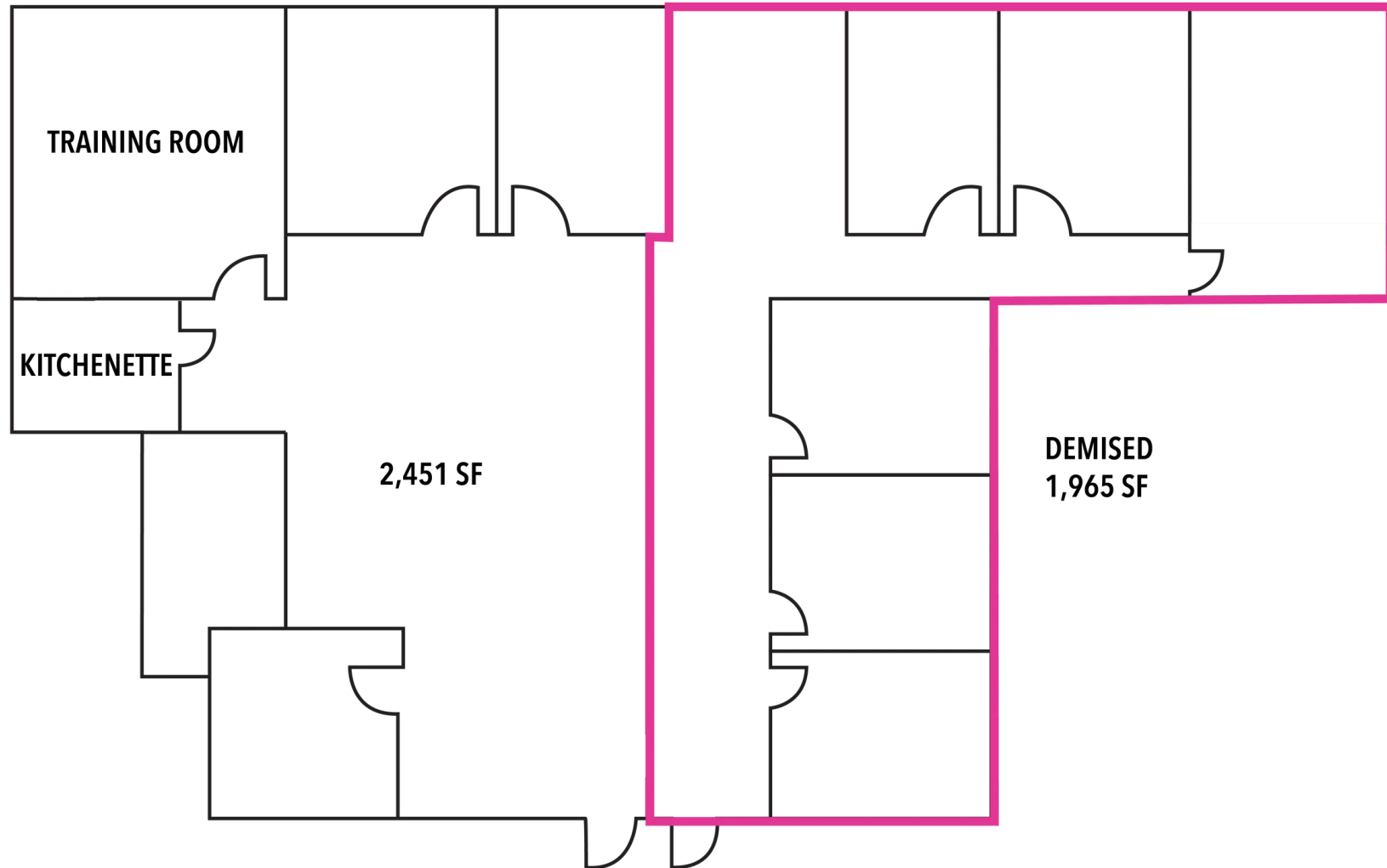
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(Not to Scale)

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1055 N 115TH ST

SITE MAP



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1055 N 115TH ST
RETAILER MAP

SITE

**Miracle Hills
Golf Course**



**Taxi's Grille
& Bar**

**Roast
Coffeehouse**



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