

For Sale

## Office Building

6,222 SF

533 N 86th Street | Omaha, NE 68144

\$1,250,000

### Property Features

- Located on an approximately 2 acre arboretum site with walking paths and an outdoor meeting area
- Seven large private offices
- Kitchenette located on each level
- Large and small conference rooms
- Beautiful office furniture available for sale

13321 California Street, Suite 105  
Omaha, NE 68154  
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### Building Details

|                     |            |
|---------------------|------------|
| Building Size       | 6,222 SF   |
| Tenancy             | Single     |
| Building Class      | B          |
| Number of Floors    | 2          |
| Year Built          | 1936       |
| Year Renovated      | 2006       |
| Construction Status | Complete   |
| Construction Type   | Wood Frame |
| Sprinkler           | -          |
| Elevator            | One        |
| Restrooms           | Six        |
| HVAC                | Yes        |
| ADA Access          | -          |

### Property Details

|                |                           |
|----------------|---------------------------|
| Lot Size       | 1.97 Acres                |
| Zoning         | LO                        |
| Traffic Count  | 14,362 VPD at 86th & Cass |
| Parking Spaces | 40                        |
| Parking Ratio  | 6.42/1,000 SF             |

### Location Details

|               |                      |
|---------------|----------------------|
| Market        | Omaha/Council Bluffs |
| Submarket     | Central Dodge        |
| County        | Douglas              |
| Cross Streets | 86th & Underwood     |

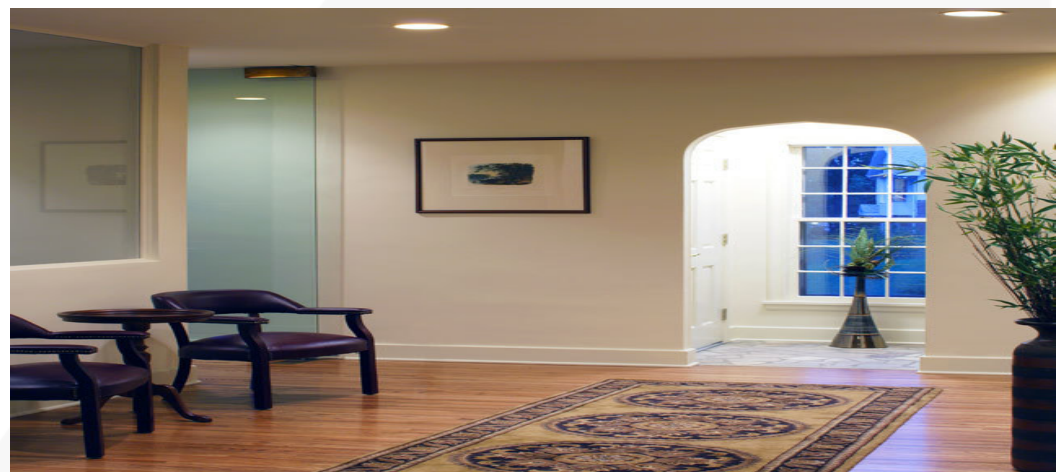
### Demographics

| Demographics      | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------|----------|----------|----------|
| Total Households  | 5,048    | 39,777   | 115,144  |
| Total Population  | 10,362   | 91,629   | 268,930  |
| Average HH Income | \$64,592 | \$69,931 | \$65,329 |





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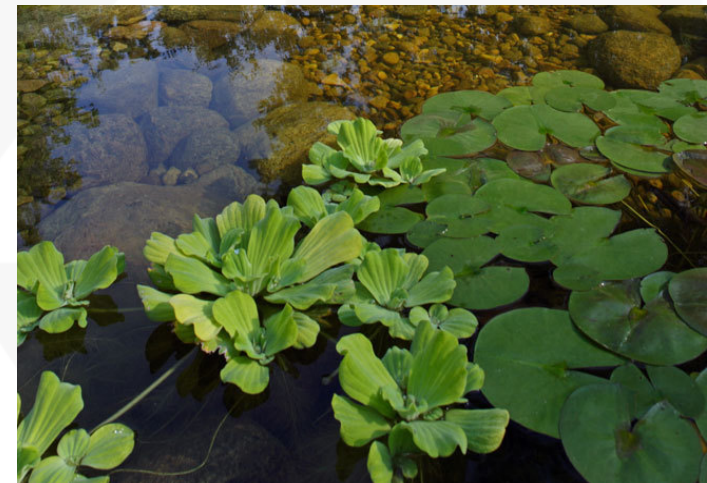
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