



330 N 117th Street | Omaha, NE 68154

Sale: \$3,900,000

Property Features

- Close to 120th & West Dodge Road with access from 114th Street
- Current tenant has two Uninterruptible Power Supply (UPS) units with two back-up generators
- Building has a newer boiler with two back-up boilers; Interior was remodeled in 2015 and includes a fresh food commissary
- 100% Leased to Air Methods Inc. dba Direct Patient Logistics, a tenant since 2012

13321 California Street, Suite 105
Omaha, NE 68154
402 255 6060
nainpdodge.com

Trenton B. Magid
Executive Vice President
402 510 5263
trentonmagid@npdodge.com

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Building Details

Building Size	27,077 SF
Building Class	B
Number of Floors	One
Year Built	1982
Year Renovated	2015
Gross Leaseable Area	27,077 SF
Construction Status	Existing
Construction Type	Masonry
Sprinkler	Yes
Restrooms	Three
HVAC	Full

Property Details

Lot Size	3.6 Acres
Zoning	LO-Limited Office
Parking Spaces	203
Parking Ratio	7.50/1,000 SF

Location Details

Market	Omaha/Council Bluffs
Submarket	Old Mill
County	Douglas
Cross Streets	117th and Burke

Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,720	36,054	98,869
Total Population	10,096	82,718	236,759
Average HH Income	\$74,358	\$83,305	\$79,742

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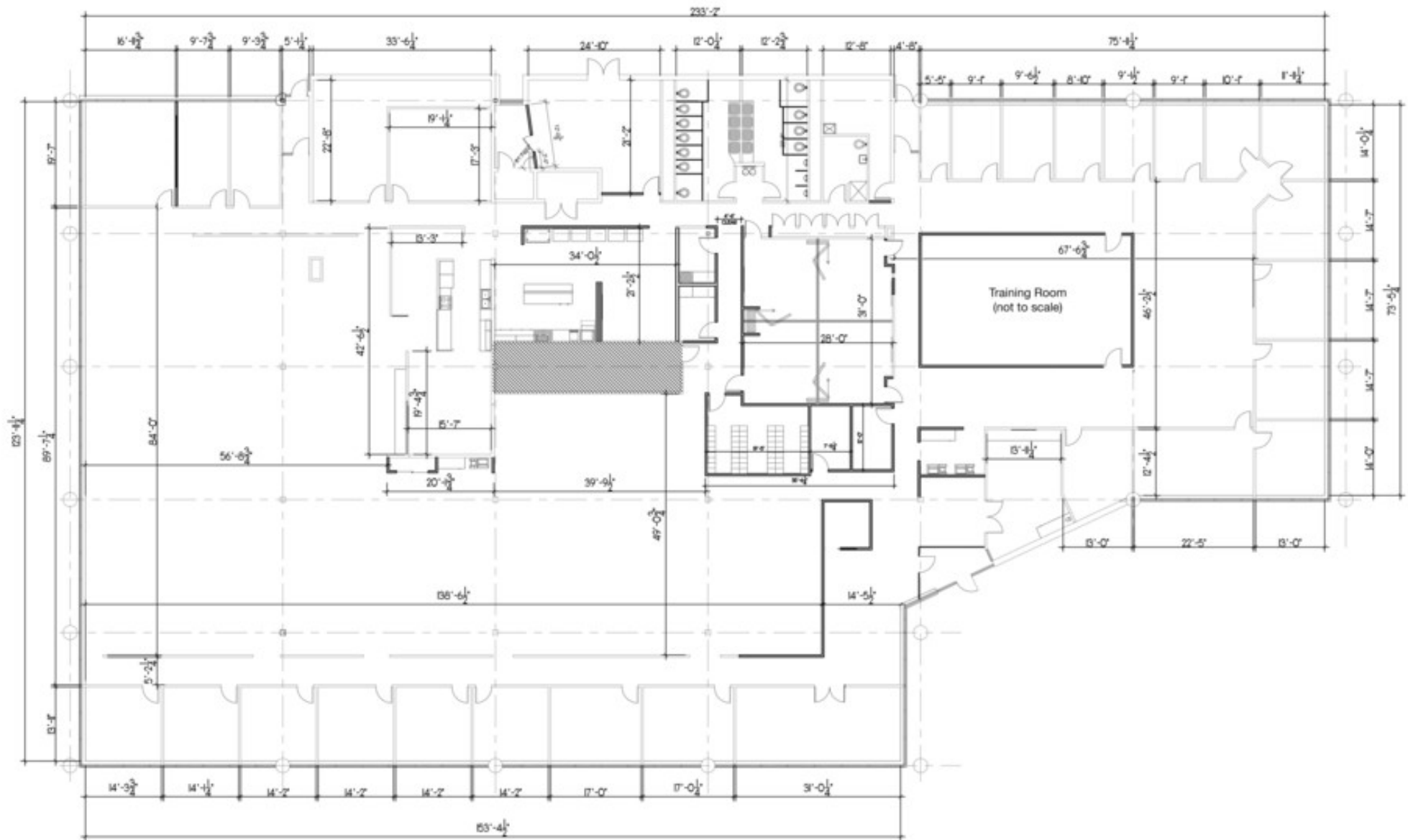
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