

MITCHELL MEDICAL PLAZA

1,557 - 2,158 SF | \$15.25 SF/YR (NNN)

8901 INDIAN HILLS DRIVE, OMAHA, NE 68114



**INVESTORS
REALTY INC.**

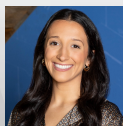
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SITE INFORMATION

Cross-Streets	90th & Indian Hills Drive
County	Douglas
Zoning	G0
Lot Size	1.44 Acres
Location Description	SEC 90th & Indian Hills Drive

PROPERTY HIGHLIGHTS

- Great location at 90th & Dodge
- Quick and easy access to Dodge Street & Interstate 680
- Efficient layout with many private offices with floor to ceiling windows
- Professionally managed building
- All amenities in the immediate area

BUILDING INFORMATION

Building Size	56,813 SF
Min Divisible	1,557 SF
Max Contiguous	2,158 SF
Number Of Floors	3
Average Floor Size	19,474 SF
Year Built	1968
Construction Status	Existing
Exterior Description	Stone and Glass Curtain Wall
Roof	Flat
Restrooms	Common
HVAC	Hot Chilled Water
Elevators	Yes

UTILITIES & AMENITIES

Power	Yes
Gas / Propane	Yes

OFFERING SUMMARY

LEASE RATE	\$15.25 SF/YR NNN
Est. Op. Exp.	\$12.73 SF/YR
Available SF	1,557 - 2,158 SF
Property Type	Office Building

PARKING & TRANSPORTATION

Number Of Spaces	155
Parking Type	Surface
Traffic Count	106,900 - 90th & W Dodge (2018)

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,371	88,667	267,569
Total Households	4,649	38,914	114,946
Average HH Income	\$73,380	\$71,334	\$66,631

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
300A	2,158 SF	\$15.25 SF/yr (NNN)	\$12.73	\$5,031.74
350B	1,557 SF	\$15.25 SF/yr (NNN)	\$12.73	\$3,630.41

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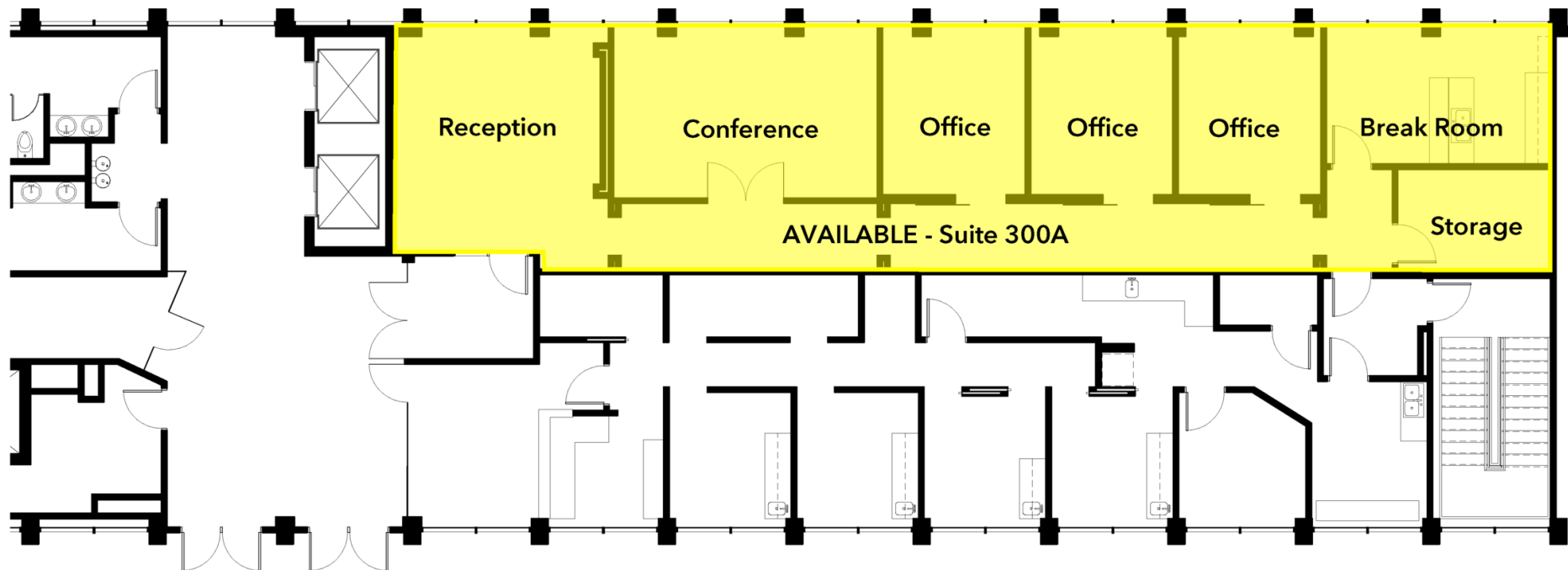
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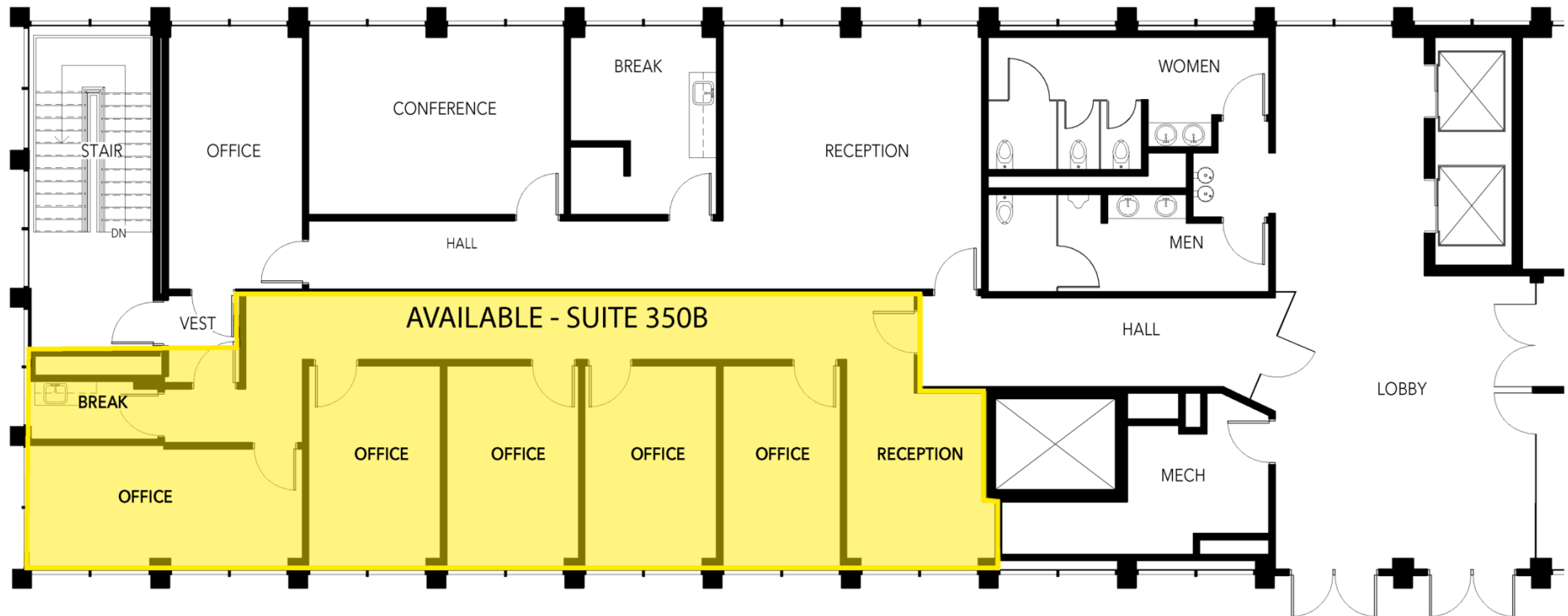
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 1
0.2
THIRD FLOOR - SUITE 350A & 350B
1/8" = 1'-0"

AVAILABLE SPACES

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350B	1,557 SF	\$15.25 SF/yr (NNN)	\$12.73	\$3,630.41

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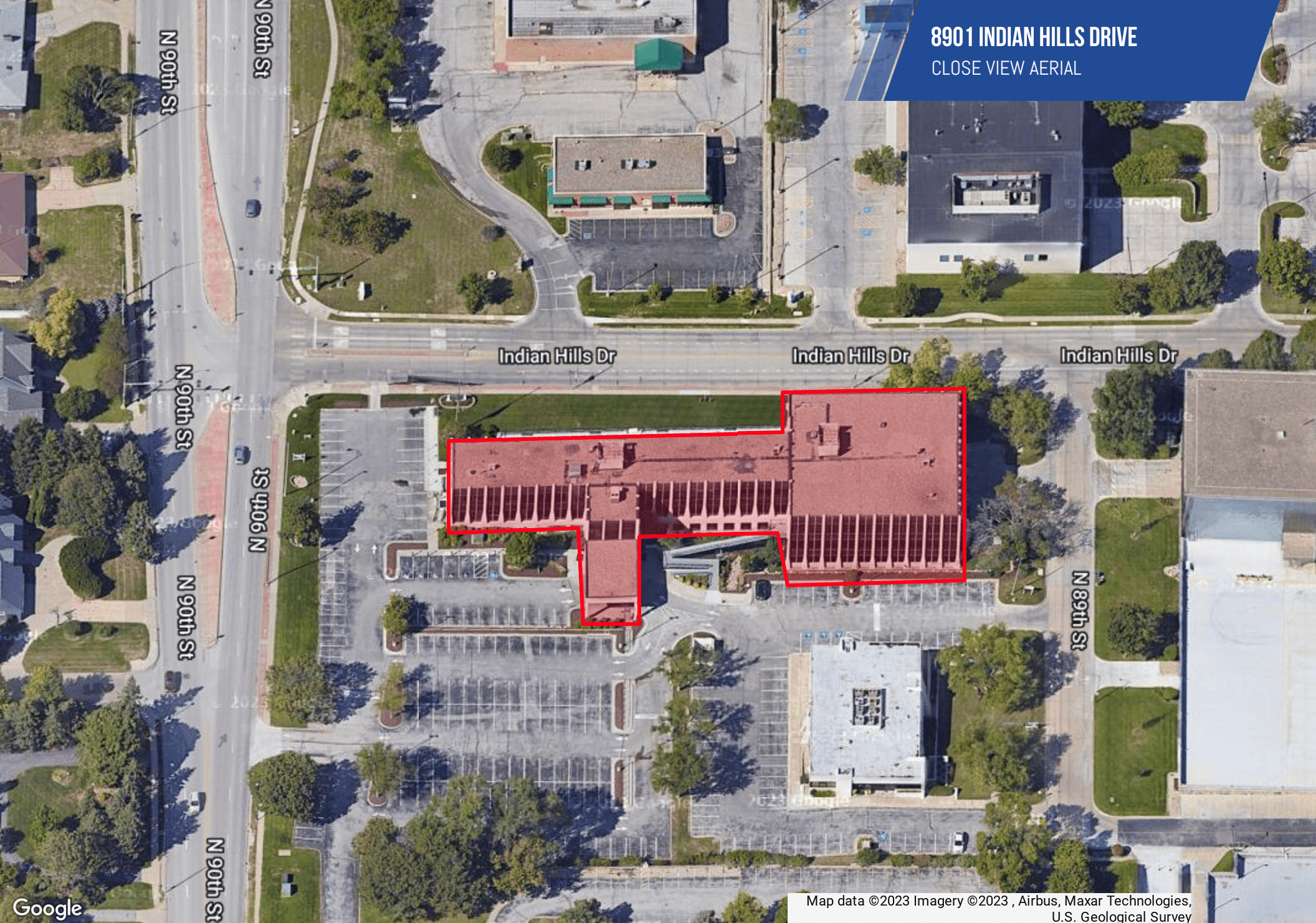
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CLOSE VIEW AERIAL



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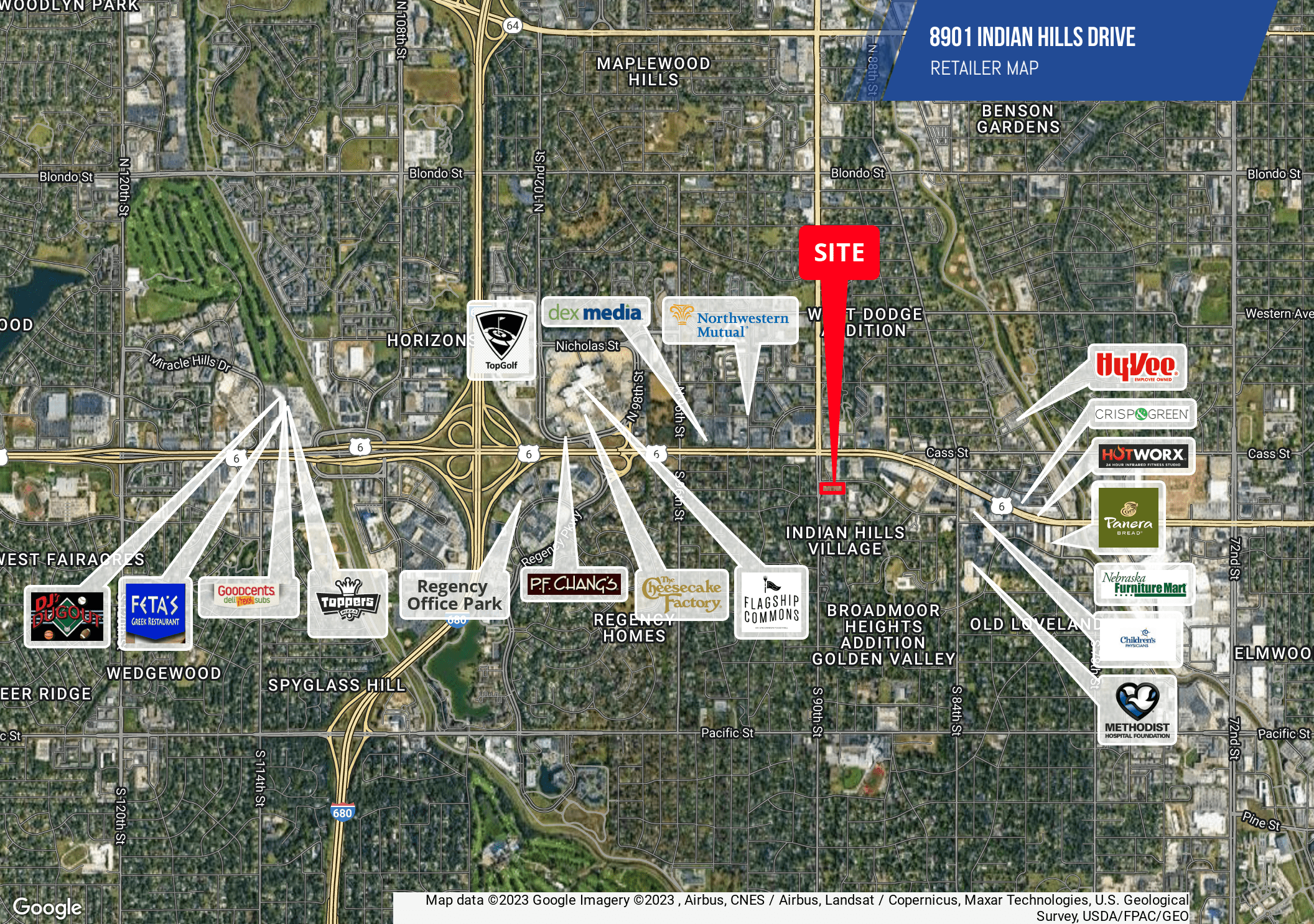
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8901 INDIAN HILLS DRIVE
RETAILER MAP

SITE

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8901 INDIAN HILLS DRIVE
SUITE 350B



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ADDITIONAL PHOTOS



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