

PACIFIC SPRINGS CENTER

1,300 - 10,170 SF | \$20.75 SF/YR (NNN)

17110 MARCY STREET, OMAHA, NE 68118



**INVESTORS
REALTY INC.**

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17110 MARCY STREET

EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$20.75 SF/YR NNN
Est. Op. Exp.	\$10.30 SF/YR
Available SF:	1,300 - 10,170 SF
Building Size:	43,452 SF
Property Type:	Office Building
Year Built:	2007
Zoning:	MU

PROPERTY OVERVIEW

Nice Class A property located near 168th & Pacific Street.

PROPERTY HIGHLIGHTS

- Abundant windows allowing for natural light throughout office spaces
- Golf course views
- Minutes from West Dodge Expressway
- All amenities nearby - minutes from Legacy, Lakeside, and Village Pointe
- Ideal for any business looking to locate in a dense suburban population

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BUILDING INFORMATION

Building Size	43,452 SF
Min Divisible	1,300 SF
Max Contiguous	10,170 SF
Number Of Floors	3
Year Built	2007
Construction Status	Existing
Roof	Flat
Restrooms	2 Per Floor
HVAC	Heat Pump System
Elevators	Hydraulic Passenger

PARKING & TRANSPORTATION

Parking Ratio	5.3
Number Of Spaces	231
Parking Type	Surface
Traffic Count	40,500 - 169th & Pacific (2018)

SITE INFORMATION

Cross-Streets	169th & Marcy
County	Douglas
Zoning	MU
Lot Size	36.76 Acres
Location Description	Class "A" Building in a great location

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,552	67,451	173,110
Average Age	39.9	36.6	35.6
HOUSEHOLDS			
Total Households	3,174	23,612	62,117
People Per HH	2.7	2.9	2.8
Average HH Income	\$113,123	\$117,580	\$104,502
Average HH Value	\$275,323	\$255,067	\$233,117

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AVAILABLE SPACES SUMMARY



SPACE	SIZE	LEASE RATE	EST OP EXP	EST TOTAL / MO	COMMENTS
Suite 100	10,170 SF	\$20.75 (NNN)	\$10.30	\$26,314.88	Furniture is negotiable.
Suite 103	2,688 SF	\$20.75 (NNN)	\$10.30	\$6,955.20	Space can be demised to 1,300 square feet
Suite 110	2,085 SF	\$20.75 (NNN)	\$10.30	\$5,394.94	Space is available March 1, 2024.

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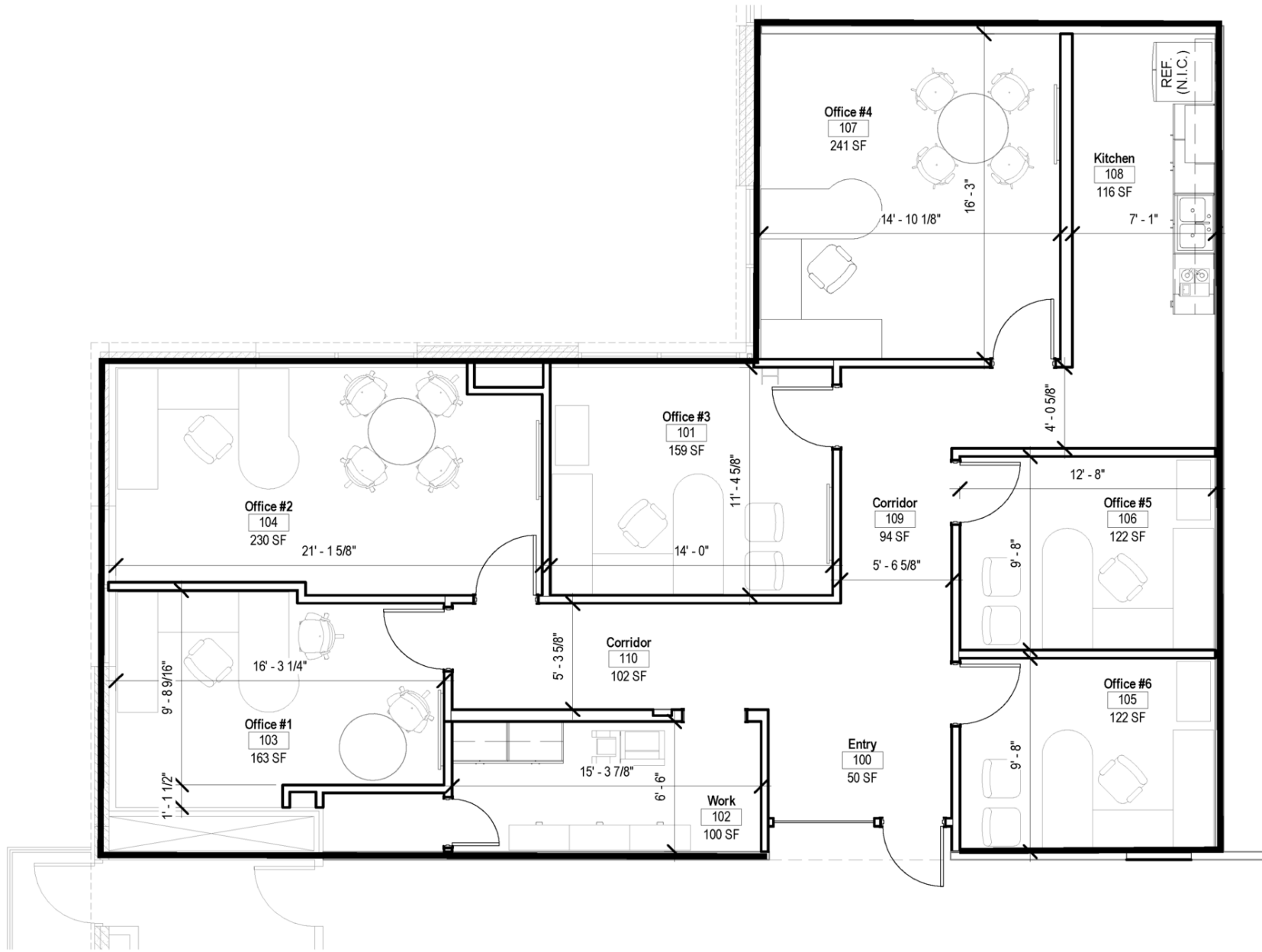
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PACIFIC SPRINGS VISTA OFFICE PARK

Pacific Springs Vista Office Park

- 1 Methodist HQ
- 2 La Casa Pizzeria
- 3 Pilot Travel Centers
- 4 Mick Law PC LLO
- 5 Pacific Springs Center II
- 6 One Pacific Springs
- 7 Pacific Springs Center
- 8 Village Pointe Oral Surgery & Dental
- 9 Pacific Springs Vista



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RETAILER MAP



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ADDITIONAL PHOTOS



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