

810 S 169TH ST

10,285 SF | NEGOTIABLE

810 S 169TH ST, OMAHA, NE 68118



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OFFERING SUMMARY

LEASE RATE:	NEGOTIABLE
Est. Op. Exp.	\$7.81 SF/YR
Available SF:	
Building Size:	10,285 SF
Property Type:	Office Building
Year Built:	2006
Zoning:	MU

PROPERTY OVERVIEW

Single tenant building for sublease

PROPERTY HIGHLIGHTS

- Unique single tenant opportunity with modern improvements
- Move-in ready space. Furniture available for purchase.
- Over sized patio overlooking the golf course provides an unconventional work area and entertainment space
- Great natural light throughout the building
- Fine dining and shopping amenities in immediate area
- Sublease expires October 31, 2024

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BUILDING INFORMATION

Building Size	10,285 SF
Min Divisible	SF
Max Contiguous	SF
Number Of Floors	1
Year Built	2006

PARKING & TRANSPORTATION

Parking Description	Individual stalls on-site that include handicap parking
Parking Ratio	6.7
Number Of Spaces	69
Parking Type	Surface
Traffic Count	23,320 - 169th & Pacific (2019)

SITE INFORMATION

Cross-Streets	169th & Pacific St
County	Douglas
Zoning	MU
Lot Size	1.55 Acres
Location Description	Near 169th & Pacific St

UTILITIES & AMENITIES

Power	Yes
Gas / Propane	Yes
Security Guard	N/A

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,931	69,016	176,886
Average Age	39.6	36.7	35.7
HOUSEHOLDS			
Total Households	3,268	24,219	63,696
People Per HH	2.7	2.8	2.8
Average HH Income	\$113,995	\$116,433	\$103,977
Average HH Value	\$277,800	\$250,789	\$233,112

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
810 (SUBLEASE)	10,285 SF	\$19.00 SF/yr (NNN)	\$7.81	\$22,978.40	Utilities included in CAM. Janitorial services paid separately.

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AVAILABLE SPACES

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AERIAL MAP



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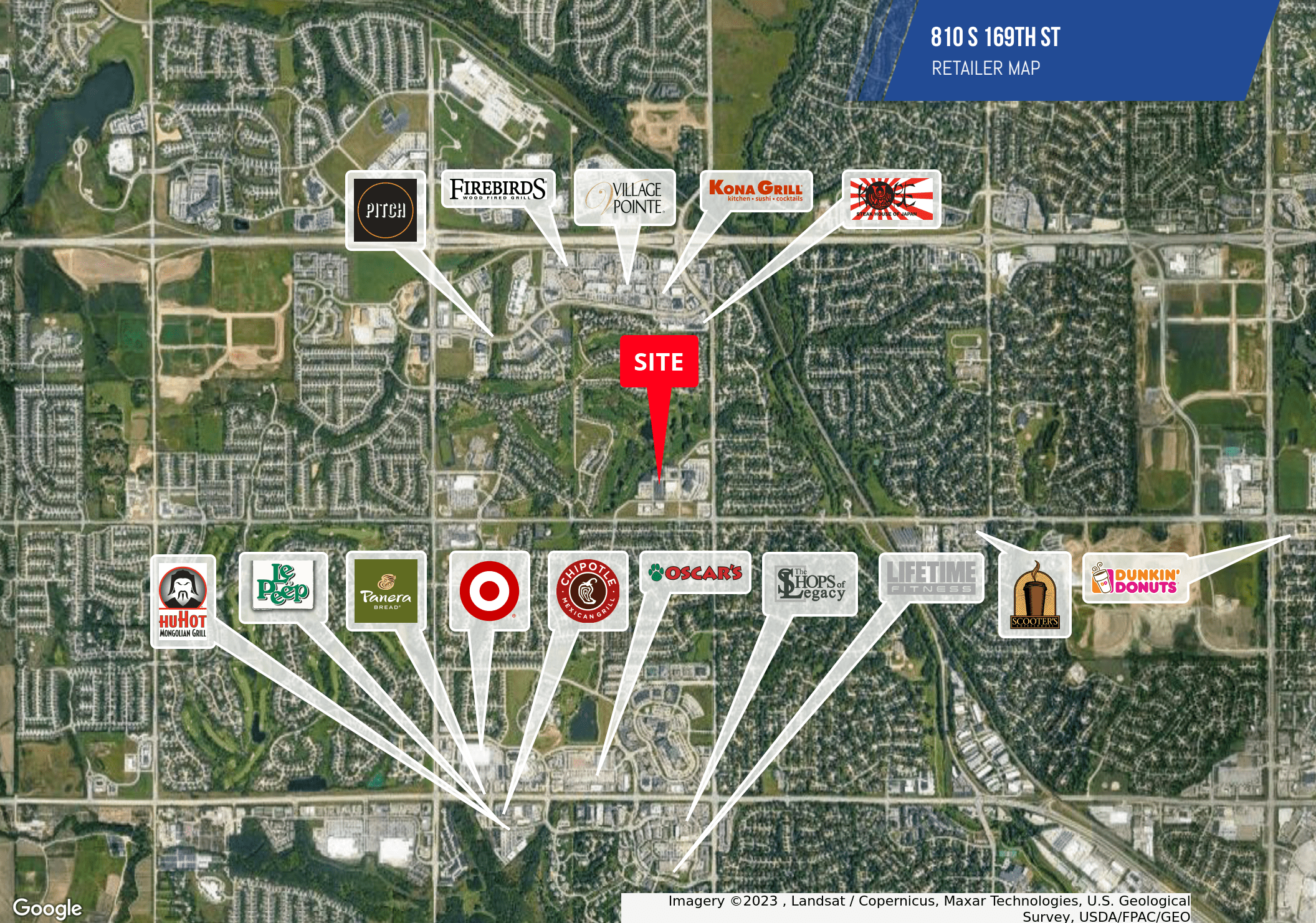
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RETAILER MAP



SITE



Google

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810 S 169TH ST
ADDITIONAL PHOTOS



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