

# WESTIN BUILDING

15,309 SF | NEGOTIABLE

11808 W CENTER RD, OMAHA, NE 68144



**INVESTORS**  
REALTY INC.

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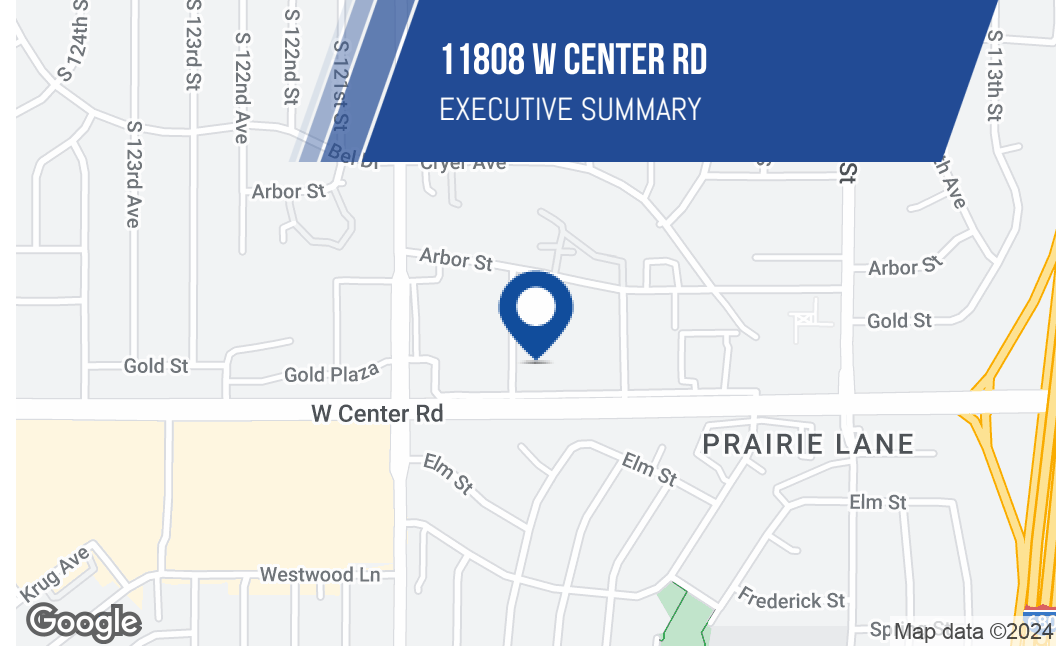


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## 11808 W CENTER RD

### EXECUTIVE SUMMARY

#### OFFERING SUMMARY

LEASE RATE:	NEGOTIABLE
Available SF:	
Building Size:	15,309 SF
Property Type:	Office Building
Year Built:	1976
Zoning:	G0

#### PROPERTY OVERVIEW

Join Westin Foods, First State Bank, and Erftmier Law in this beautifully landscaped building with fantastic natural light throughout and shared building amenities.

#### PROPERTY HIGHLIGHTS

- Centrally located office space minutes from I-680 via W. Center Road
- Current floor plan consists of four offices all with extra-large exterior windows
- Building amenities include a shared kitchen and conference room available at no additional charge

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# WESTIN BUILDING

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## BUILDING INFORMATION

Building Size	15,309 SF
Min Divisible	SF
Max Contiguous	SF
Number Of Floors	1
Year Built	1976
Year Last Renovated	2019

## PARKING & TRANSPORTATION

Parking Description	Individual stalls
Parking Ratio	5.68
Number Of Spaces	87
Parking Type	Individual stalls
Traffic Count	49,147 W Center Rd & S 120th St (2018)

## SITE INFORMATION

Cross-Streets	S 119th & W Center Rd
County	Douglas
Zoning	GO
Lot Size	2.48 Acres
Location Description	Highly visible location on the corner of S 119th St and W Center Road

## UTILITIES & AMENITIES

Utilities Description	Janitorial services are not included in the full-service lease
Power	N/A
Gas / Propane	N/A
Security Guard	N/A

## OFFERING SUMMARY

LEASE RATE	NEGOTIABLE
Available SF	
Property Type	Office Building

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,830	76,800	236,588
Total Households	4,457	33,233	99,539
Average HH Income	\$81,011	\$84,116	\$78,735

## AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
1st Floor	1,467 SF	\$21.00 SF/yr (Full Service)	\$2,567.25

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AVAILABLE SPACES

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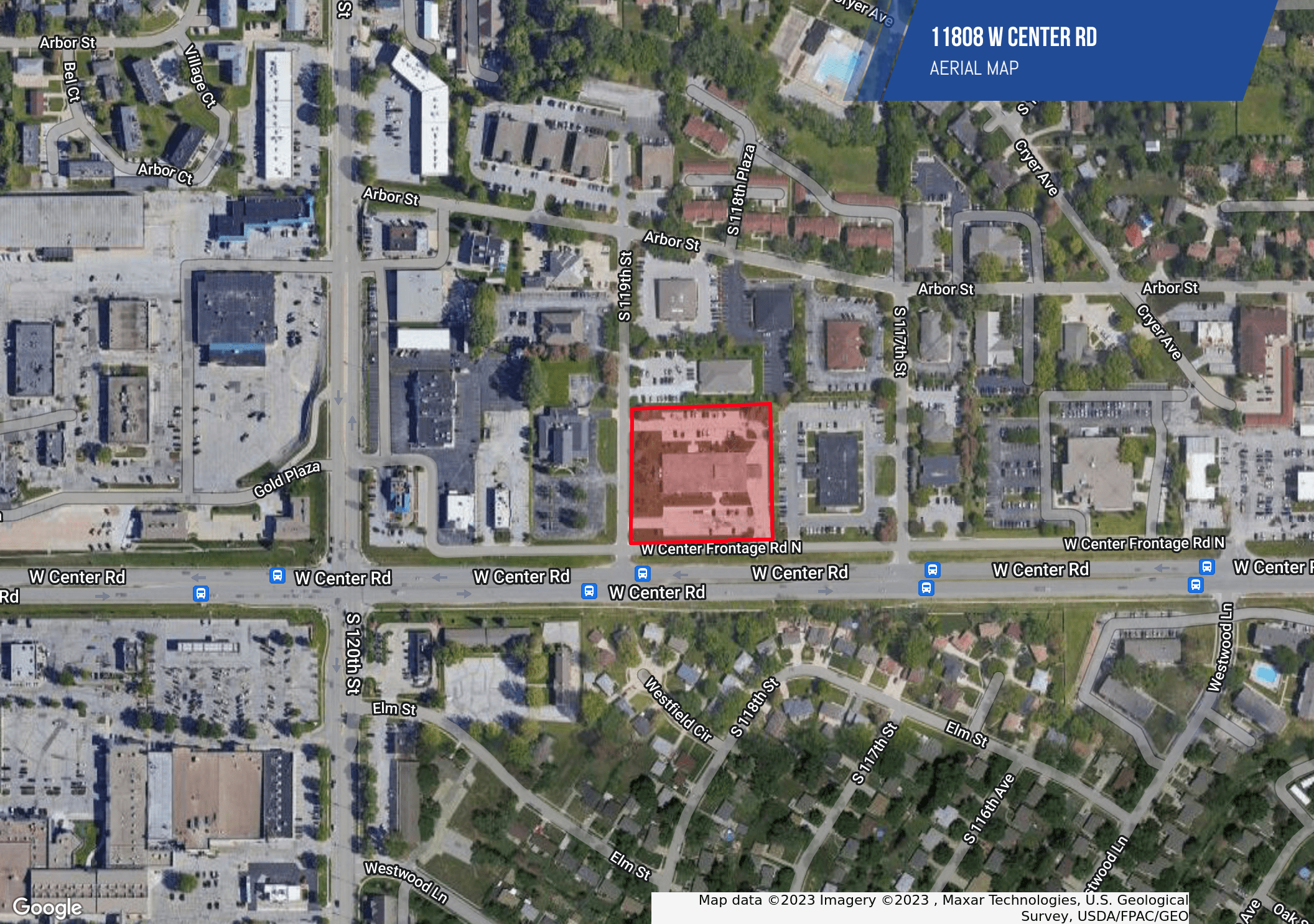
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AERIAL MAP

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RETAILER MAP

SITE

Pepperjax Grill  
AMERICA'S BEST PHILLY

at home  
The Home Décor Superstore

Panera  
BREAD

WORLD CLASS COFFEE  
SCOOTER'S  
EST. 1996  
FOUNDED BY CHADWICK

The Makery

ROYAL WOOD  
ESTATES

W Center Rd

W Center Rd

PRAIRIE LANE

W Center Rd

ROCKBROOK

Rockbrook Village

CHIPOTLE  
MEXICAN GRILL

Liz's  
PIZZERIA

Rusty  
TACO

Be  
HomeGoods  
Happy

TJ-maxx

STARBUCKS  
COFFEE

Arby's

Krispy Kreme  
DOUGHNUTS

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ADDITIONAL PHOTOS



Shared Kitchen

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