

OFFICE CONDO FOR SUBLEASE

2,500 SF | \$15.50 SF/YR (NNN)

9900 NICHOLAS STREET, OMAHA, NE 68114



**INVESTORS
REALTY INC.**

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9900 NICHOLAS STREET

EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$15.50 SF/YR NNN
Est. Op. Exp.	\$10.25 SF/YR
Available SF:	2,500 SF
Building Size:	36,716 SF
Property Type:	Office Condo
Year Built:	2005
Zoning:	MU

PROPERTY OVERVIEW

Opportunity to sublease a hard-to-find 2,500 square foot office space with several private offices in place.

PROPERTY HIGHLIGHTS

- Class A office building with modern finishes located directly north of Westroads Mall
- Convenient access to I-680 and West Dodge Expressway - within walking distance to Top Golf
- Move-in ready space complete with private offices, conference room, reception area, kitchen and open work space

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BUILDING INFORMATION

Building Size	36,716 SF
Min Divisible	2,500 SF
Max Contiguous	2,500 SF
Number Of Floors	3
Year Built	2005
Restrooms	Common

PARKING & TRANSPORTATION

Parking Ratio	4.5
Parking Type	Surface

SITE INFORMATION

County	Douglas
Zoning	MU
Number Of Buildings	1
Location Description	Office park just north of Westroads Mall

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,753	91,603	233,282
Total Households	4,631	40,563	99,145
Average HH Income	\$79,395	\$72,732	\$71,647

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
Suite 325 (SUBLEASE)	2,500 SF	\$15.50 SF/yr (NNN)	\$10.25	\$5,364.58	Sublease expires August 31, 2026.

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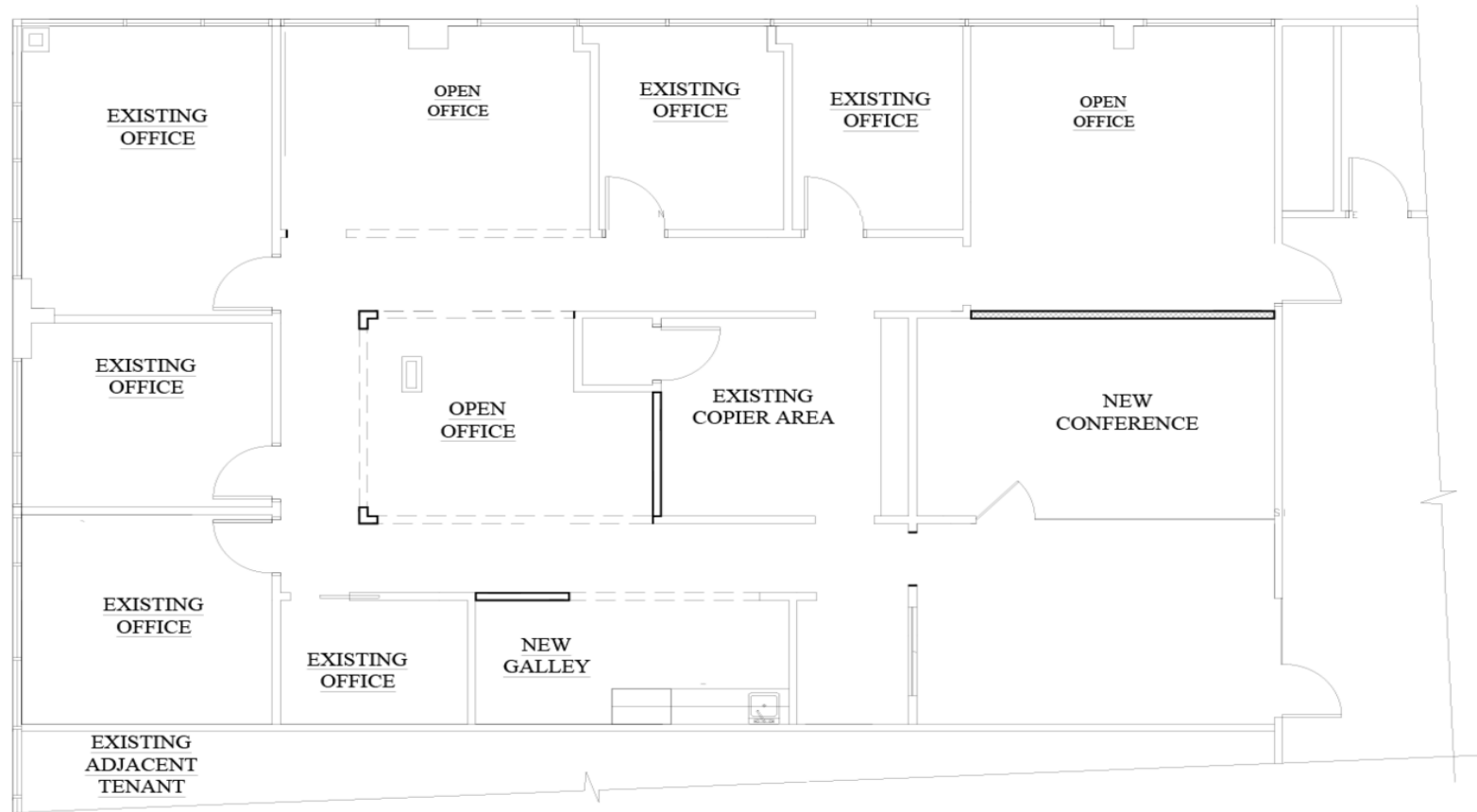
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CLOSE VIEW AERIAL



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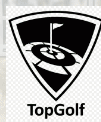
9900 NICHOLAS STREET

RETAILER MAP

SITE

Heart Consultants LLC

METHODIST
PHYSICIANS
CLINIC



HORIZONS

TD Ameritrade

680

680

6

133

WEST DODGE
ADDITION



Western Ave

JCPenney



First Westroads
Bank

P.F. CHANG'S

The Cheesecake
Factory

WHOLE
FOODS
MARKET

WELLS
FARGO



Fleming's
PRIME STEAKHOUSE & WINE BAR

Nicholas St

N-102nd St

N-102nd St

N-96th St

N-96th St

N-90th St

S-90th St

S-90th St

Regency Pkwy

REGENCY
HOMES

INDIAN HILLS
VILLAGE

BROADMOOR
HEIGHTS
ADDITION
DEN VALLEY

Google

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SUITE 325 INTERIOR PHOTOS



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