

7101 MERCY ROAD

1,518 - 6,504 SF | \$13.00 SF/YR FULL SERVICE (SHORT TERM LEASES ONLY THROUGH 2023)

7101 MERCY ROAD, OMAHA, NE 68106



**INVESTORS
REALTY INC.**

WWW.INVESTORSOMAHA.COM



JACK WARREN, CCIM

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7101 MERCY ROAD

EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	NEGOTIABLE
Available SF:	
Building Size:	63,860 SF
Property Type:	Office Building
Year Built:	1968
Zoning:	GO-MCC

PROPERTY OVERVIEW

Four (4) story traditional office building in prime Omaha location.

PROPERTY HIGHLIGHTS

- Close proximity to Aksarben Village
- Excellent opportunity for short-term lease
- Various amenities in the immediate area
- Abundance of parking
- Minutes from I-80
- Professionally managed property

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BUILDING INFORMATION

Building Size	63,860 SF
Min Divisible	SF
Max Contiguous	SF
Ceiling Height	11 ft
Number Of Floors	4
Year Built	1968
Year Last Renovated	1991
Construction Status	Existing
Roof	Membrane
Restrooms	2 per floor
Elevators	2

PARKING & TRANSPORTATION

Parking Description	-
Number Of Spaces	217
Parking Type	Surface
Traffic Count	63,550 72nd & Mercy

SITE INFORMATION

Cross-Streets	72nd & Mercy Road
County	Douglas
Zoning	G0-MCC
Lot Size	137,301 SF
Number Of Buildings	1
Location Description	Central Omaha location just east of 72nd Street a main North/South corridor

OFFERING SUMMARY

LEASE RATE	NEGOTIABLE
Est. Op. Exp.	SF/YR
Available SF	
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,100	89,889	287,514
Total Households	3,969	38,634	120,929
Average HH Income	\$51,618	\$66,406	\$60,882

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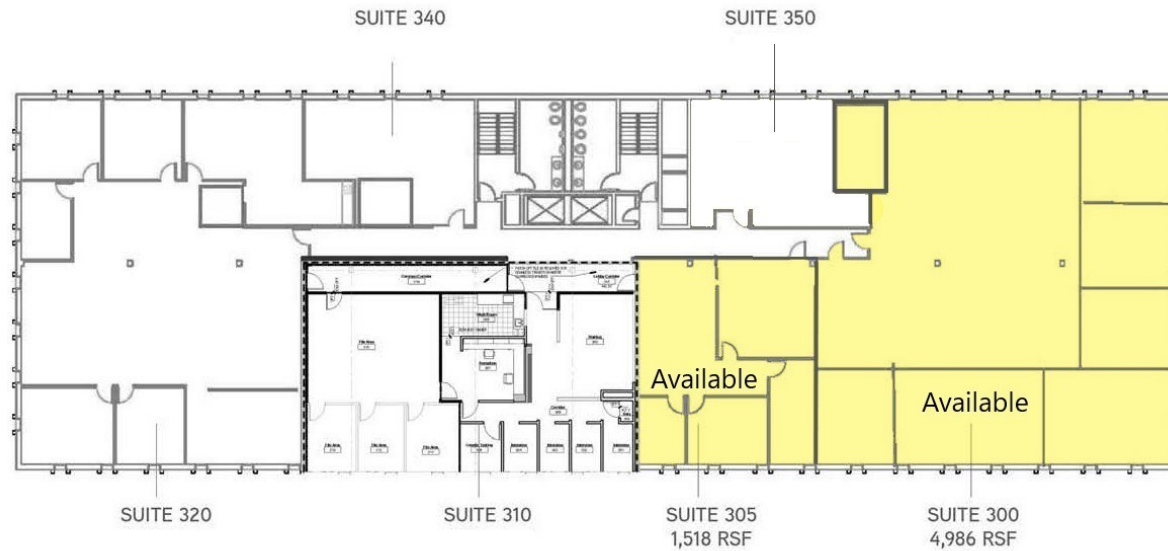
AVAILABLE SPACES

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SPACE	SIZE	LEASE RATE	EST TOTAL / MO
Suite 300	4,986 SF	\$13.00 (Full Service)	-
Suite 305	1,518 SF	\$13.00 (Full Service)	-

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AERIAL MAP



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies,
U.S. Geological Survey

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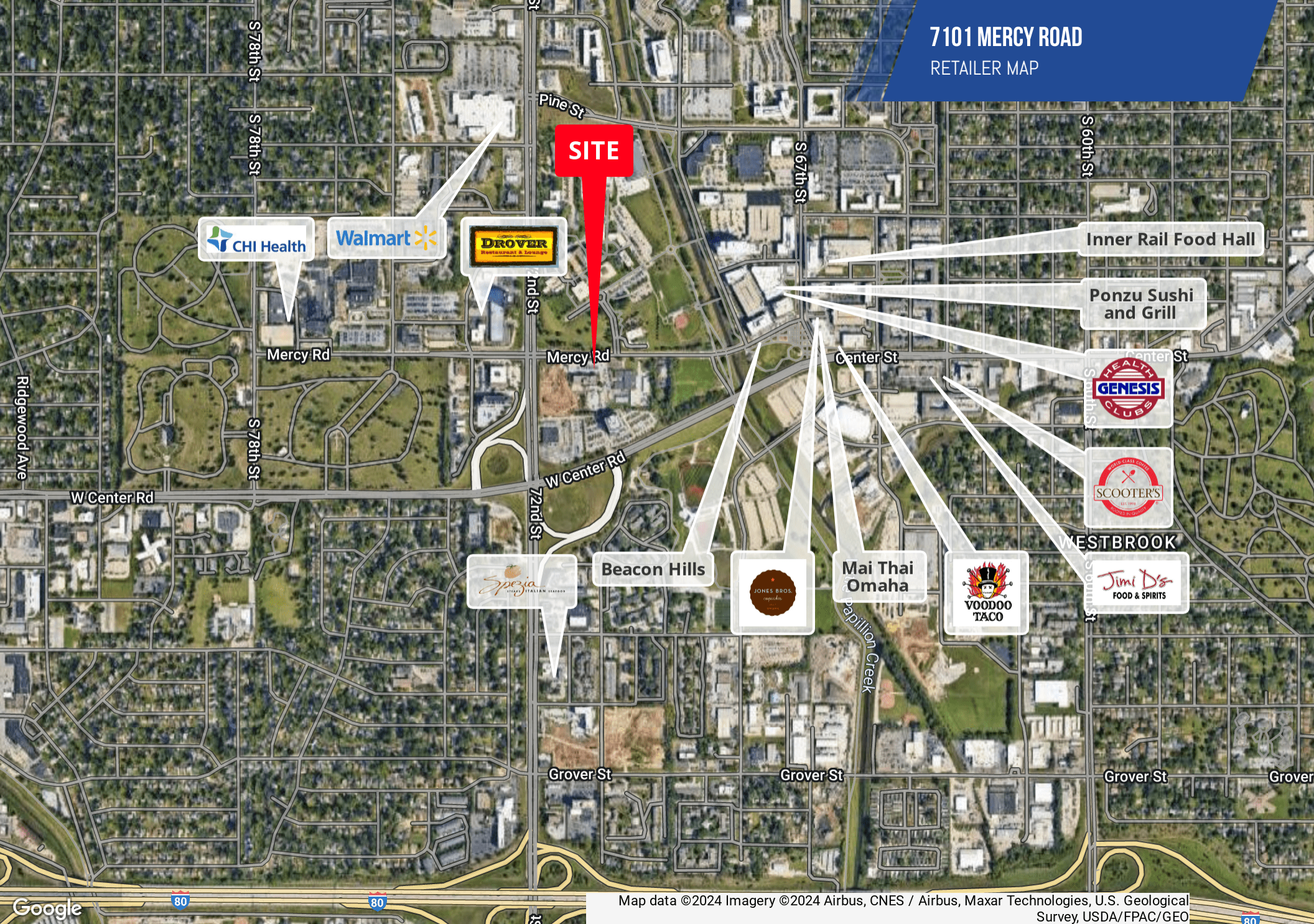
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RETAILER MAP



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