

NORTH PARK 2

62,872 SF | NEGOTIABLE

2301 NORTH 117TH AVENUE, OMAHA, NE 68164



INVESTORS
REALTY INC.

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OFFERING SUMMARY

LEASE RATE:	NEGOTIABLE
Est. Op. Exp.	\$9.90 SF/YR
Available SF:	
Building Size:	62,872 SF
Property Type:	Office Building
Year Built:	1994
Zoning:	LI

PROPERTY OVERVIEW

Great plug & play opportunity at below market rent with a 5-year lease. All furniture included.

PROPERTY HIGHLIGHTS

- Space is plug and play ready with existing furniture.
- Several services within walking distance including lodging, fitness, walking trails, restaurants, and many personal services within the campus.
- Four access point to 120th & Blondo Streets.
- Close to arterials - Interstate 680, West Dodge, and West Maple.
- Complete renovation of all common areas completed

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BUILDING INFORMATION

Building Size	62,872 SF
Min Divisible	SF
Max Contiguous	SF
Number Of Floors	2
Year Built	1994
Year Last Renovated	2019
Construction Status	Existing
Restrooms	2 on 1st Floor; 1 on 2nd Floor + Mother's Room
HVAC	Heat Pump System
Elevators	1

PARKING & TRANSPORTATION

Parking Description	Individual stalls
Parking Ratio	5.5
Number Of Spaces	355
Parking Type	Surface
Traffic Count	49,000 - 120th & Blondo (2018)

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,962	87,398	207,982
Average Age	33.2	35.8	36.6
HOUSEHOLDS			
Total Households	5,412	37,272	85,634
People Per HH	2.0	2.3	2.4
Average HH Income	\$63,332	\$79,158	\$81,945
Average HH Value	\$165,183	\$188,927	\$182,337

SITE INFORMATION

Cross-Streets	117th & Grant Street
County	Douglas
Zoning	LI
Lot Size	5.65 Acres
Location Description	Omaha's premier office park - campus setting, mature landscapes, walking trails, and parks with four access points to 120th & Blondo Streets.

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
200	16,048 SF	\$8.00 SF/yr (NNN)	\$9.90	\$23,938.27	All utilities and janitorial included

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AVAILABLE SPACES

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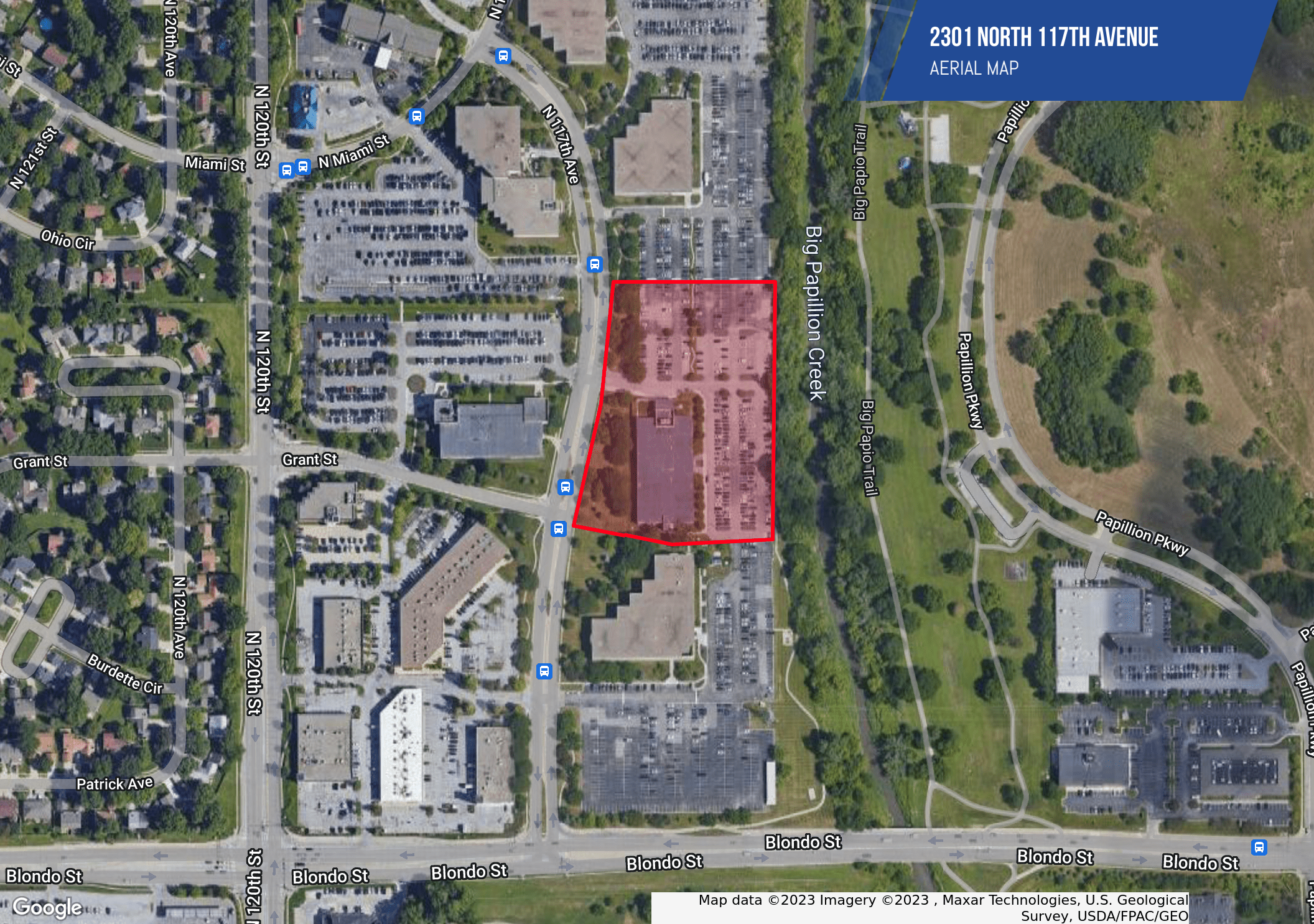
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AERIAL MAP



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RETAILER MAP



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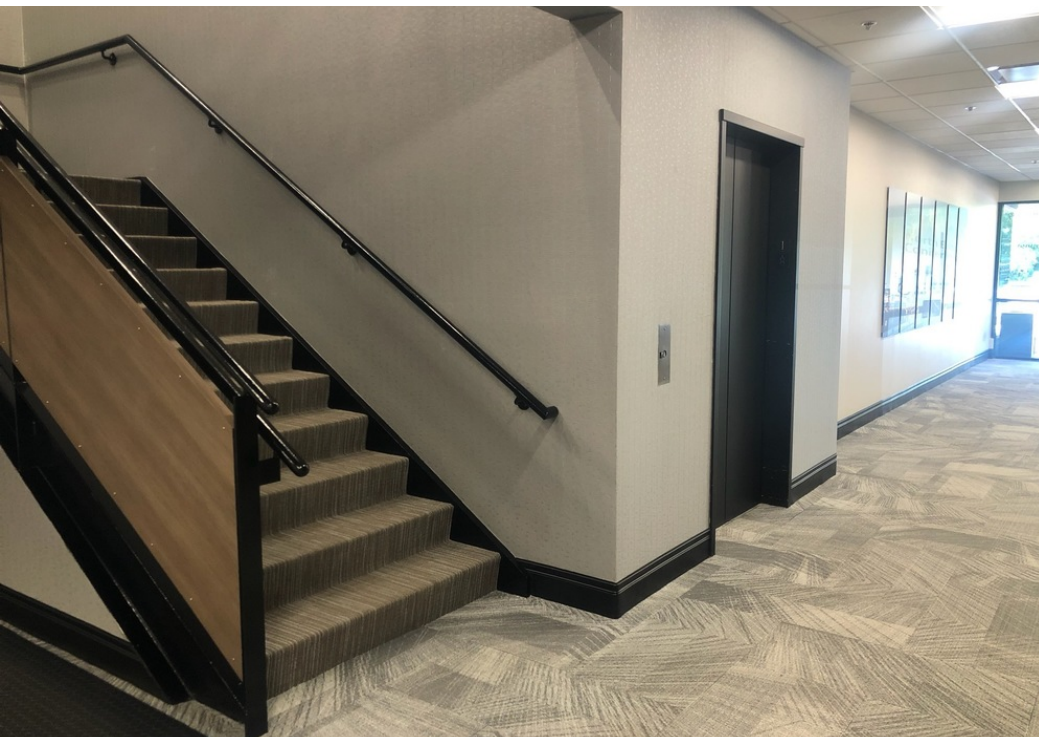
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2301 NORTH 117TH AVENUE
ADDITIONAL PHOTOS



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