

# 121ST & L STREET

1,170 SF | \$12.25 SF/YR (NNN)

12111 ANNE STREET, OMAHA, NE 68137



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## 12111 ANNE STREET

### EXECUTIVE SUMMARY

#### OFFERING SUMMARY

|                |                          |
|----------------|--------------------------|
| LEASE RATE:    | <b>\$12.25 SF/YR NNN</b> |
| Est. Op. Exp.  | \$3.50 SF/YR             |
| Available SF:  | 1,170 SF                 |
| Building Size: | 6,861 SF                 |
| Property Type: | Office Building          |
| Year Built:    | 2001                     |
| Zoning:        | R4                       |

#### PROPERTY OVERVIEW

Terrific location near L Street Marketplace and many other amenities. Located within one mile of the I-680 on-ramp.

#### PROPERTY HIGHLIGHTS

- Many windows in the front of the space allowing for natural light throughout the premises
- Perfect building for small office users
- Landlord occupied property
- Updated finishes
- Newly redone parking lot
- All amenities in the area

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## BUILDING INFORMATION

|                  |          |
|------------------|----------|
| Building Size    | 6,861 SF |
| Min Divisible    | 1,170 SF |
| Max Contiguous   | 1,170 SF |
| Ceiling Height   | 9 ft     |
| Number Of Floors | 1        |
| Year Built       | 2001     |
| Restrooms        | Yes      |
| HVAC             | GFA      |

## PARKING &amp; TRANSPORTATION

|                     |                           |
|---------------------|---------------------------|
| Parking Description | Individual Surface Stalls |
| Parking Ratio       | 4.37                      |
| Number Of Spaces    | 26                        |
| Parking Type        | Surface                   |
| Traffic Count       | 65,580 - 120th & L (2018) |

## SITE INFORMATION

|                      |                                                                                                                  |
|----------------------|------------------------------------------------------------------------------------------------------------------|
| County               | Douglas                                                                                                          |
| Zoning               | R4                                                                                                               |
| Lot Size             | 27,007 SF                                                                                                        |
| Location Description | Terrific location near L Street Marketplace and many other amenities. Located within one mile of the I-680 ramp. |

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## DEMOGRAPHICS

| POPULATION        | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Population  | 6,807     | 76,335    | 202,198   |
| Average Age       | 40.3      | 37.4      | 36.3      |
| HOUSEHOLDS        |           |           |           |
| Total Households  | 2,891     | 31,914    | 83,003    |
| People Per HH     | 2.4       | 2.4       | 2.4       |
| Average HH Income | \$69,757  | \$75,422  | \$82,251  |
| Average HH Value  | \$147,206 | \$171,184 | \$188,740 |

## AVAILABLE SPACES

| SPACE | SIZE     | LEASE RATE          | EST. OP. EXP. | EST. TOTAL / MO. |
|-------|----------|---------------------|---------------|------------------|
| 12105 | 1,170 SF | \$12.25 SF/yr (NNN) | \$3.50        | \$1,535.63       |

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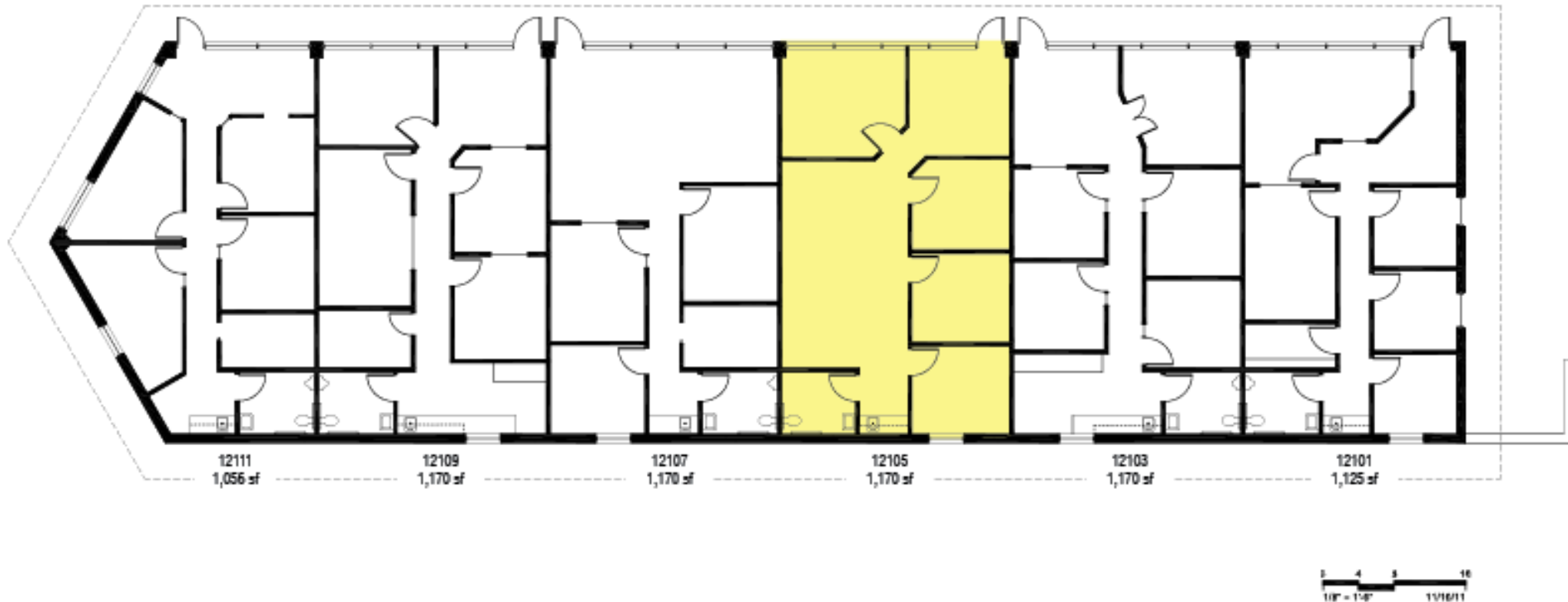
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AERIAL MAP

**Buger Detour and Scooters Coffee Coming Soon**

Google

Map data ©2024 Imagery ©2024 Airbus,  
Maxar Technologies

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## RETAILER MAP



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