

13931-13939 GOLD CIRCLE

13,550 SF | NEGOTIABLE

13931-13939 GOLD CIRCLE, OMAHA, NE 68144



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EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	NEGOTIABLE
Available SF:	
Building Size:	13,550 SF
Property Type:	Office Building
Year Built:	1984
Zoning:	CC

PROPERTY OVERVIEW

Conveniently located near major businesses such as Oak View Mall, Nebraska Medical Center, and Kohl's.

PROPERTY HIGHLIGHTS

- Five months free of base rent with a three year five month lease (41 months). Tenant Improvements are negotiable.
- Move-in ready suite with full kitchen.
- Monthly rent is inclusive of all operating expenses and utilities.

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OMAHA, NE 68144

BUILDING INFORMATION

Building Size	13,550 SF
Min Divisible	SF
Max Contiguous	SF
Ceiling Height	9 ft
Number Of Floors	2
Year Built	1984
Restrooms	Yes
HVAC	GFA
Elevators	Available in 2 Story Area

PARKING & TRANSPORTATION

Number Of Spaces	63
Traffic Count	42,159 - W Center Rd & 140th St (2018)

SITE INFORMATION

Cross-Streets	139th & Gold Cir
County	Douglas
Zoning	CC
Lot Size	1.01 Acres
Location Description	Located on 140th & West Center Road

UTILITIES & AMENITIES

Power	Yes
Gas / Propane	Yes
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	8,265	84,297	231,944
Total Households	3,509	32,865	90,354
Average HH Income	\$76,943	\$89,717	\$91,768

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
13939 Lower Level	3,001 SF	\$7.50 - 9.00 SF/yr (Full Service)	\$1,875.63

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AVAILABLE SPACES

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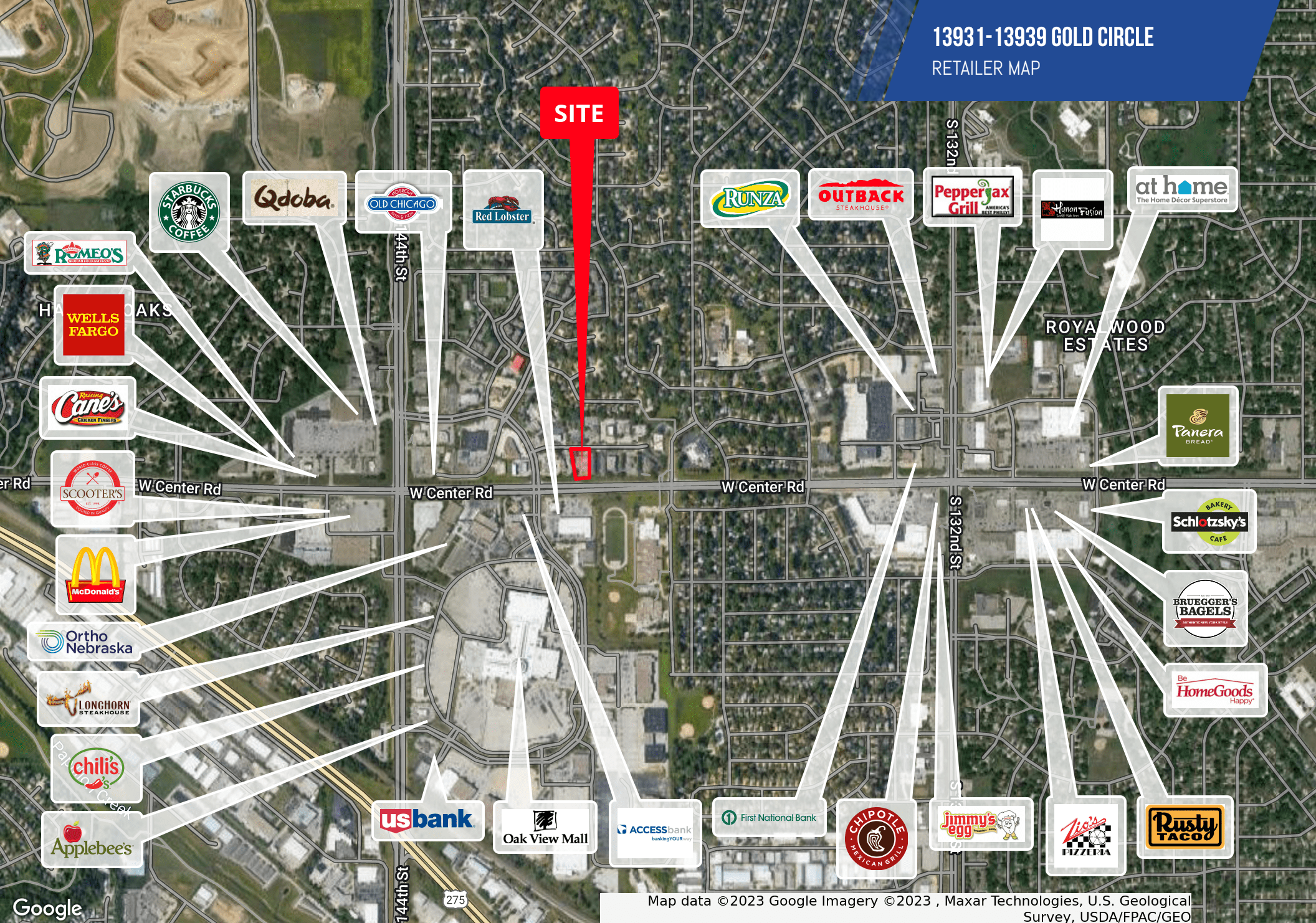
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RETAILER MAP



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13939 Kitchenette



13939 Interior



13939 Office



13939 Interior

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ADDITIONAL PHOTOS