

# 11218 JOHN GALT BLVD

928 - 1,295 SF | \$16.95 - 17.50 SF/YR (FULL SERVICE)

11218 JOHN GALT BLVD, OMAHA, NE 68137



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REALTY INC.**

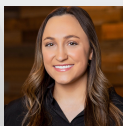
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## BUILDING INFORMATION

Building Size	34,806 SF
Min Divisible	928 SF
Max Contiguous	1,295 SF
Number Of Floors	3
Year Built	1995

## PARKING & TRANSPORTATION

Parking Description	Individual Stalls
Number Of Spaces	164
Parking Type	Surface
Traffic Count	38,390 - 108th & Q St. (2020)

## SITE INFORMATION

Cross-Streets	John Galt Blvd & Mockingbird Dr
County	Douglas
Zoning	GI
Lot Size	1.64 Acres
Location Description	Northwest corner of S 108th and Q St.

## PROPERTY HIGHLIGHTS

- Second Floor: 1,295 SF, private offices, reception area and storage/break area - Available now
- First floor office #104 available 4/1/2022
- Monument signage
- Convenient location with easy access to I-680 and I-80

## OFFERING SUMMARY

LEASE RATE	<b>\$16.95 - 17.50 SF/YR FULL SERVICE</b>
Available SF	928 - 1,295 SF
Property Type	Office Building

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,881	75,879	199,321
Average Age	34.9	36.7	36.5
HOUSEHOLDS			
Total Households	4,337	32,291	83,042
People Per HH	2.3	2.3	2.4
Average HH Income	\$65,638	\$75,124	\$78,707
Average HH Value	\$141,740	\$185,325	\$188,925

## AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
102	928 SF	\$17.50 SF/yr (Full Service)	\$1,353.33
104	1,169 SF	\$17.50 SF/yr (Full Service)	\$1,704.79
203	1,295 SF	\$16.95 SF/yr (Full Service)	\$1,829.19

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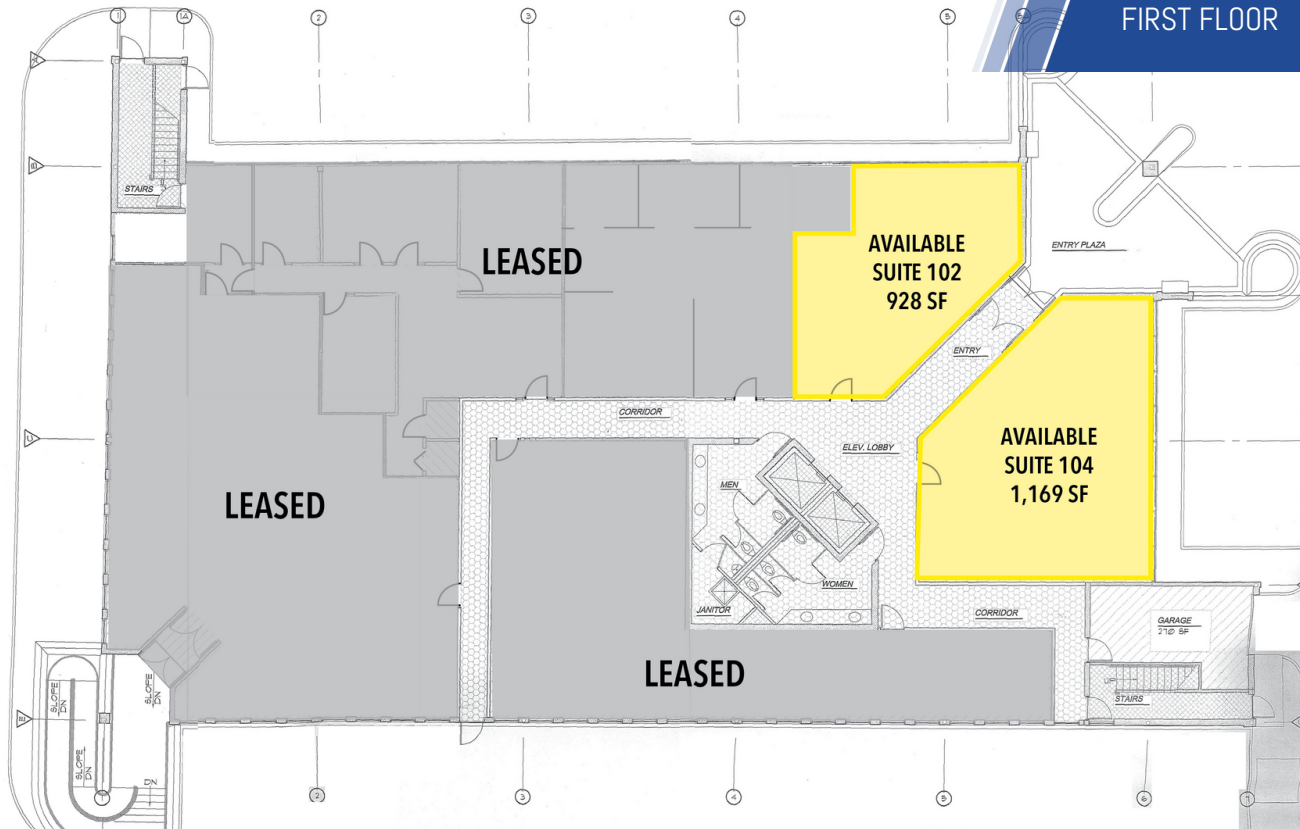
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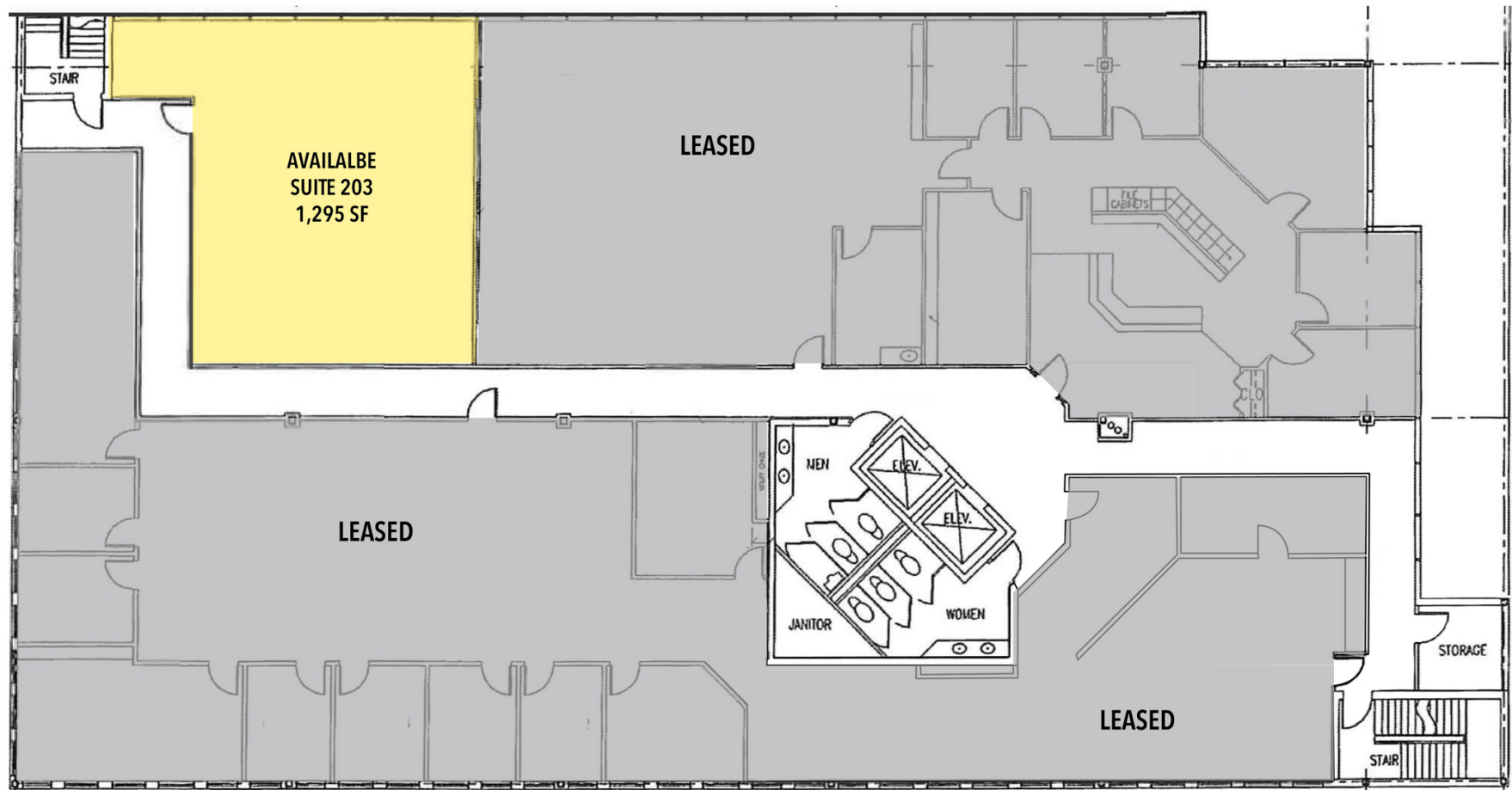
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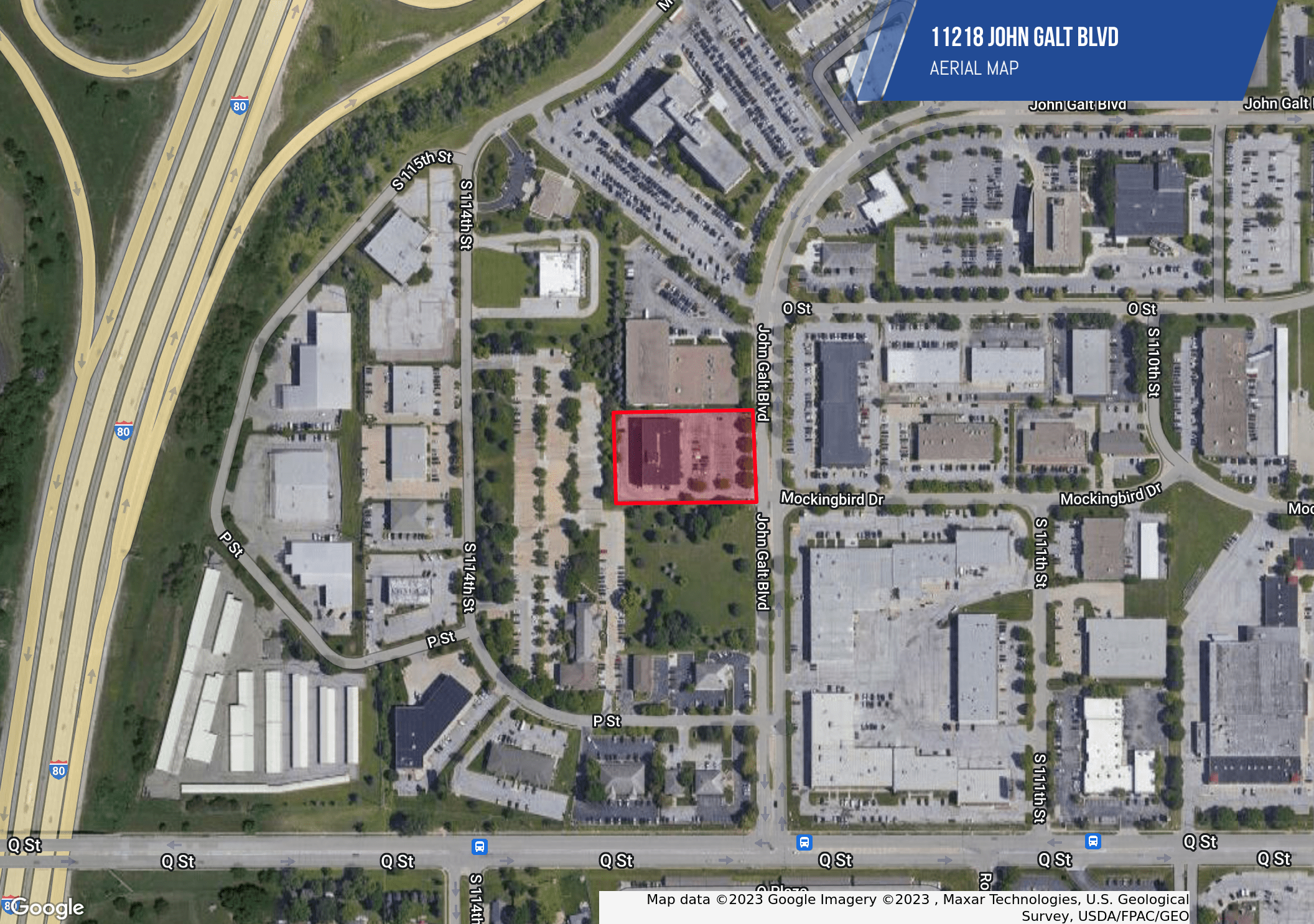
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AERIAL MAP



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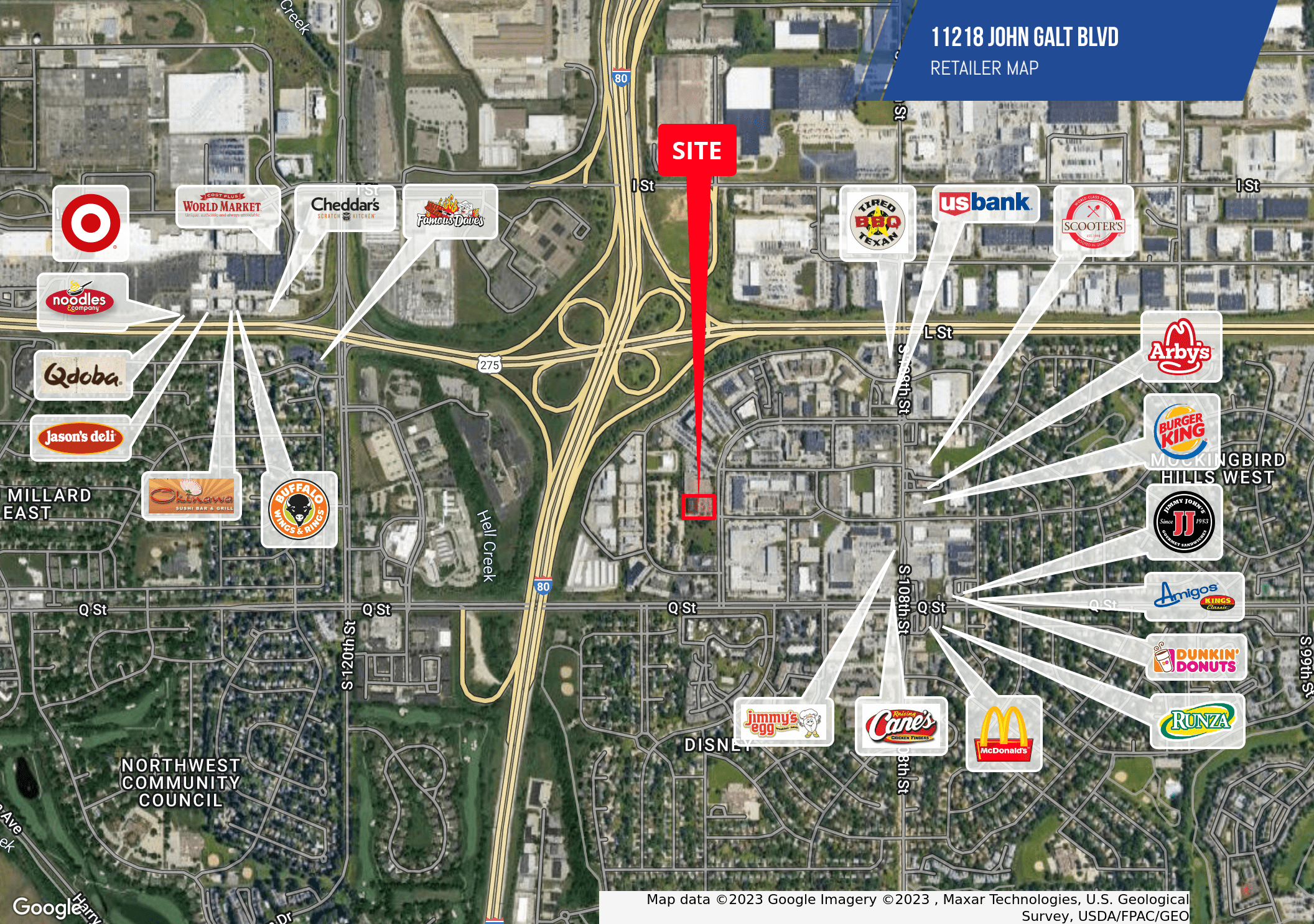
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RETAILER MAP



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