

# 11205-11215 JOHN GALT BLVD

26,174 SF | N/A

11205-11215 JOHN GALT BLVD, OMAHA, NE 68137



**INVESTORS  
REALTY INC.**

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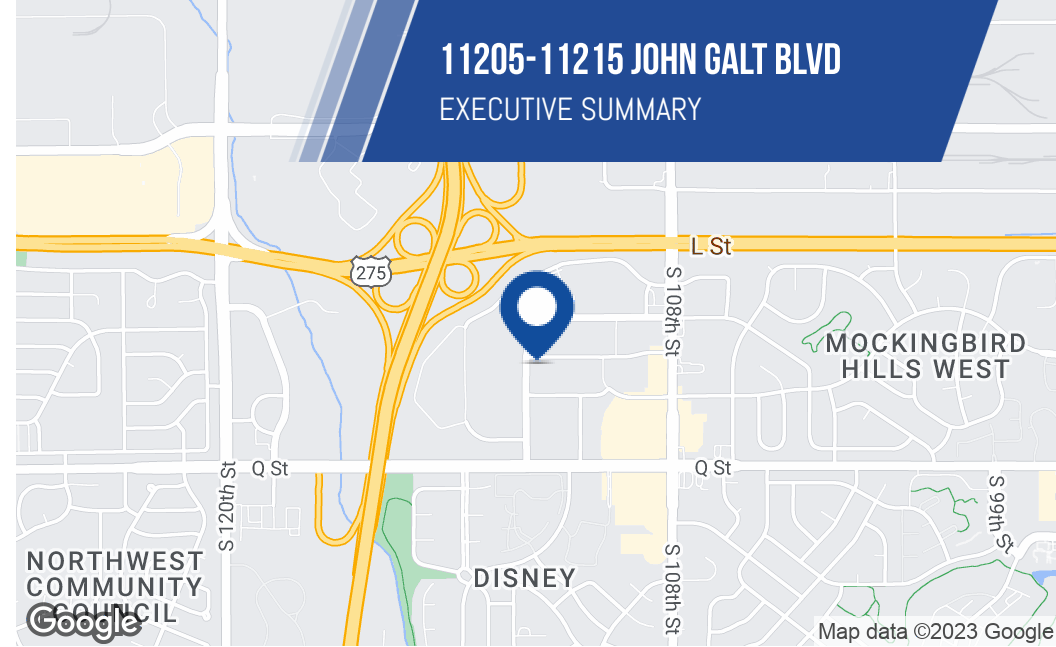
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## 11205-11215 JOHN GALT BLVD

### EXECUTIVE SUMMARY

#### OFFERING SUMMARY

LEASE RATE:	N/A
Est. Op. Exp.	\$3.65 SF/YR
Available SF:	
Building Size:	26,174 SF
Property Type:	Office Building
Year Built:	1984
Zoning:	GI

#### PROPERTY HIGHLIGHTS

- Centrally located with convenient access to I-80 from L Street or Q Street
- Fantastic parking ratio of 5.73 stalls/1,000 SF
- Various amenities within the immediate area, including dining and shopping
- Each vacancy consists of a great mix of private offices and open work space
- Owner occupied building with an attractive exterior

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## BUILDING INFORMATION

Building Size	26,174 SF
Min Divisible	SF
Max Contiguous	SF
Number Of Floors	1
Year Built	1984
Construction Status	Existing

## PARKING &amp; TRANSPORTATION

Parking Description	Individual Stalls
Parking Ratio	5.73
Number Of Spaces	150
Parking Type	Surface
Traffic Count	24,535 - Q St & John Galt Blvd (2018)

## SITE INFORMATION

Cross-Streets	John Galt & Mockingbird Drive
County	Douglas
Zoning	GI
Lot Size	2.04 Acres
Location Description	On the northeast corner of Mockingbird Drive and John Galt Boulevard.

## UTILITIES &amp; AMENITIES

Power	Yes
Gas / Propane	Yes
Security Guard	N/A

## EST. OP. EXP. BREAKDOWN

CAM:	\$1.63 psf
RE Taxes:	\$1.73 psf
Insurance:	\$0.29 psf

## OFFERING SUMMARY

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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,830	76,530	198,951
Average Age	34.5	36.8	36.5
HOUSEHOLDS			
Total Households	4,332	32,704	83,086
People Per HH	2.3	2.3	2.4
Average HH Income	\$65,354	\$75,450	\$78,768
Average HH Value	\$139,384	\$187,265	\$189,090

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AVAILABLE SPACES

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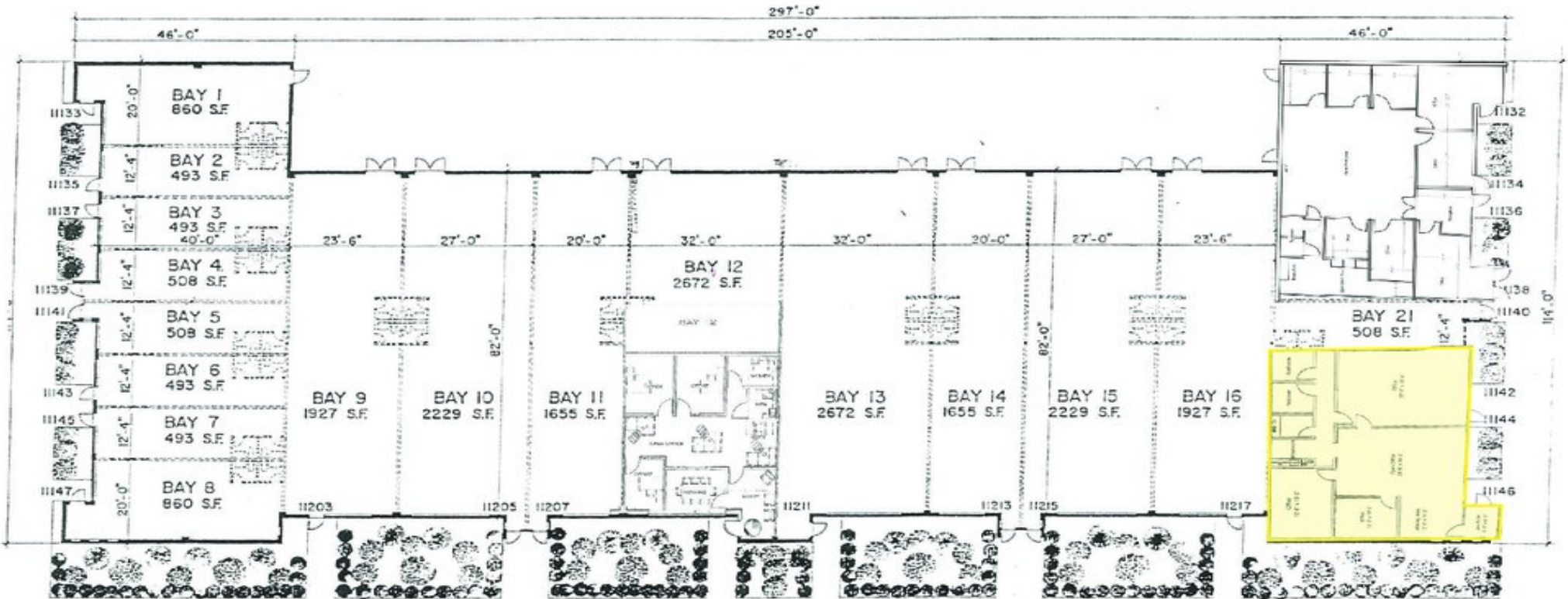
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## SOUTHWEST BUSINESS CAMPUS

11133 - 11147 'O' ST. 11132 - 11146 MOCKINGBIRD DR. 11203 - 11217 JOHN GALT BLVD.



0 10 20 30 FEET FLOOR PLAN NORTH

TOTAL BLDG. AREA = 26,382 SQ. FT.

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AERIAL MAP



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Geological Survey

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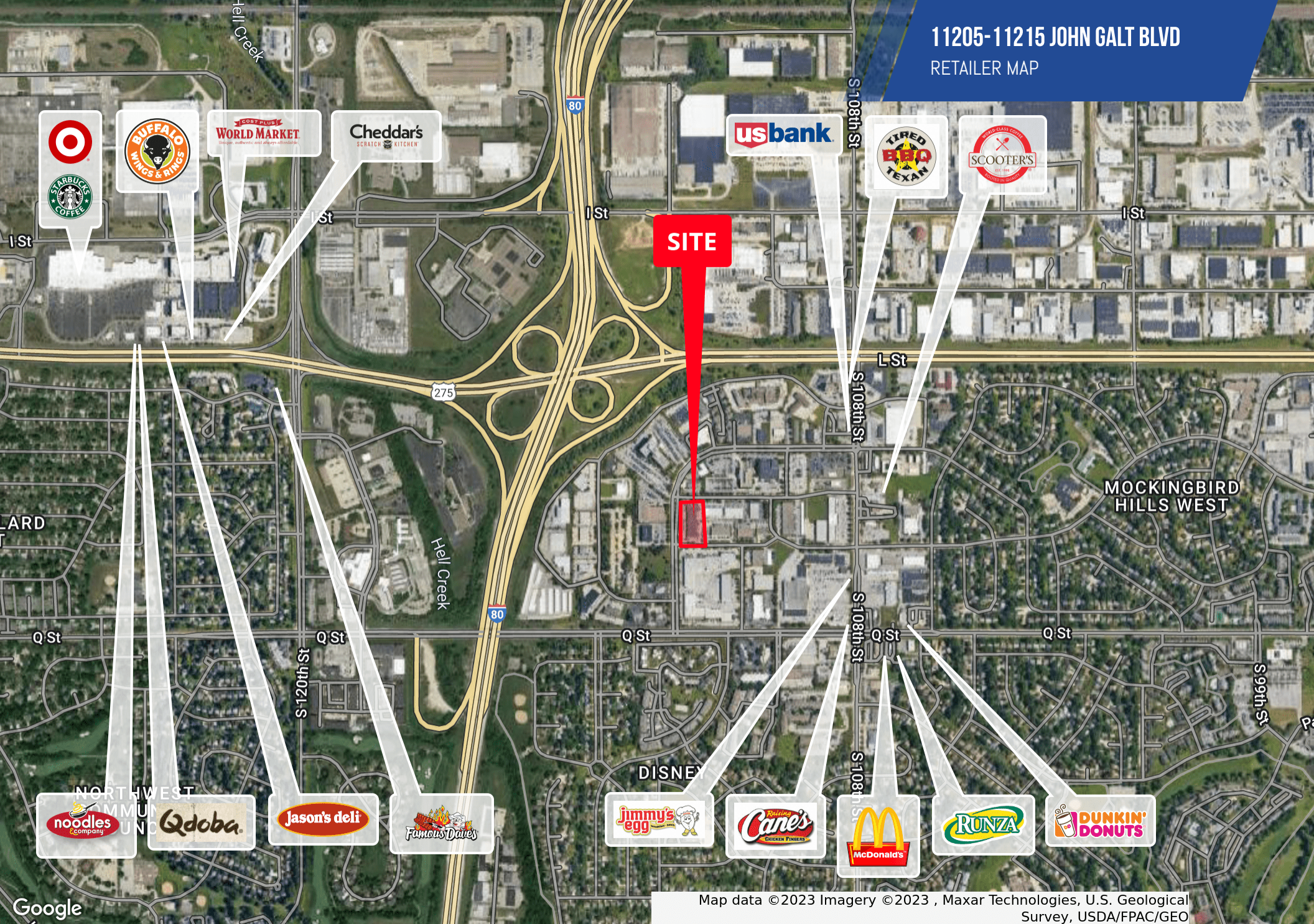
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RETAILER MAP



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