

INVESTMENT

Oak

REAL ESTATE

OFFICE/FLEX SPACE FOR LEASE

Mockingbird Plaza

402.702.2710

10703 Mockingbird Drive Omaha, NE 68127

Danielle Berke, MBA

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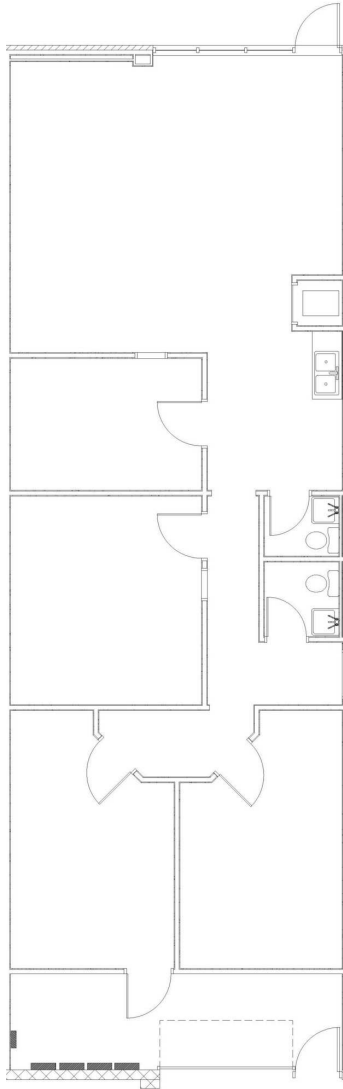
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LEASE INFORMATION

Available	1,430 SF
Lease Rate	\$10 PSF
Lease Type	NNN
NNN Expenses	\$3.65 PSF

BUILDING INFORMATION

Building Size	13,860 SF
Tenancy	Multiple
Ceiling Height	12 ft
Minimum Ceiling Height	11 ft
Number of Floors	1
Year Built	1971
Gross Leasable Area	13,860 SF
Construction Status	Existing
Roof	EPDM Flat Rubber Roof
Number of Buildings	1

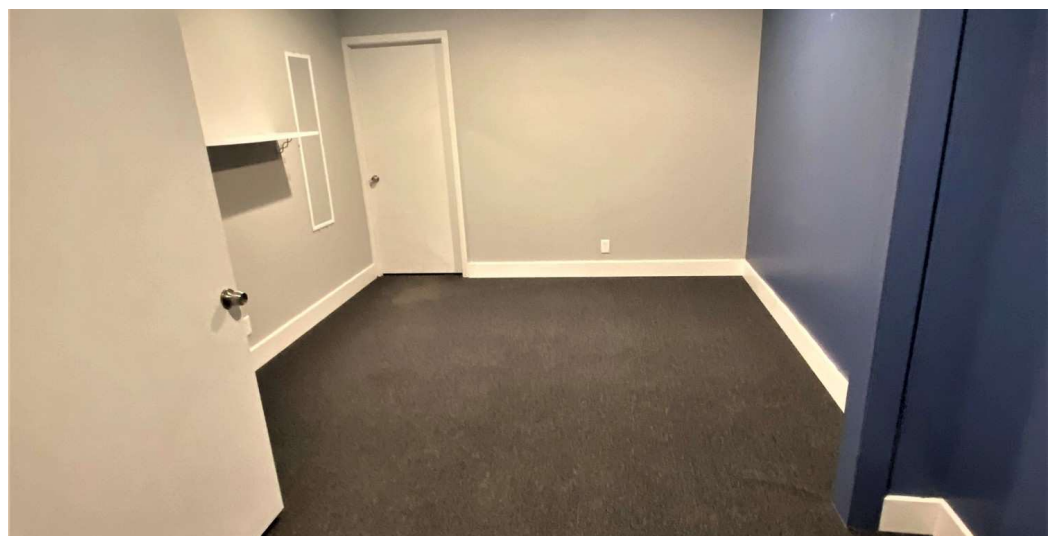
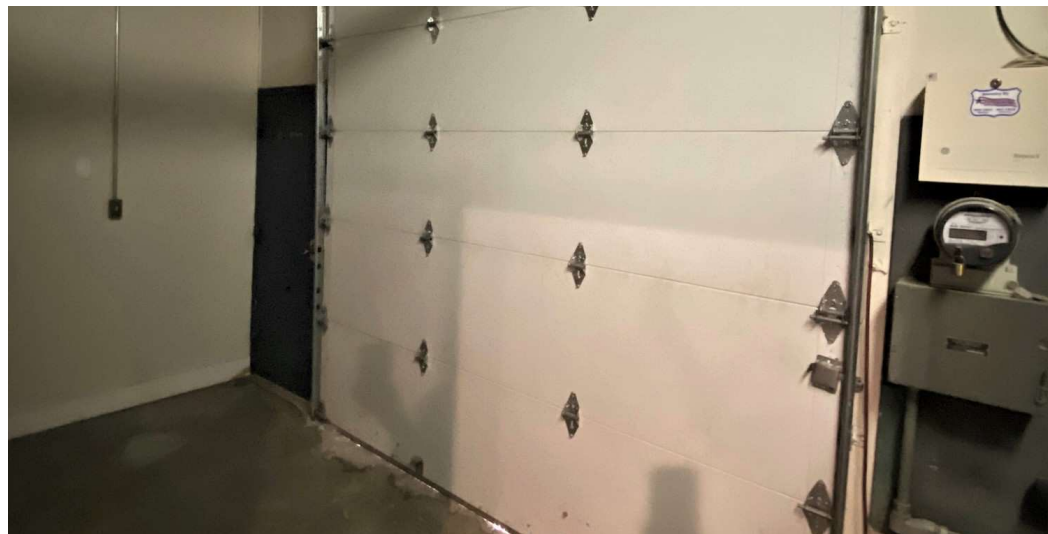
PROPERTY HIGHLIGHTS

- Full signal at 108th and Mockingbird Drive
- Locally owned and managed
- Large visible signage for each tenant
- Located just a couple blocks south of 108th and L Street
- Overhead door in back of space

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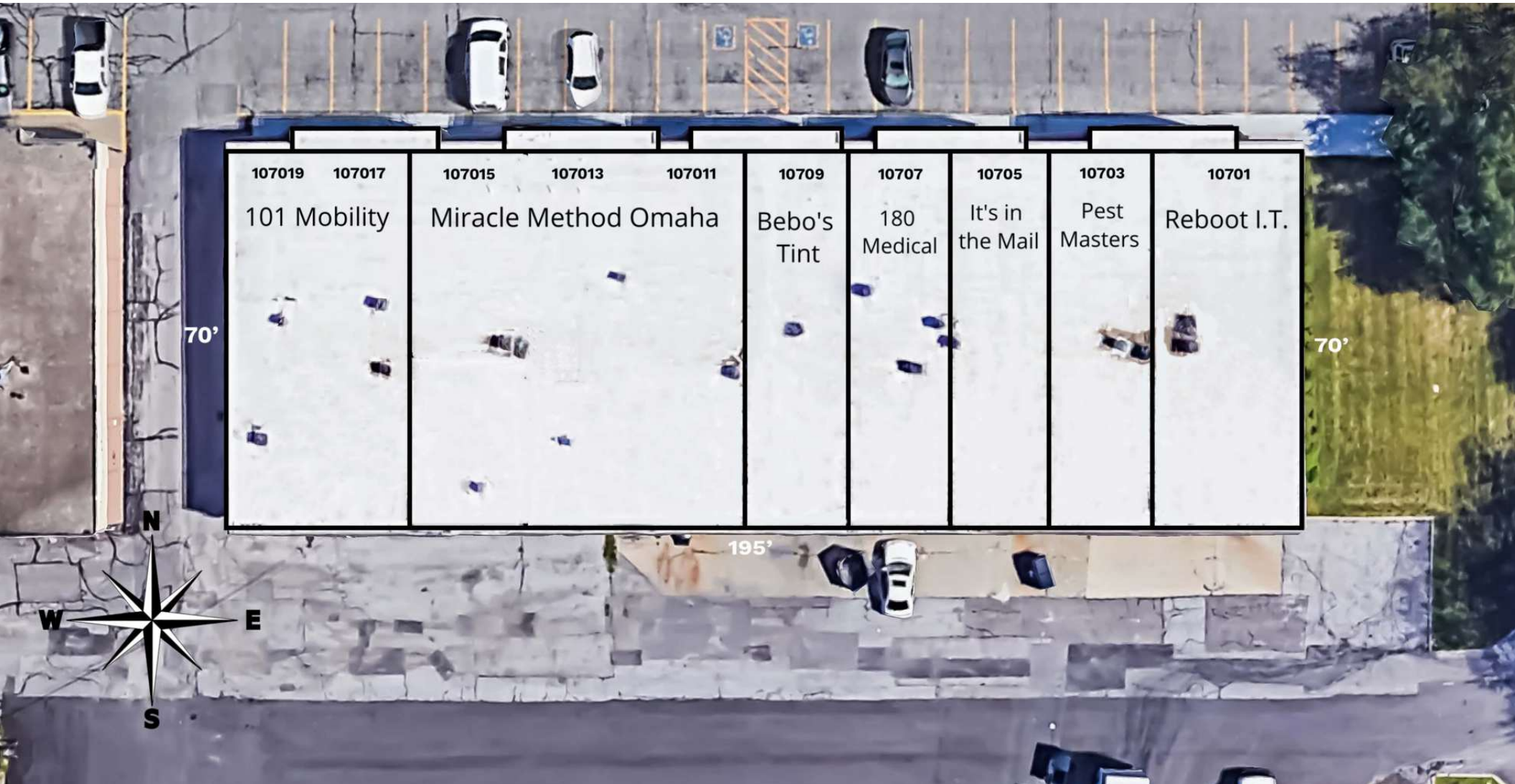
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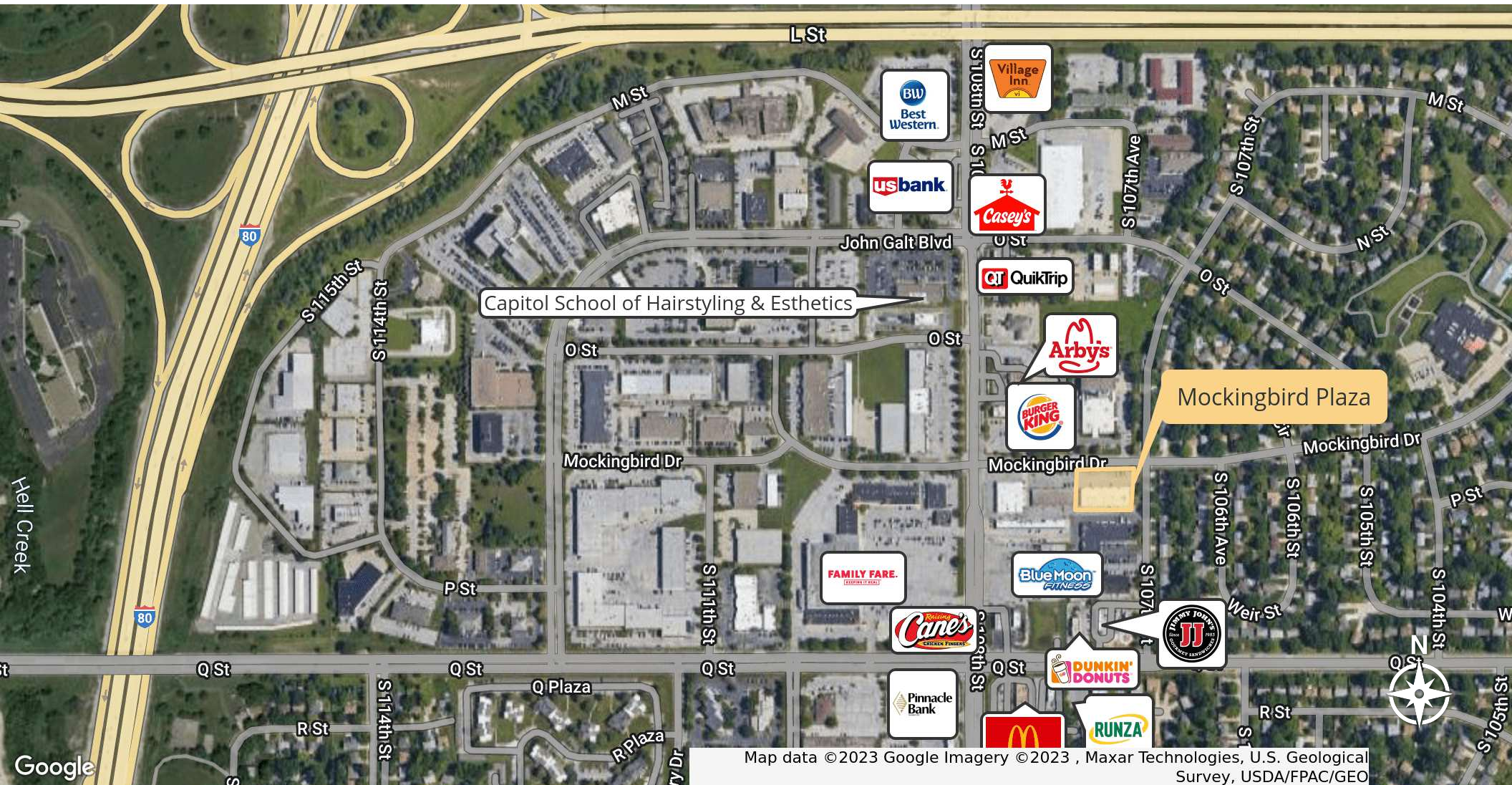
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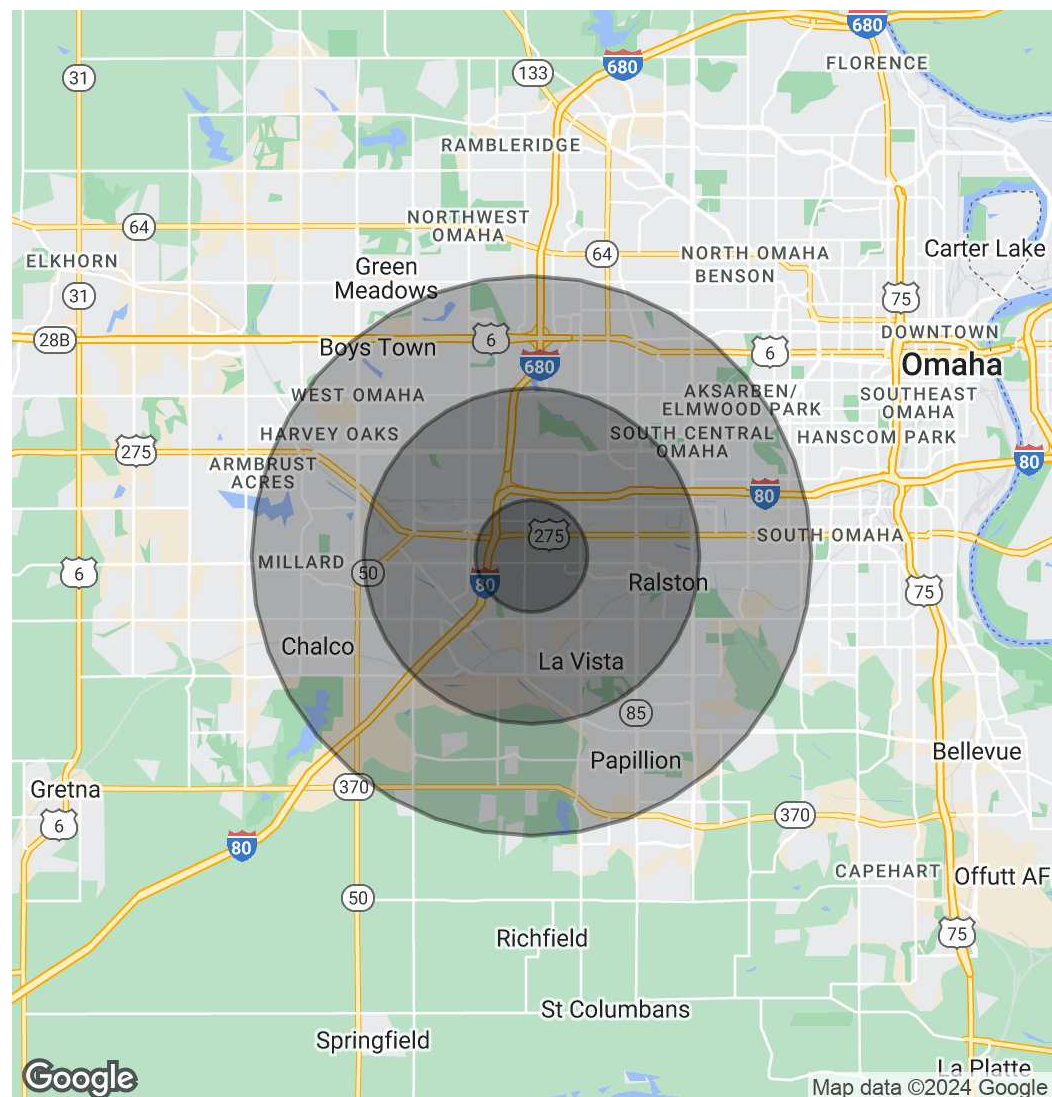


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,468	78,443	199,748
Average Age	32.6	36.7	36.6
Average Age (Male)	30.0	35.3	34.9
Average Age (Female)	34.7	38.0	38.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,216	33,713	83,747
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$61,912	\$75,681	\$76,302
Average House Value	\$134,505	\$190,505	\$186,355
TRAFFIC COUNTS			
108th & Mockingbird	26,406/day		



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