

111TH & M STREET

18,575 SF | NEGOTIABLE

11111 M ST, OMAHA, NE 68137



**INVESTORS
REALTY INC.**

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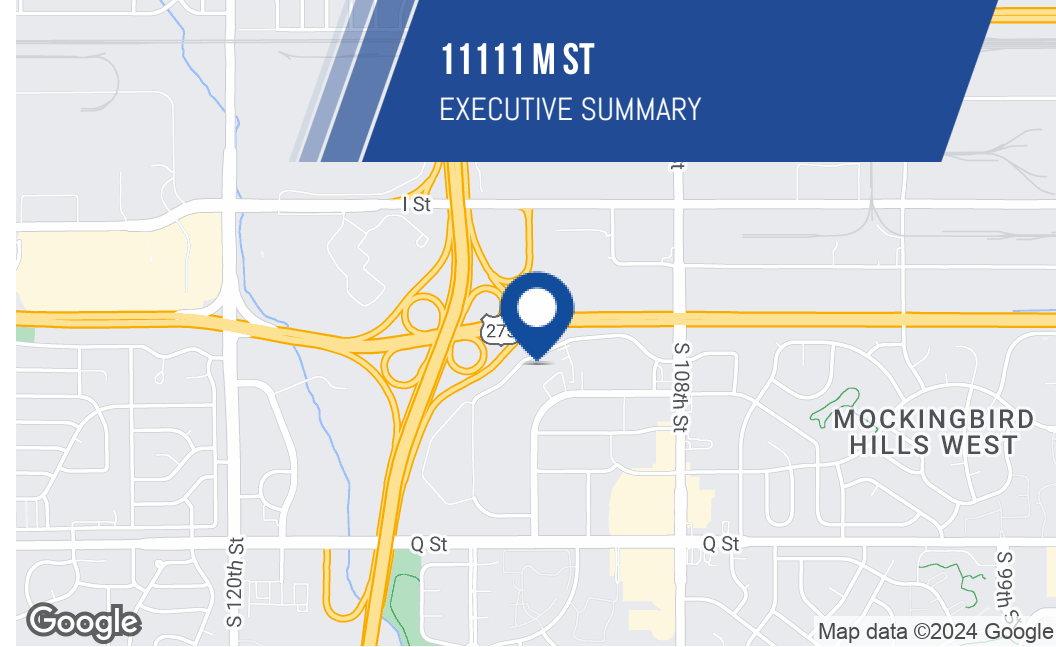


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11111 M ST EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	NEGOTIABLE
Est. Op. Exp.	\$6.25 SF/YR (includes Utilities)
Available SF:	
Building Size:	18,575 SF
Property Type:	Office Building
Year Built:	1972
Zoning:	CC

PROPERTY OVERVIEW

Great interstate access with second generation improvements. Perfect fit for tenants that require multiple private offices.

PROPERTY HIGHLIGHTS

- Current floorplan consists of 15 private offices, 5 conference rooms, 2 break rooms, and a gym with high ceilings and overhead door on grade
- Additional 2,500 square feet of finished office space with restroom on mezzanine level
- Utilities are included in the operating expenses
- Building and monument signage available
- Immediate access to 108th & L Street and I-680

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BUILDING INFORMATION

Building Size	18,575 SF
Min Divisible	SF
Max Contiguous	SF
Number Of Floors	2
Year Built	1972
Year Last Renovated	2013
Construction Status	Existing

PARKING & TRANSPORTATION

Parking Description	Surface stalls
Number Of Spaces	74
Parking Type	Surface
Traffic Count	33,140 - 108th & M St (2018)

SITE INFORMATION

County	Douglas
Zoning	CC
Lot Size	1.5 Acres
Location Description	Situated between S 114th & S 108th St north of John Galt Boulevard.

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

OFFERING SUMMARY

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Available SF	
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,170	80,071	210,640
Total Households	3,051	35,667	91,856
Average HH Income	\$80,249	\$85,966	\$92,069

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
Suite 1	10,363 SF	\$10.50 SF/yr (NNN)	\$6.25	\$14,465.02	Additional office and restrooms available for lease on the main level if extra space is needed.

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AVAILABLE SPACES

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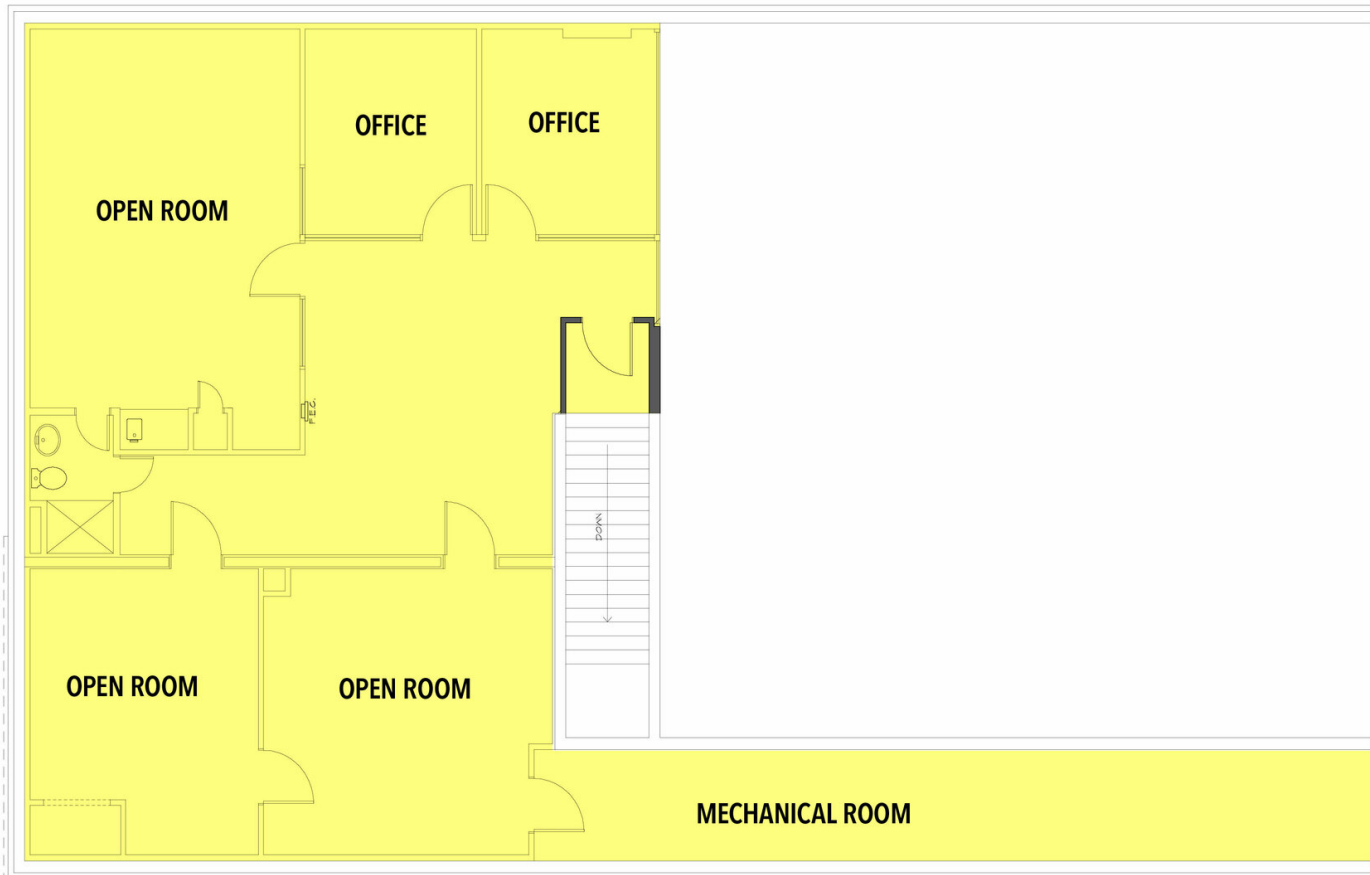
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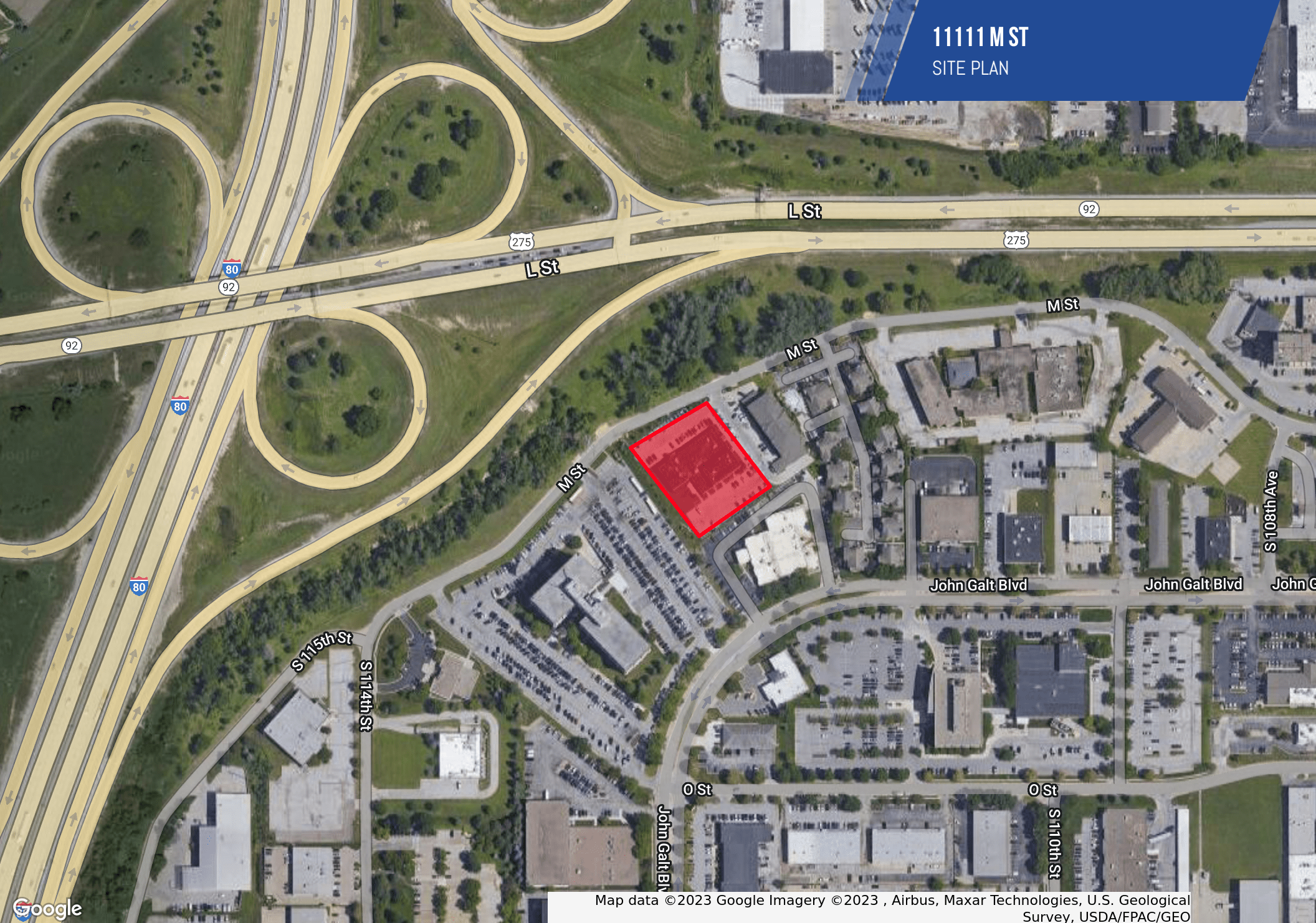
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MEZZANINE LEVEL
2,134 SF

11111 M ST
SITE PLAN



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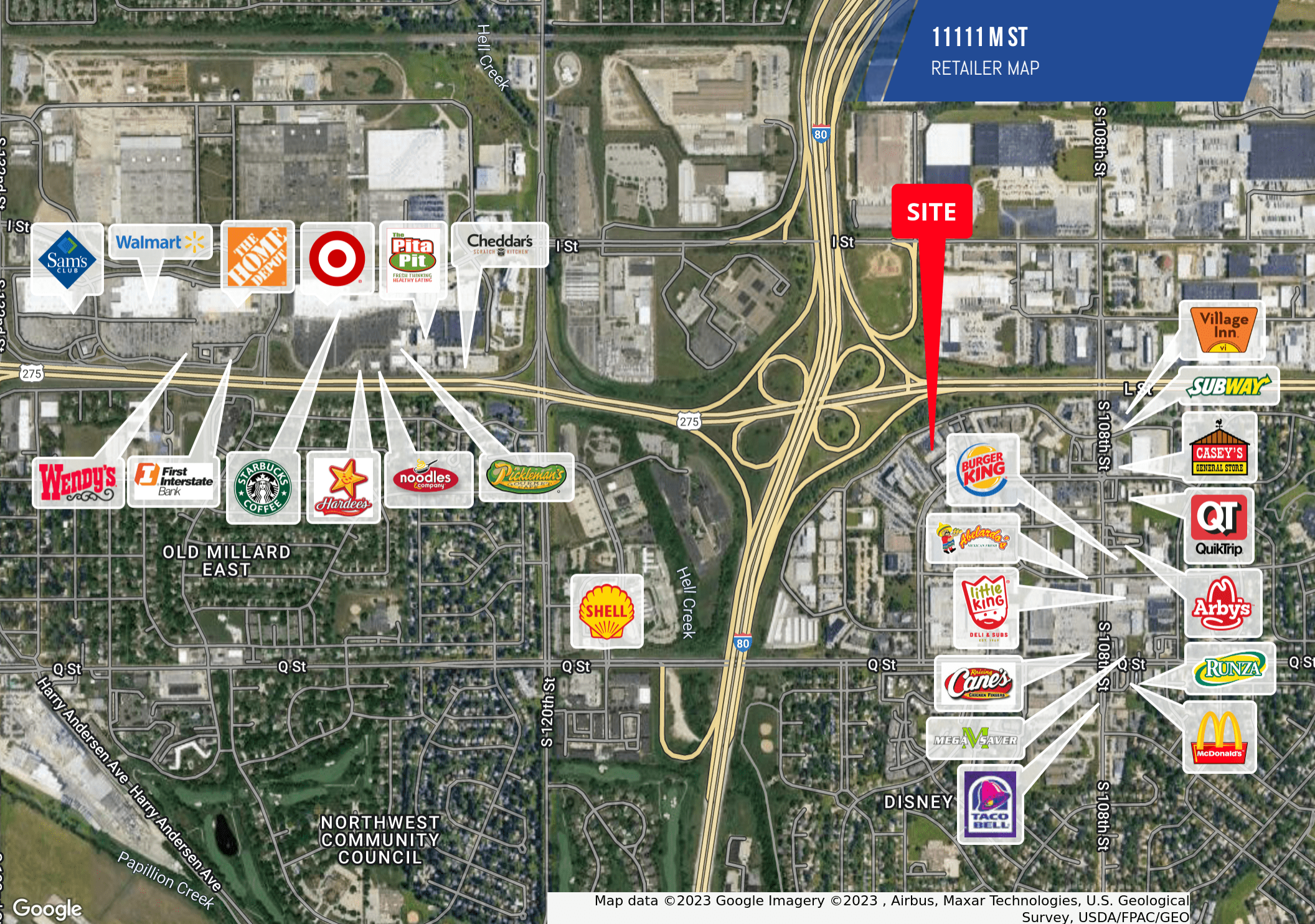
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RETAILER MAP



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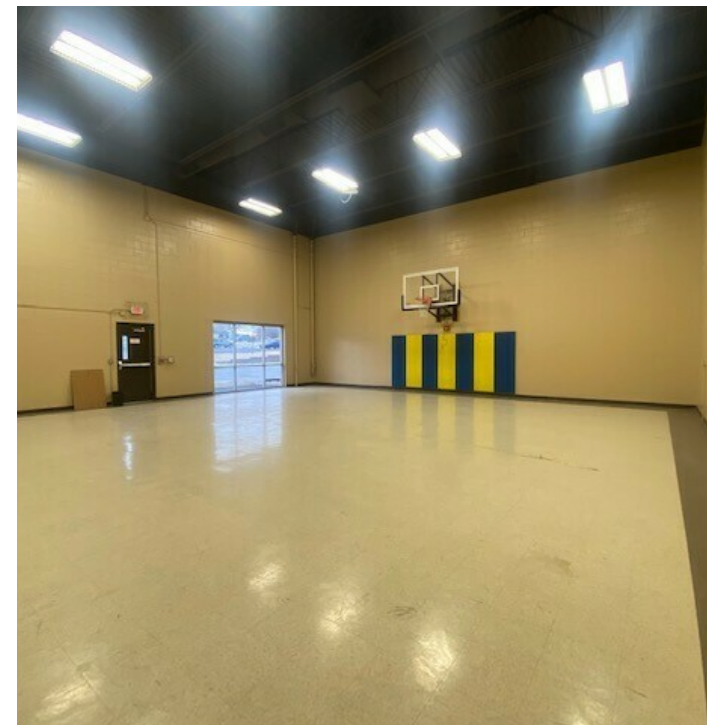
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11111 M ST
ADDITIONAL PHOTOS



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