

AKSARBEN CENTER

24,000 SF | NEGOTIABLE

1303 S 72ND ST, OMAHA, NE 68106



**INVESTORS
REALTY INC.**

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OFFERING SUMMARY

LEASE RATE:	NEGOTIABLE
Est. Op. Exp.	\$13.35 SF/YR
Available SF:	
Building Size:	24,000 SF
Property Type:	Storefront Retail/Office
Year Built:	2015
Zoning:	MU - Mixed Use

PROPERTY OVERVIEW

Excellent opportunity for an office user to lease modern space in a great location directly adjacent to thriving Aksarben Village.

PROPERTY HIGHLIGHTS

- Both spaces consist of a great mix of private offices, conference rooms, and open space
- Modern buildout with attractive finish and furniture available
- Second floor corner suites surrounded with windows allowing for an abundance of natural light
- Ample parking for employees and clients
- Fantastic signage opportunities on the building and monument sign
- Various amenities in the building and the immediate area including shops, restaurants, and other services
- Property has prime exposure to 72nd Street traffic (over 50,000 VPD)
- Located in an Opportunity Zone allowing for potential tax benefits

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PROPERTY INFORMATION



AKSARBEN CENTER

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BUILDING INFORMATION

Building Size	24,000 SF
Min Divisible	SF
Max Contiguous	SF
Number Of Floors	2
Year Built	2015
Construction Status	Existing

PARKING & TRANSPORTATION

Parking Description	Individual surface stalls
Parking Ratio	4.31
Number Of Spaces	100
Parking Type	Surface
Traffic Count	71,800 - 72nd & Pacific St (2020)

SITE INFORMATION

Cross-Streets	72nd & Poppleton Ave
County	Douglas
Zoning	MU - Mixed Use
Lot Size	71,577 SF
Location Description	On the southeast corner of 72nd Street and Poppleton Avenue.

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

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DEMOGRAPHICS

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	780	2,840	9,955
Total Households	380	1,412	4,622
Average HH Income	\$60,981	\$61,200	\$83,056

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
Suite 201	3,646 SF	\$22.00 SF/yr (NNN)	\$13.35	\$10,740.51	Utilities and janitorial are not included
Suite 209	3,562 SF	\$22.00 SF/yr (NNN)	\$13.35	\$10,493.06	Utilities and janitorial are not included

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AVAILABLE SPACES

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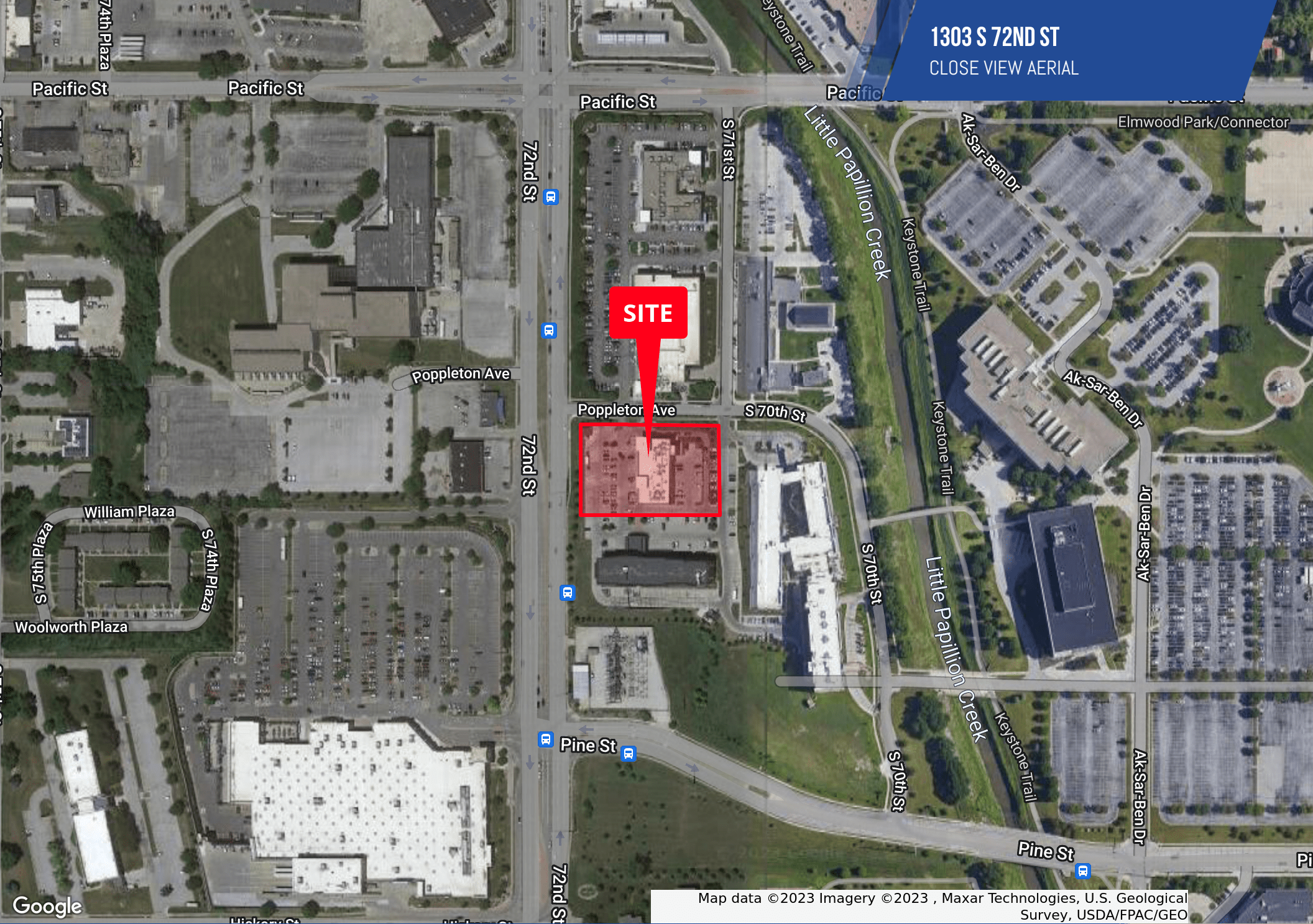
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1303 S 72ND ST
CLOSE VIEW AERIAL



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An aerial map of the 1303 S 72nd St area in Phoenix, Arizona. The map shows a grid of streets including N 52nd St, S 52nd St, S 50th St, S 48th St, S 46th St, S 44th St, S 42nd St, S 40th St, S 38th St, S 36th St, S 34th St, S 32nd St, S 30th St, S 28th St, S 26th St, S 24th St, S 22nd St, S 20th St, S 18th St, S 16th St, S 14th St, S 12th St, S 10th St, S 8th St, S 6th St, S 4th St, S 2nd St, S 1st St, S 0th St, S -1st St, S -2nd St, S -3rd St, S -4th St, S -5th St, S -6th St, S -7th St, S -8th St, S -9th St, S -10th St, S -11th St, S -12th St, S -13th St, S -14th St, S -15th St, S -16th St, S -17th St, S -18th St, S -19th St, S -20th St, S -21st St, S -22nd St, S -23rd St, S -24th St, S -25th St, S -26th St, S -27th St, S -28th St, S -29th St, S -30th St, S -31st St, S -32nd St, S -33rd St, S -34th St, S -35th St, S -36th St, S -37th St, S -38th St, S -39th St, S -40th St, S -41st St, S -42nd St, S -43rd St, S -44th St, S -45th St, S -46th St, S -47th St, S -48th St, S -49th St, S -50th St, S -51st St, S -52nd St, S -53rd St, S -54th St, S -55th St, S -56th St, S -57th St, S -58th St, S -59th St, S -60th St, S -61st St, S -62nd St, S -63rd St, S -64th St, S -65th St, S -66th St, S -67th St, S -68th St, S -69th St, S -70th St, S -71st St, S -72nd St, S -73rd St, S -74th St, S -75th St, S -76th St, S -77th St, S -78th St, S -79th St, S -80th St, S -81st St, S -82nd St, S -83rd St, S -84th St, S -85th St, S -86th St, S -87th St, S -88th St, S -89th St, S -90th St, S -91st St, S -92nd St, S -93rd St, S -94th St, S -95th St, S -96th St, S -97th St, S -98th St, S -99th St, S -100th St. Landmarks include the Medical Center, Blackstone, Morton, and Leavenworth St. A list of businesses is overlaid on the map, including Backlot Taphouse, Beacon Hills, Cold Stone Creamery, DJ's Dugout, Freezing - Thai Rolled Ice Cream, Godfather's Pizza, Gold Mountain, Herbe Sainte, Inner Rail Food Hall, Jones Bros. Cupcakes, Juice Stop, Kinkaider Brewing Co., Mai Thai, Oklahoma Joe's, Pauli's Lounge, Pickleman's, Ponzu Sushi & Grill, Roast Coffeehouse, Saffron Urban Indian Kitchen, Sonny's, Spirit World, Vitality Bowls, Voodoo Taco, and Zoup!. The map also shows the I-10 highway and the 80th St bridge.

SITE



A map of the Morton Meadows area in Aurora, Colorado, showing a grid of streets including Leavenworth St, Woolworth Ave, Center St, S 42nd St, and S 48th St. A red dot marks the location of Morton Meadows. A list of 18 restaurants is overlaid on the left side of the map, each preceded by a red dot. The restaurants are: Backlot Taphouse, Beacon Hills, Cold Stone Creamery, DJ's Dugout, Freezing - Thai Rolled Ice Cream, Godfather's Pizza, Gold Mountain, Herbe Sainte, Inner Rail Food Hall, Jones Bros. Cupcakes, Juice Stop, Kinkaid Brewing Co., Mai Thai, Oklahoma Joe's, Pauli's Lounge, Pickleman's, Ponzu Sushi & Grill, Roast Coffeehouse, Saffron Urban Indian Kitchen, Sonny's, Spirit World, Vitality Bowls, Voodoo Taco, and Zoup!.

AKSARBEN VILLAGE

Backlot Taphouse

Beacon Hills

Cold Stone Creamery

DJ's Dugout

Freezing - Thai Rolled Ice Cream

Godfather's Pizza

Gold Mountain

Herbe Sainte

Inner Rail Food Hall

Jones Bros. Cupcakes

Juice Stop

Kinkaid Brewing Co.

Mai Thai

Oklahoma Joe's

Pauli's Lounge

Pickleman's

Ponzu Sushi & Grill

Roast Coffeehouse

Saffron Urban Indian Kitchen

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Zoup!



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AKSARBEN VILLAGE

Backlot Taphouse

Beacon Hills

Cold Stone Creamery

DJ's Dugout

Freezing - Thai Rolled Ice Cream

Godfather's Pizza

Gold Mountain

Herbe Sainte

Inner Rail Food Hall

Jones Bros. Cupcakes

Juice Stop

Kinkaid Brewing Co.

Mai Thai

Oklahoma Joe's

Pauli's Lounge

Pickleman's

Ponzu Sushi & Grill

Roast Coffeehouse

Saffron Urban Indian Kitchen

Sonny's

Spirit World

Vitality Bowls

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Zoup!

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