



11132 O Street | Omaha, NE 68137

Sale \$825,000

### Property Features

- 5,520 SF office building with modern amenities
- Renovated in 2012 for updated appeal
- Versatile layout with 13 offices and conference room
- Prime location for accessibility and convenience
- Class B office space suitable for various business needs
- Zoned GI for flexibility in potential uses
- Well-maintained property with a professional appearance

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SPACE	SIZE	LEASE RATE	LEASE TYPE
11132 O Street	4,278 SF	\$12.00 SF/yr	NNN, \$3.80 PSF

#### BUILDING DETAILS

Building Size	5,520 SF
Lease Space Available	4,278 SF
Tenancy	Multiple
Building Class	B
Year Built	1988
Parking	34 Stalls
Lot Size	0.66 AC
Zoning	GI

#### LOCATION DETAILS

Market	Omaha
County	Douglas
Cross Streets	O Street & John Galt Blvd
Nearest Interstate	I-80

#### DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	3,220	36,138	93,038
Total Population	7,808	84,372	222,417
Average HH Income	\$89,831	\$101,062	\$110,082



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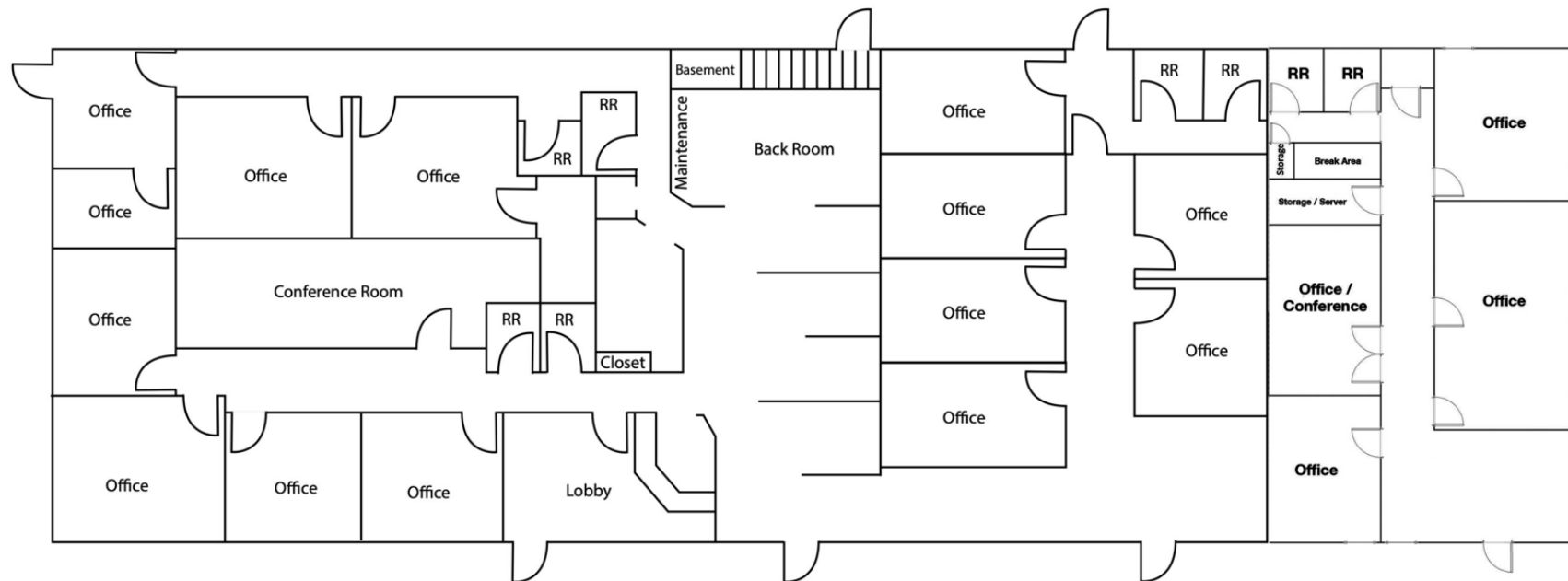


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