



Scan QR code for
a video walk thru
of the space

11016 Mockingbird Drive Suite #101-103 | Omaha, NE 68137

\$9.25 PSF NNN

Property Features

- A variety of office and flex space
- Office area includes: 3 private offices, reception area, a conference room, large break room, and ADA restrooms
- Flex area: formerly used as a food testing lab. Open space with three hoods, three sinks, eye washing station, and 5 private testing rooms, double doors in the back
- Opportunity to re-install drive door in the back that was formerly covered up
- Estimated NNN's: \$3.27 / SF

13321 California Street, Suite 105
Omaha, NE 68154
402 255 6060
nainpdodge.com

Gabrielle Estivo

Vice President
402 255 6085
gestivo@npdodge.com



ADDRESS

11016 Mockingbird Drive, Suite 101-103

SIZE (SF)

6,845 SF

LEASE RATE

\$9.25 PSF

LEASE TYPE

NNN, \$3.27

BUILDING DETAILS

Building Size	12,420 SF
Tenancy	Multiple
Building Class	B
Year Built	1993
Zoning	GI
Opportunity for Drive Door	Yes

LOCATION DETAILS

Market	Omaha
County	Douglas
Cross Streets	Mockingbird Drive & 111th Street
Nearest Interstate	I-80

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	3,957	35,800	92,491
Total Population	9,129	83,594	221,427
Average HH Income	\$87,457	\$100,599	\$109,473

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Open Flex Space with 5 private testing rooms



Storefront parking (additional parking in back of building)



Reception, 3 private offices, conference room, ADA restrooms, & break room



Large break room

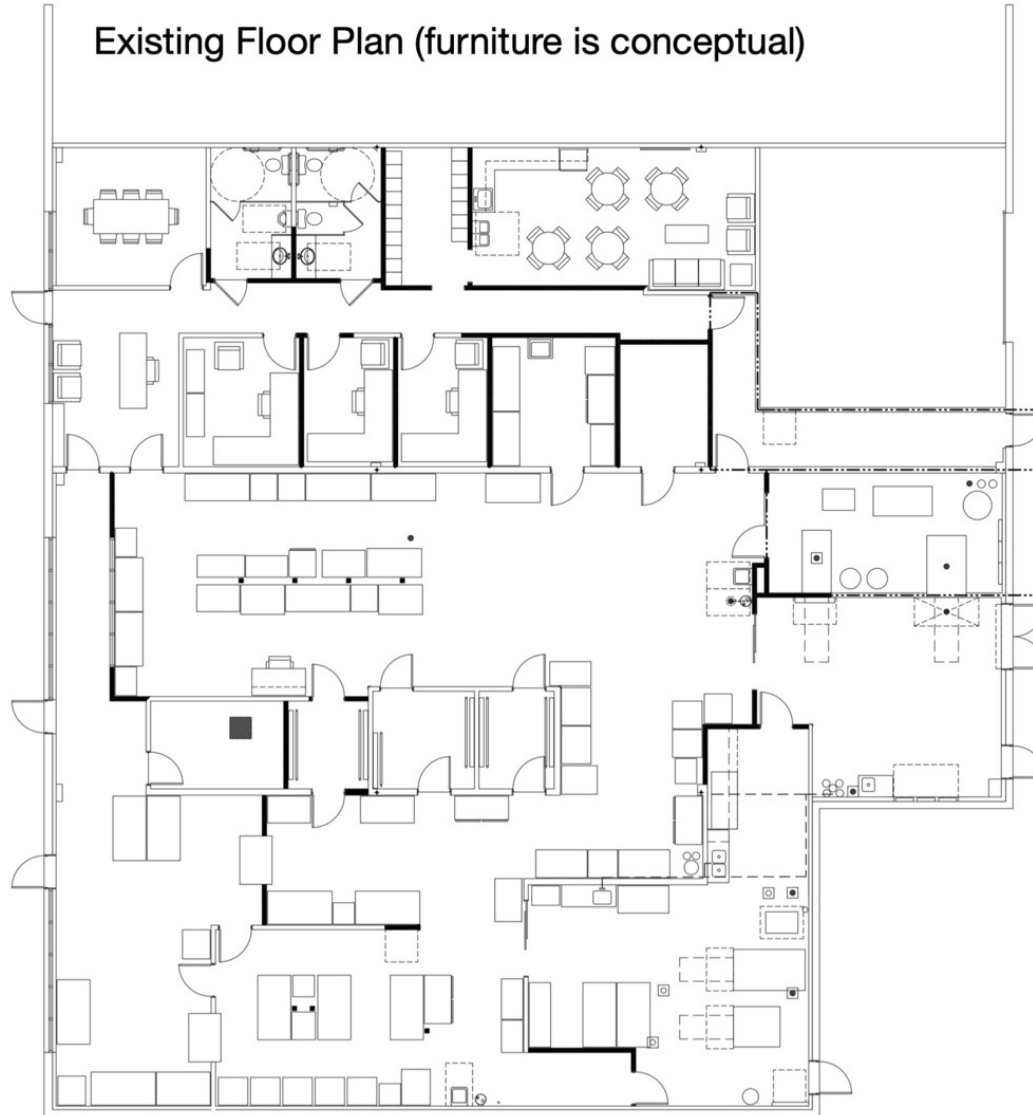


3 hoods, 3 sinks, & eye washing station



Entrance to open flex space

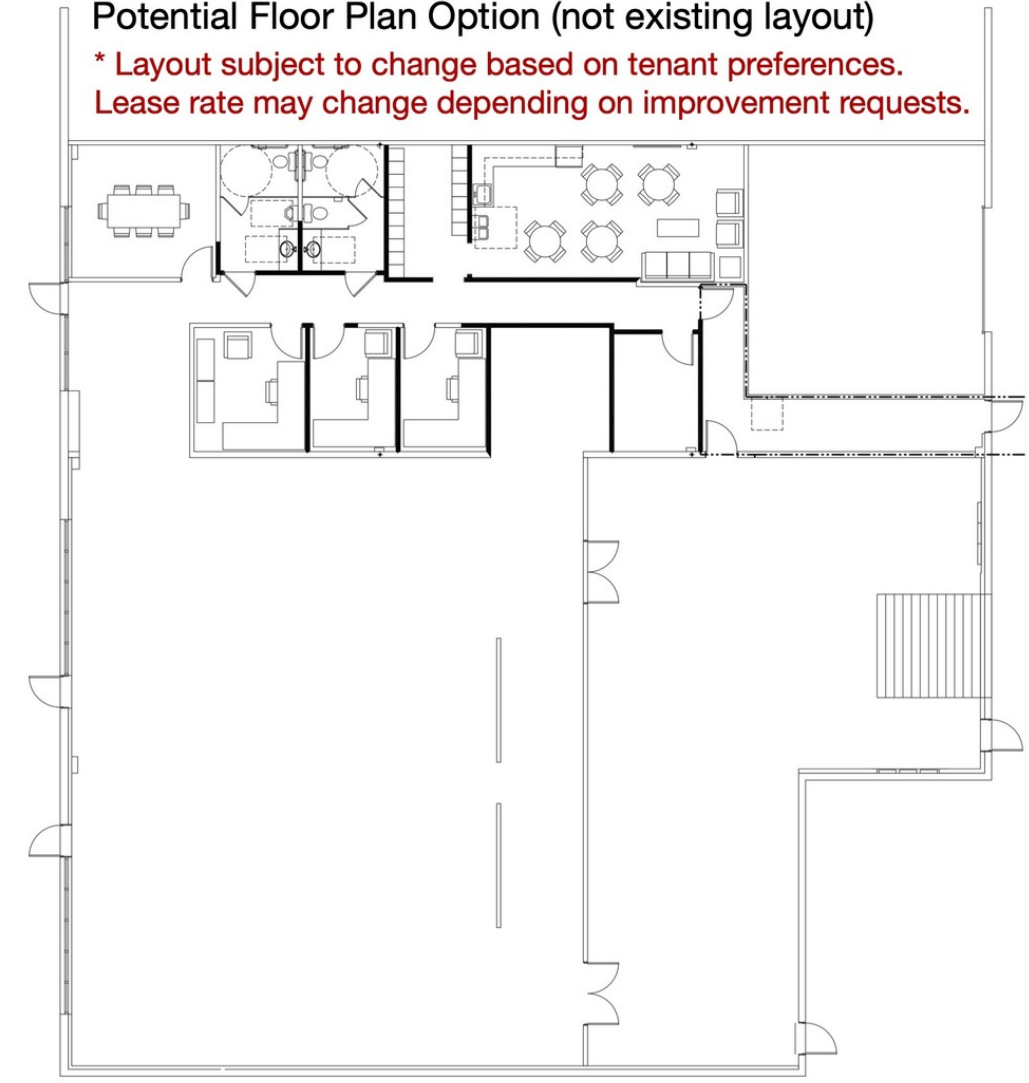
Existing Floor Plan (furniture is conceptual)



Potential Floor Plan Option (not existing layout)

* Layout subject to change based on tenant preferences.

Lease rate may change depending on improvement requests.



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