

11102 BLONDO STREET

646 - 1,370 SF | \$2,000.00 PER MONTH (FULL SERVICE) - \$16.00 SF/YR (NNN)

11102 BLONDO STREET, OMAHA, NE 68164



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11102 BLONDO STREET

EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$2,000.00 PER MONTH FULL SERVICE; \$16.00 SF/YR NNN
Available SF:	646 - 1,370 SF
Building Size:	12,659 SF
Property Type:	Office Building
Year Built:	2019

PROPERTY OVERVIEW

Hard-to-find, move-in ready office space with furniture included available for lease.

PROPERTY HIGHLIGHTS

- Suite 103 consists of two private offices with windows, a conference room (or third private office), and a reception/waiting area.
- Newer building with modern finishes throughout.
- Common area gym and mother's room available for tenant's use.
- Furniture included.
- Less than a mile away from North Park Plaza which contains many restaurants, shops, and other services.

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BUILDING INFORMATION

Building Size	12,659 SF
Min Divisible	646 SF
Max Contiguous	1,370 SF
Year Built	2019

PARKING & TRANSPORTATION

Parking Ratio	4.19
Number Of Spaces	53
Parking Type	Surface
Traffic Count	34,700 - 108th & Blondo (2021 AADT)

SITE INFORMATION

Cross-Streets	111th & Blondo
County	Douglas
Location Description	Corner of 111th and Blondo

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD
Gym	Yes
Mother's Room	Yes

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DEMOGRAPHICS

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,161	4,133	12,306
Total Households	718	2,492	6,863
Average HH Income	\$53,387	\$53,400	\$59,036

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AVAILABLE SPACES SUMMARY



SPACE	SIZE	LEASE RATE	EST OP EXP	EST TOTAL / MO
Suite 103	646 SF	\$2,000.00 (Full Service)	-	\$107,666.67
Suite 101	1,370 SF	\$16.00 (NNN)	-	\$1,826.67

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CLOSE VIEW AERIAL



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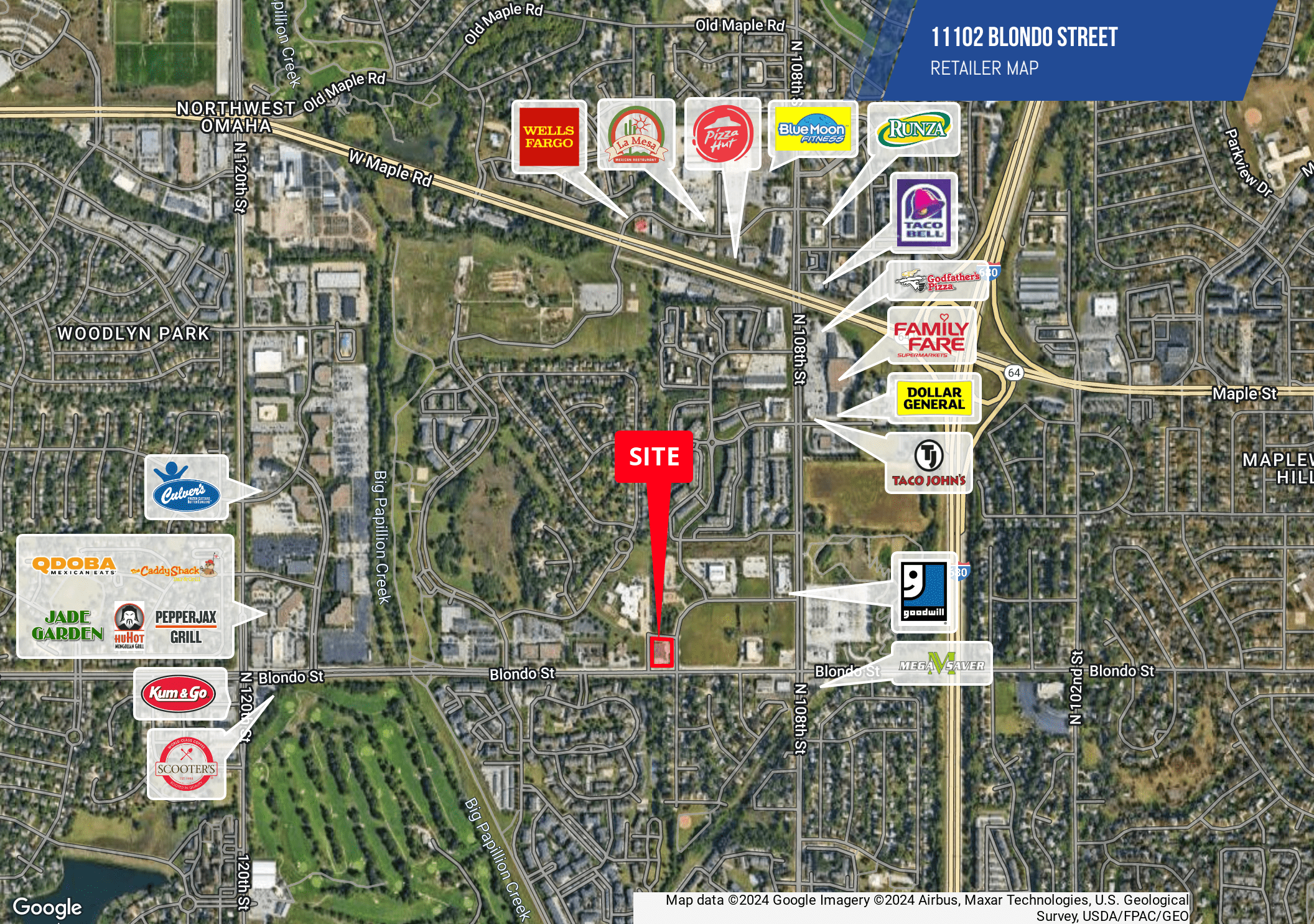
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RETAILER MAP



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