

1715 NORTH 203RD STREET

7,800 SF | \$11.95 SF/YR (NNN)

1715 NORTH 203RD STREET, OMAHA, NE 68022



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1715 NORTH 203RD STREET

EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$11.95 SF/YR NNN
Est. Op. Exp.	\$1.63 SF/YR
Available SF:	7,800 SF
Building Size:	7,800 SF
Property Type:	Industrial

PROPERTY OVERVIEW

Nice single tenant industrial/flex building located in Elkhorn

PROPERTY HIGHLIGHTS

- Perfect property for a small business user
- Clean office space
- Drive-in doors (2)
- Park at your front door
- Fenced parking area in rear

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BUILDING INFORMATION

Building Size	7,800 SF
Min Divisible	7,800 SF
Max Contiguous	7,800 SF

PARKING & TRANSPORTATION

Number Of Spaces	24
Parking Type	Structure

SITE INFORMATION

County	Douglas
Location Description	Off of 203rd & Roberts

UTILITIES & AMENITIES

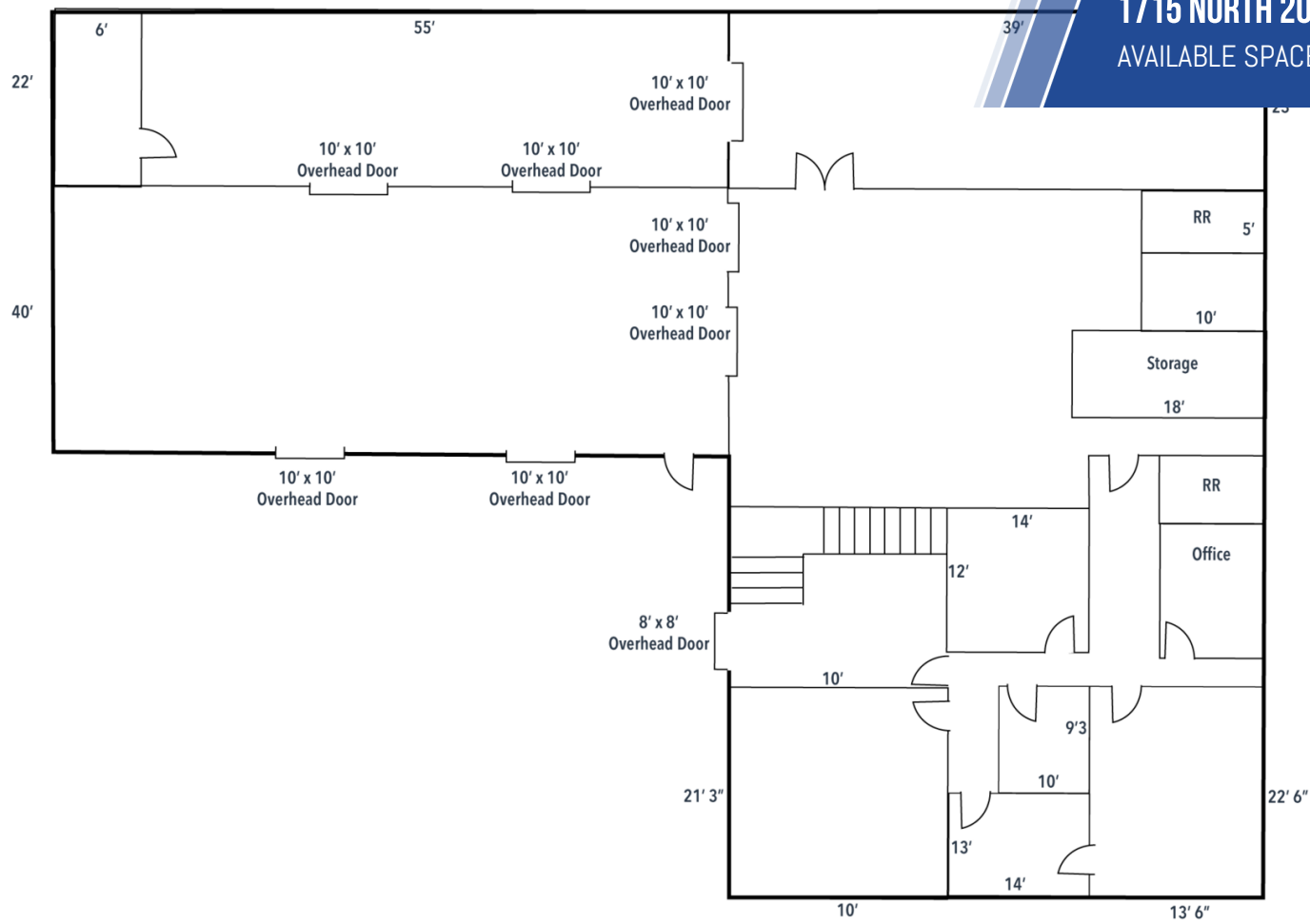
Power	Yes
Power Description	220
Gas	Radiant
Gas Description	Radiant and in floor hea
Snow Removal	Tenant does own snow removal

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DEMOGRAPHICS

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,619	5,798	11,076
Total Households	585	2,284	4,323
Average HH Income	\$115,697	\$109,427	\$119,848



*Floor Plan may not be drawn to scale

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP	EST. TOTAL / MO.
1715	7,800 SF	\$11.95 SF/yr (NNN)	\$1.63	\$8,827.00

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CLOSE VIEW AERIAL

Google

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1715 NORTH 203RD STREET
RETAILER MAP



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