

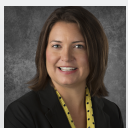
WESTGATE PROFESSIONAL CENTER

1,674 - 2,370 SF | \$13.50 SF/YR MG

2808 SOUTH 80TH AVENUE, OMAHA, NE 68124



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2808 SOUTH 80TH AVENUE

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.50 SF/YR MG
Available SF:	1,674 - 2,370 SF
Building Size:	18,815 SF
Property Type:	Office Building
Year Built:	1988
Zoning:	CC

PROPERTY OVERVIEW

Great location near Interstate 80. Close to CHI Bergan Mercy Hospital.

PROPERTY HIGHLIGHTS

- Turn key space with multiple private offices
- Park at your front door
- Affordable rental rates
- Monument signage available

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WESTGATE PROFESSIONAL CENTER

2808 SOUTH 80TH AVENUE, OMAHA, NE 68124

BUILDING INFORMATION

Building Size	18,815 SF
Min Divisible	1,674 SF
Max Contiguous	2,370 SF
Number Of Floors	2
Year Built	1988
Construction Status	Existing
Restrooms	Within Suite & Common Area
HVAC	GFA
Elevators	0

PARKING & TRANSPORTATION

Number Of Spaces	85
Parking Type	Surface
Traffic Count	31,667 - W Center Rd & S 80th Ave (2018)

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
140	2,370 SF	\$13.50 SF/yr (Modified Gross)	\$2,666.25
160	1,674 SF	\$13.50 SF/yr (Modified Gross)	\$1,883.25

SITE INFORMATION

Cross-Streets	80th & Wright Street
County	Douglas
Zoning	CC
Lot Size	1.36 Acres
Location Description	Great location near Interstate 80. Close to CHI Bergan Mercy Hospital.

OFFERING SUMMARY

LEASE RATE	\$13.50 SF/YR MG
Available SF	1,674 - 2,370 SF
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,149	82,038	264,602
Average Age	38	37.1	35.3
HOUSEHOLDS			
Total Households	4,023	35,832	113,219
People Per HH	2.3	2.3	2.3
Average HH Income	\$70,710	\$72,249	\$66,575
Average HH Value	\$313,663	\$174,422	\$169,564

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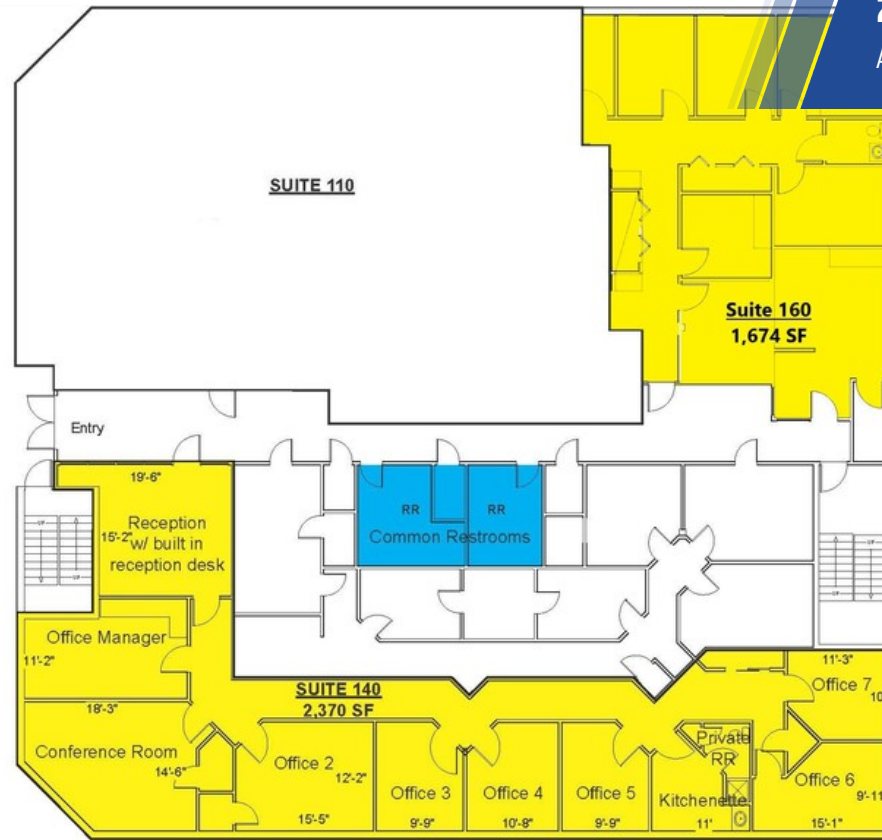
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2808 SOUTH 80TH AVENUE

AERIAL MAP



Google

Hascall St

Hascall

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2808 SOUTH 80TH AVENUE
RETAILER MAP



Google

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