

HANCOCK & DANA

3,381 SF | \$14.00 SF/YR NNN

12829 W DODGE RD, OMAHA, NE 68154



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12829 W DODGE RD EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$14.00 SF/YR NNN
Est. Op. Exp.	\$10.26 SF/YR
Available SF:	3,381 SF
Building Size:	19,829 SF
Property Type:	Office Building
Year Built:	1996
Zoning:	L0

PROPERTY OVERVIEW

Space available on the 2nd floor of the Hancock and Dana building in a highly visible location on West Dodge Road.

PROPERTY HIGHLIGHTS

- Well maintained and managed, owner occupied building
- Windows throughout the building allowing natural light
- Nice finishes throughout space
- Large private offices
- Great access to West Dodge Road and Interstate 680
- All amenities in the immediate area

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HANCOCK & DANA

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BUILDING INFORMATION

Building Size	19,829 SF
Min Divisible	3,381 SF
Max Contiguous	3,381 SF
Ceiling Height	8 ft
Number Of Floors	2
Year Built	1996
Construction Status	Existing
Restrooms	Common
HVAC	GFA
Elevators	Yes

PARKING & TRANSPORTATION

Parking Description	Individual Surface Stalls
Parking Ratio	3.45
Number Of Spaces	76
Parking Type	Surface
Traffic Count	114,105 - W Dodge Expressway & N 129th St (2018)

SITE INFORMATION

Cross-Streets	129th & W Dodge Rd
County	Douglas
Zoning	L0
Lot Size	1.65 Acres
Location Description	Near the corner of 129th & W Dodge Road

UTILITIES & AMENITIES

Power	Yes
Gas / Propane	Yes

OFFERING SUMMARY

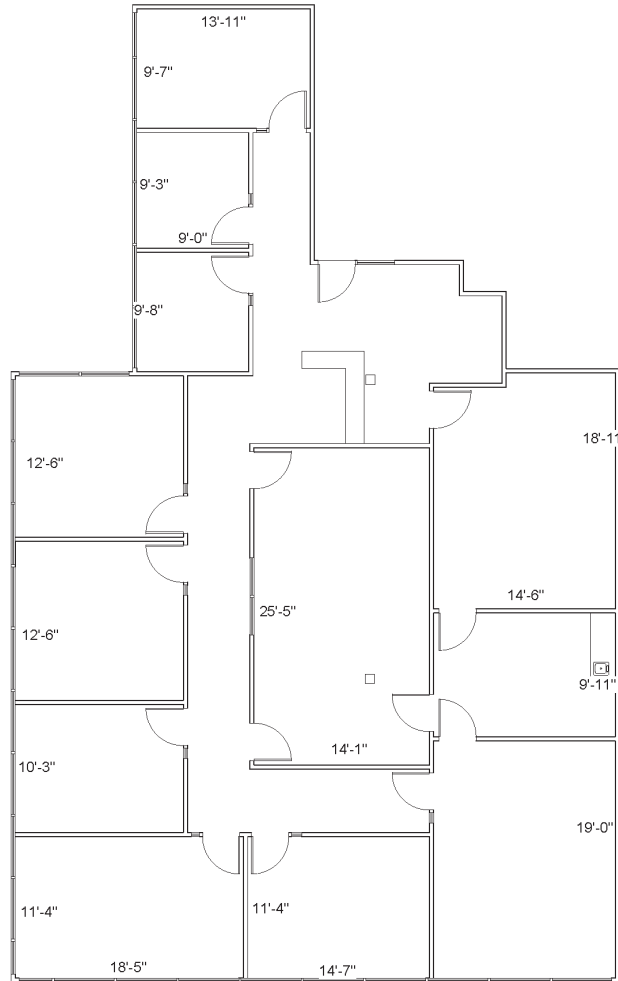
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,269	85,801	234,637
Average Age	45	37.9	36.7
HOUSEHOLDS			
Total Households	3,400	35,845	95,364
People Per HH	2.4	2.4	2.5
Average HH Income	\$118,486	\$85,819	\$84,885
Average HH Value	\$200,902	\$185,912	\$194,989

12829 West Dodge Suite 201

12829 W DODGE RD
AVAILABLE SPACES



AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
Suite 201	3,381 SF	\$14.00 SF/yr (NNN)	\$10.26	\$6,835.26

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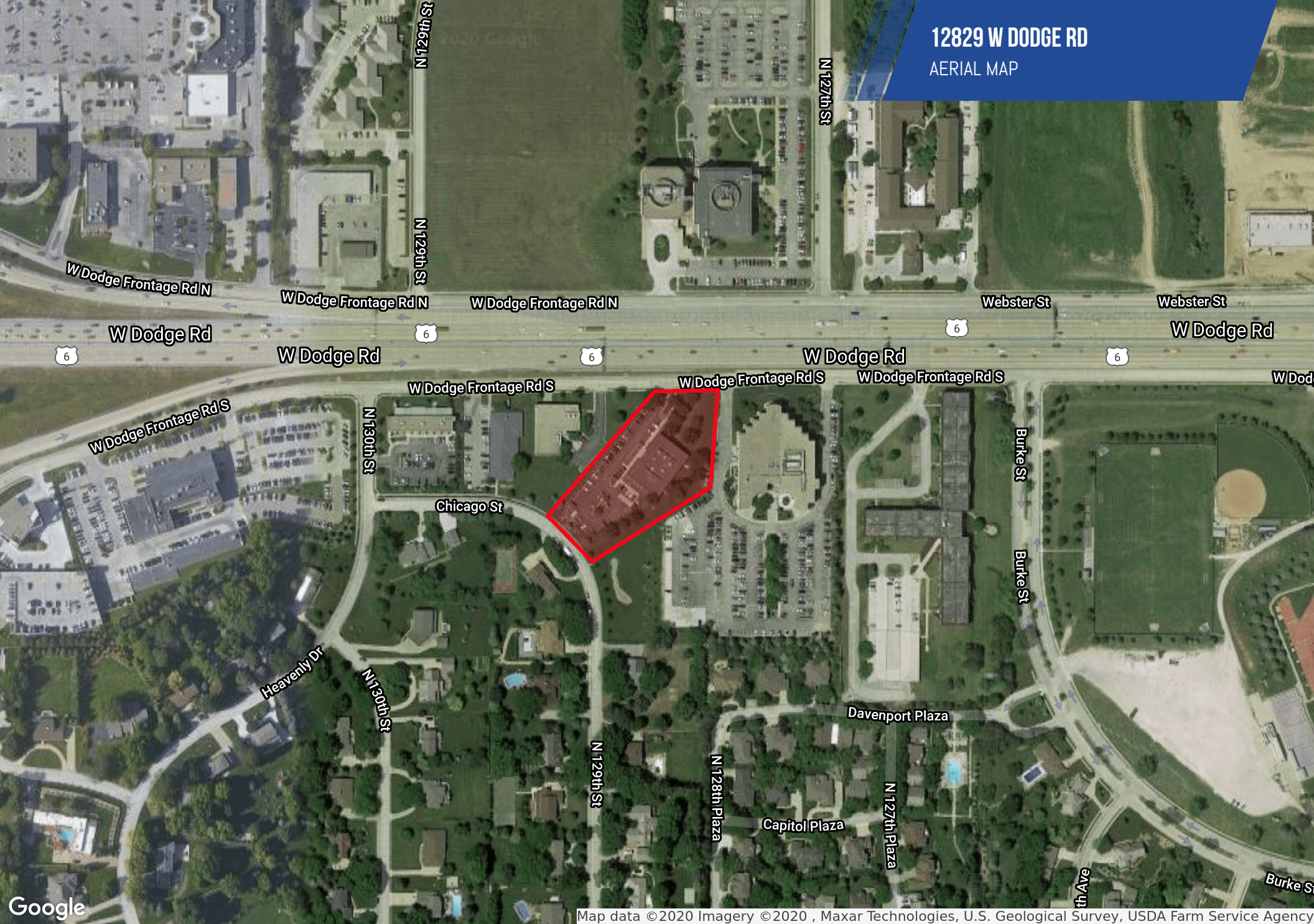
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AERIAL MAP



Google

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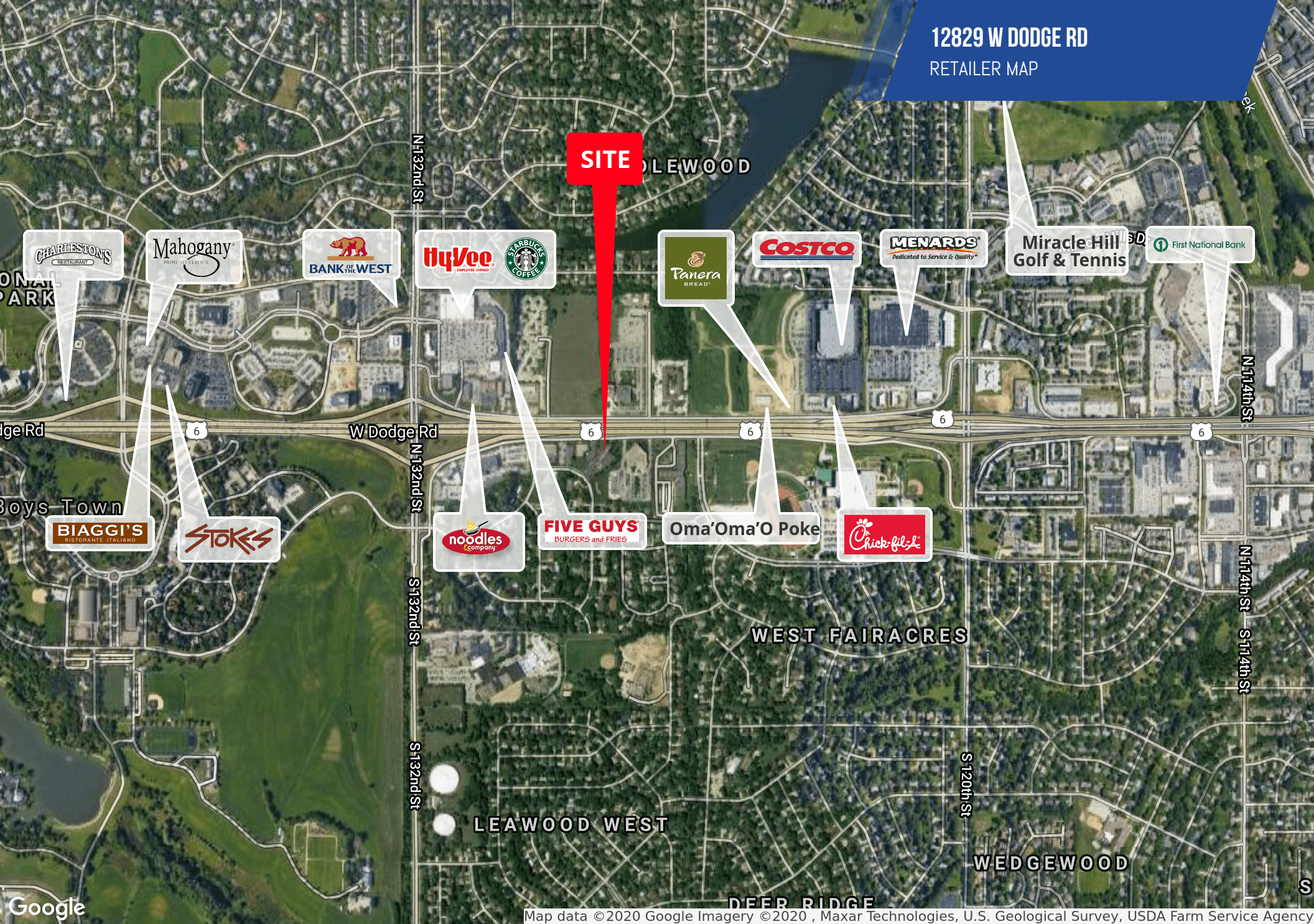
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RETAILER MAP



SITE

CHARLESTON'S
RESTAURANT

Mahogany
PRIME STEAKHOUSE

BANK OF THE WEST

HyVee
HYVUE CARD

STARBUCKS
COFFEE

Panera
BREAD

COSTCO

MENARDS
Dedicated to Service & Quality

Miracle Hill
Golf & Tennis

First National Bank

BIAGGI'S
RISTORANTE ITALIANO

STOKES

noodles
company

FIVE GUYS
BURGERS and FRIES

Oma'Oma'O Poke

Chick-fil-A

Google

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