

PACIFIC SPRINGS CENTER II

5,000 - 40,000 SF | \$19.95 SF/YR NNN

16910 MARCY STREET, OMAHA, NE 68118



**INVESTORS
REALTY INC.**

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OFFERING SUMMARY

LEASE RATE:	\$19.95 SF/YR NNN
Est. Op. Exp.	\$9.26 SF/YR
Available SF:	5,000 - 40,000 SF
Building Size:	40,000 SF
Property Type:	Office Building
Year Built:	2020
Zoning:	MU

PROPERTY OVERVIEW

New Class A office building with underground parking.

PROPERTY HIGHLIGHTS

- Minutes from West Dodge Expressway
- All amenities nearby - minutes from Legacy, Lakeside, and Village Pointe (Nebraska's most preferred shopping destination)
- Ideal for any business looking to locate in a dense suburban population
- Ready for occupancy
- Storage space available for lease

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BUILDING INFORMATION

Building Size	40,000 SF
Min Divisible	5,000 SF
Max Contiguous	40,000 SF
Number Of Floors	2
Year Built	2020
Construction Status	Under construction
Restrooms	Common
HVAC	GFA
Elevators	Yes

PARKING & TRANSPORTATION

Parking Description	Parking can be created
Number Of Spaces	149
Parking Type	Surface
Traffic Count	45,750 - 168th & Pacific (2016)

SITE INFORMATION

Cross-Streets	169th & Marcy Street
County	Douglas
Zoning	MU
Location Description	NWC 168th & Pacific

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,167	68,548	172,908
Average Age	38.6	36.7	35.8
HOUSEHOLDS			
Total Households	2,903	24,092	62,178
People Per HH	2.8	2.8	2.8
Average HH Income	\$121,531	\$116,411	\$104,967
Average HH Value	\$288,682	\$251,092	\$233,417

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
First Floor	19,000 SF	\$19.95 SF/yr (NNN)	\$9.26	\$46,249.17	Divisible to a minimum of 5,000 sf. Whole building available at 40,000 sf.
Second Floor	21,000 SF	\$19.95 SF/yr (NNN)	\$9.26	\$51,117.50	Divisible to a minimum of 5,000 sf. Whole building available at 40,000 sf.

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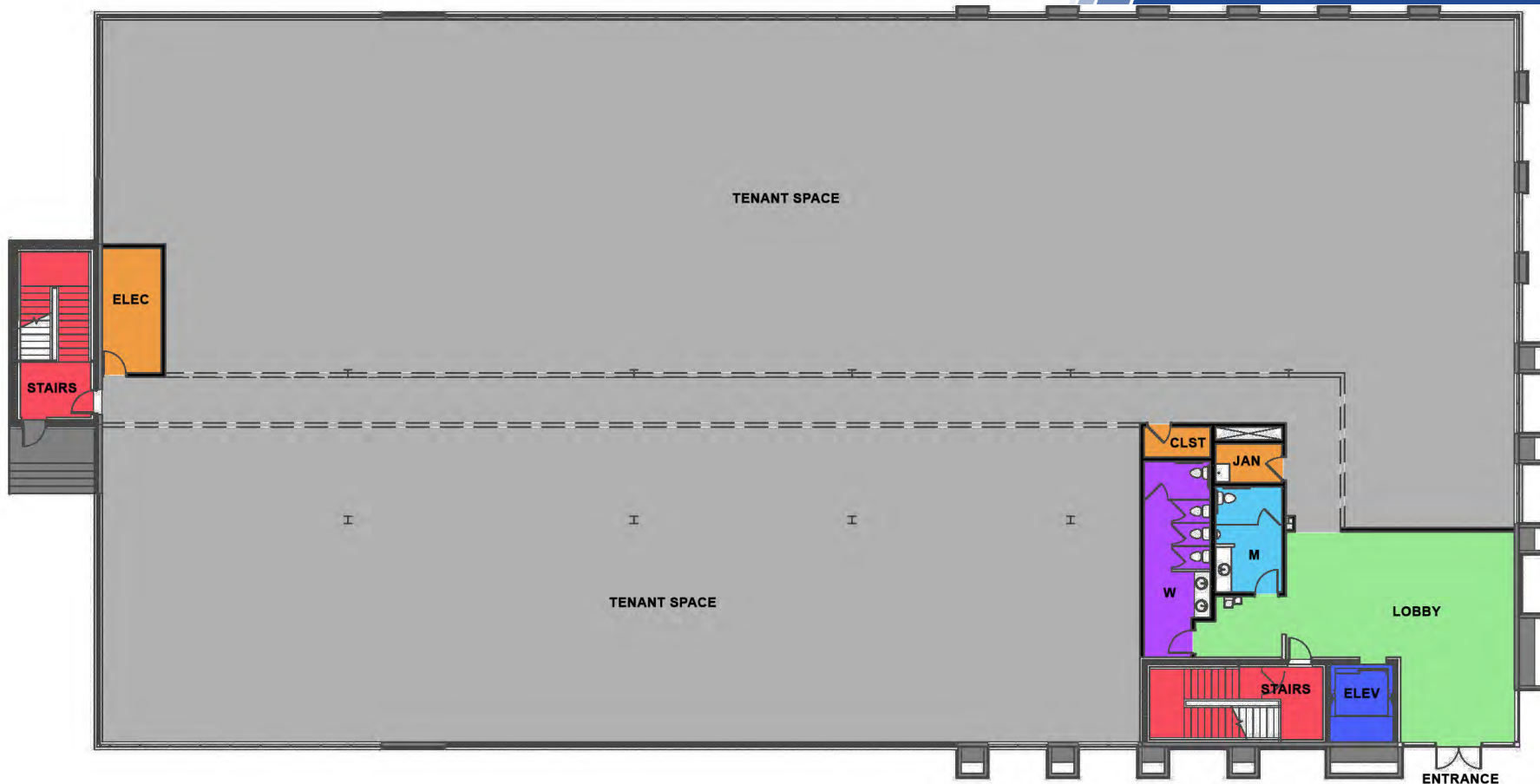
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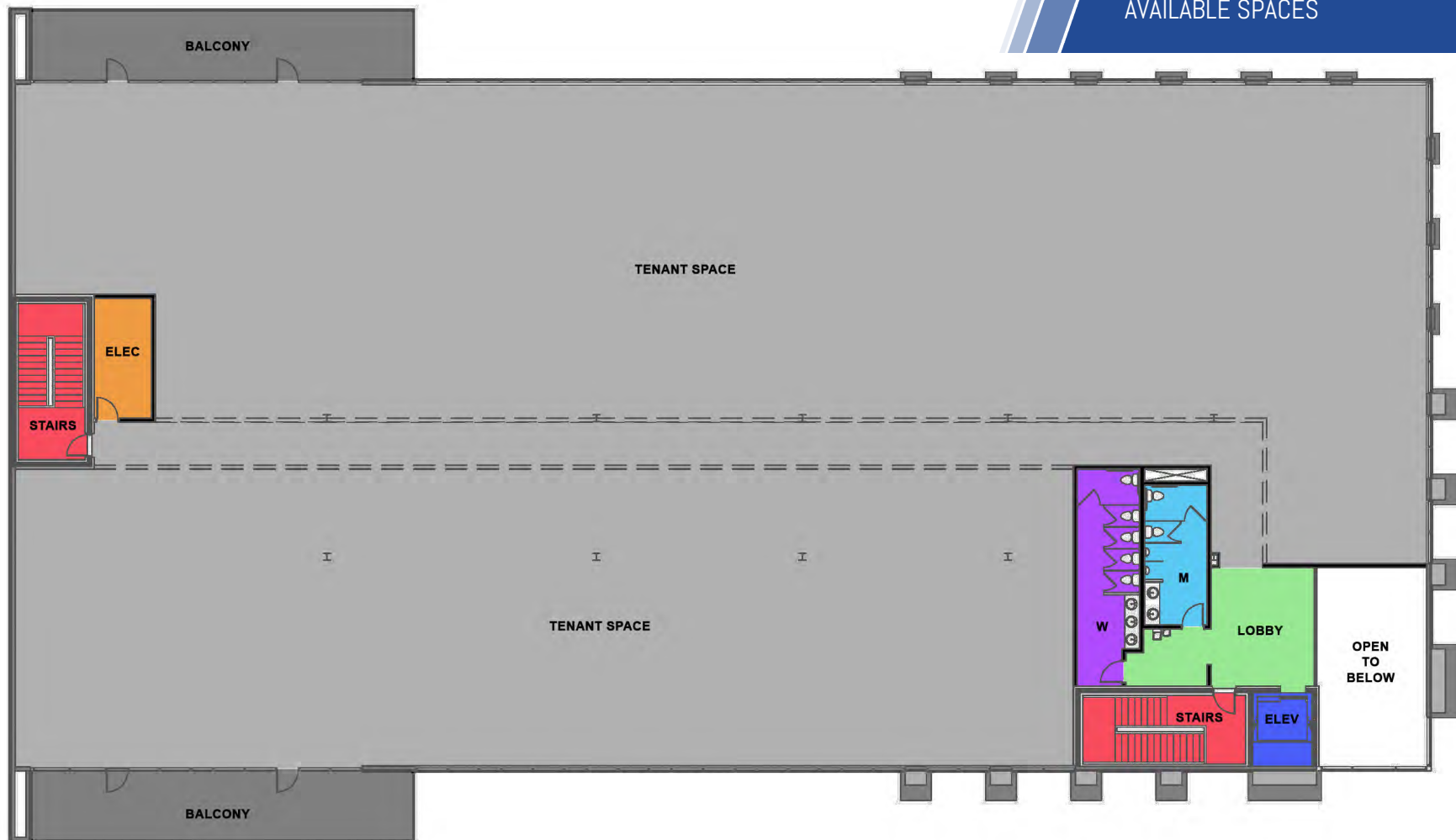
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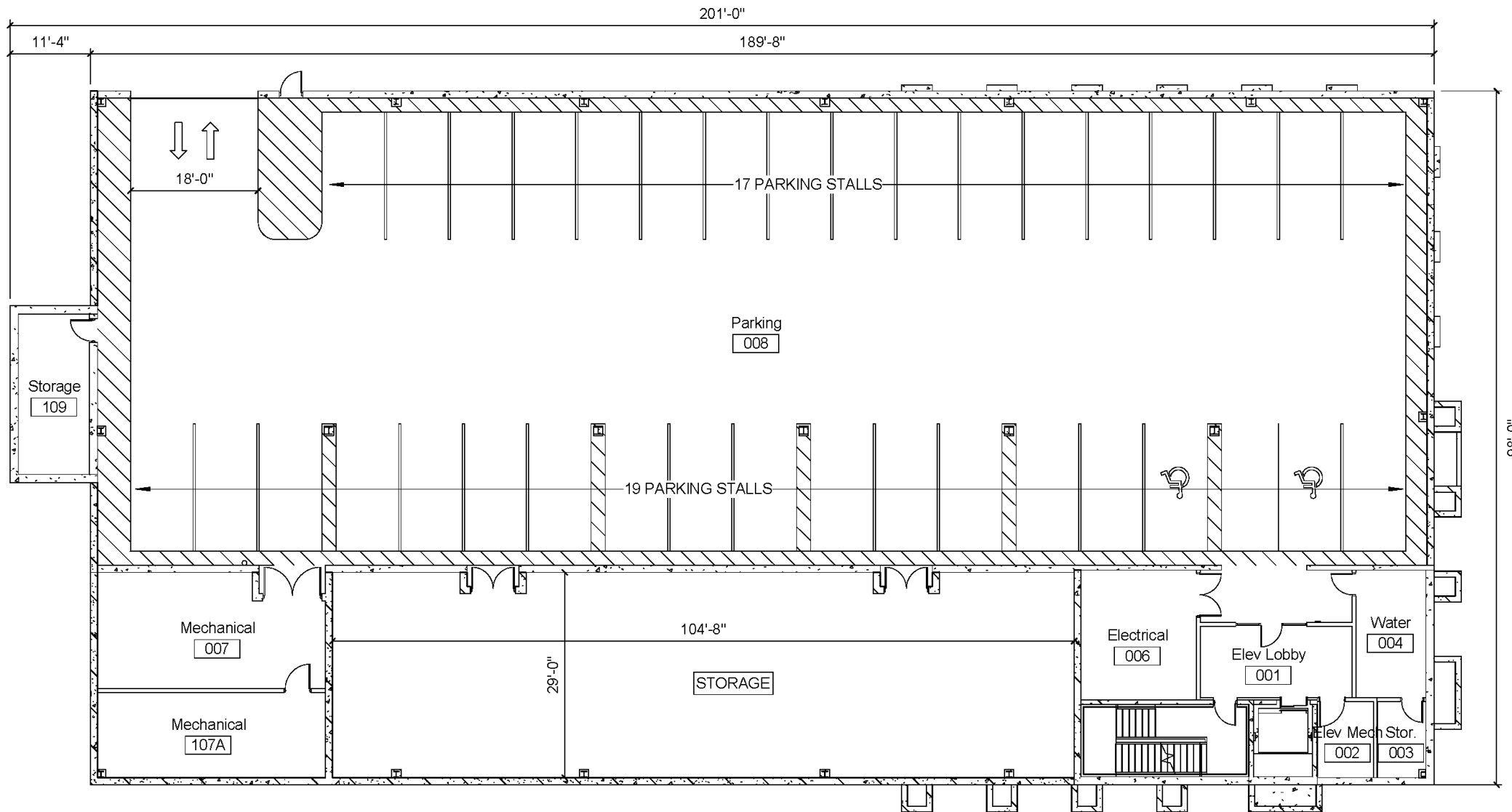
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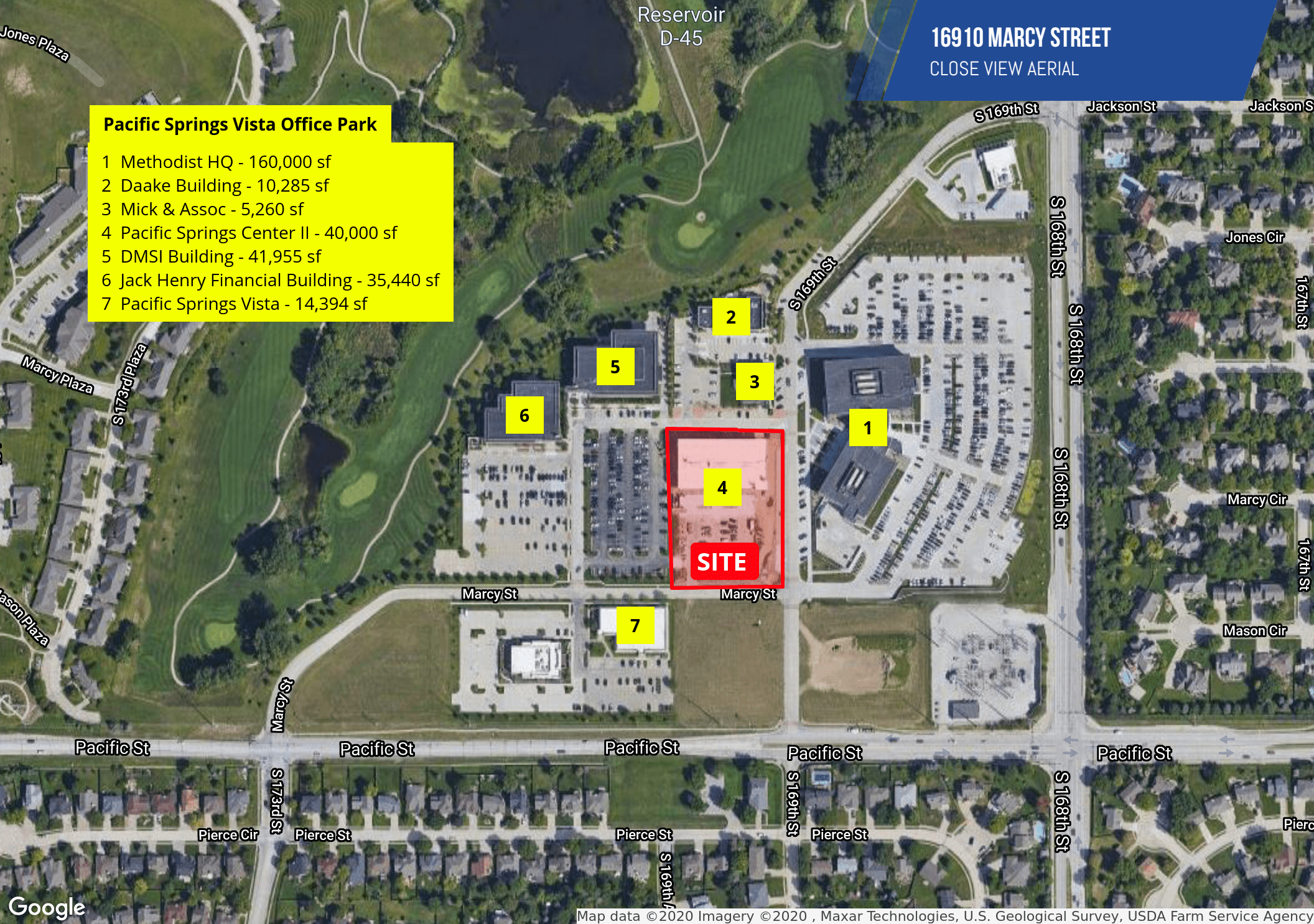
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1 Parking Level

1/16" = 1'-0"





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CLOSE VIEW AERIAL

Pacific Springs Vista Office Park

- 1 Methodist HQ - 160,000 sf
- 2 Daake Building - 10,285 sf
- 3 Mick & Assoc - 5,260 sf
- 4 Pacific Springs Center II - 40,000 sf
- 5 DMSI Building - 41,955 sf
- 6 Jack Henry Financial Building - 35,440 sf
- 7 Pacific Springs Vista - 14,394 sf

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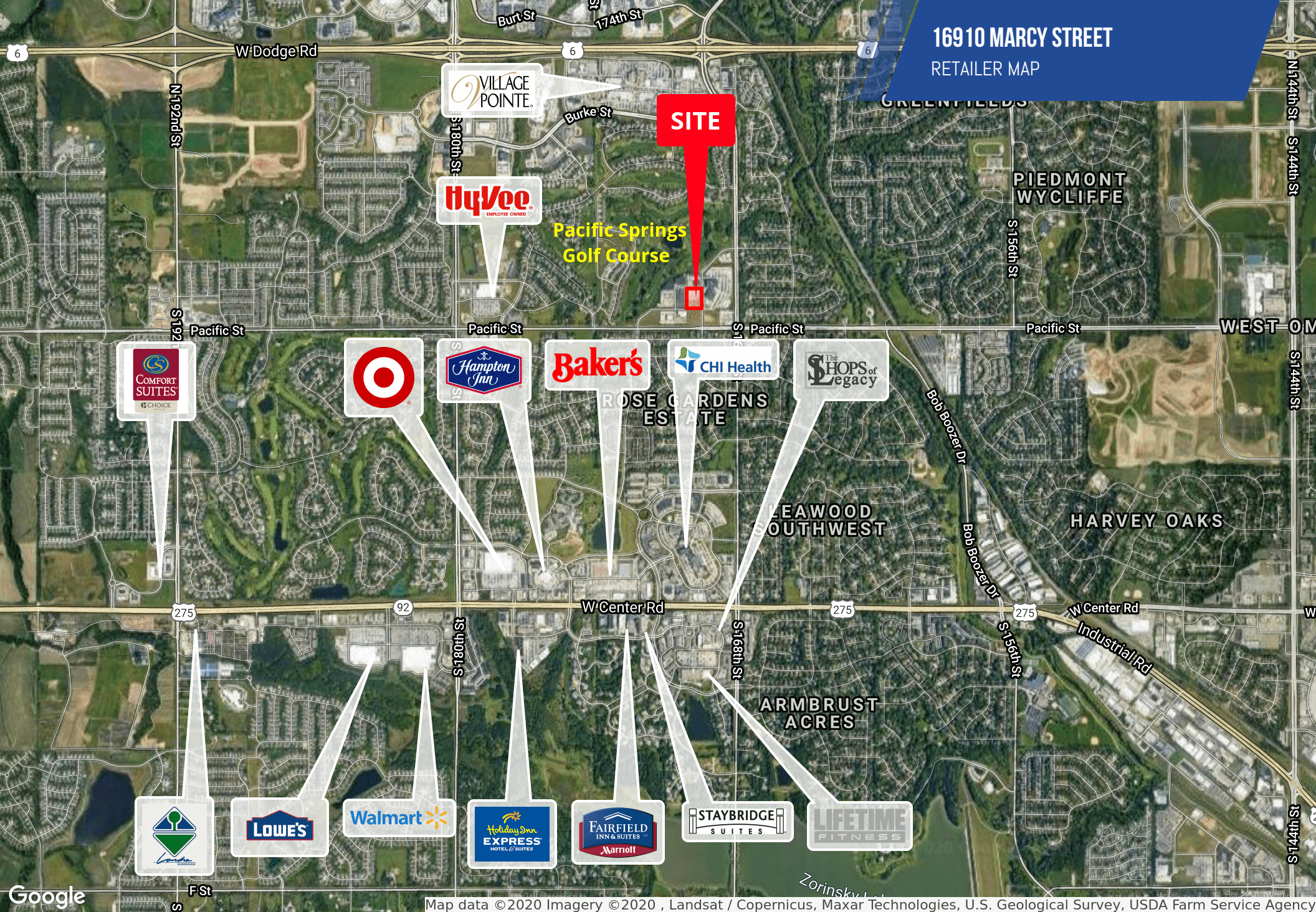
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RETAILER MAP

SITE

VILLAGE
POINTE

HyVee
EMPLOYEE OWNED

Pacific Springs
Golf Course



Hampton
Inn

Baker's

CHI Health

The SHOPS
of Legacy

COMFORT
SUITES
CHOICE



LOWE'S

Walmart

Holiday Inn
EXPRESS
HOTEL & SUITES

FAIRFIELD
INN & SUITES
Marriott

STAYBRIDGE
SUITES

LIFETIME
FITNESS

Google

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Southeast Corner



South Elevation



Southwest Corner



North Elevation



Northeast Corner

16910 MARCY STREET
EXTERIOR PHOTOS

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16910 MARCY STREET
LOBBY PHOTOS



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