

9864 M STREET, OMAHA, NE 68127

9864 M STREET

\$7.50 SF/YR NNN

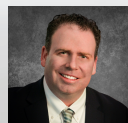


LEASE BROCHURE

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	7,008 SF
Lease Rate:	\$7.50 SF/YR NNN
Year Built:	1989
Building Size:	7,008
Zoning:	CC
Traffic Count:	44,950

PROPERTY OVERVIEW

Quick Interstate access.

PROPERTY HIGHLIGHTS

- Stand alone brick building with existing improvements
- Drive in door
- Building signage available
- Many dining, banking, medical and shopping amenities in the immediate area
- Walking distance to Mockingbird Hills Community Center
- High parking ratio



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PROPERTY DETAILS

LEASE RATE

\$7.50 SF/YR

LOCATION INFORMATION

Street Address	9864 M Street
City, State, Zip	Omaha, NE 68127
County/Township	Douglas
Cross Streets	98th & M Street

BUILDING INFORMATION

Building Size	7,008 SF
Building Class	B
Number Of Floors	1
Average Floor Size	7,008 SF
Year Built	1989
Gross Leasable Area	7,008 SF
Construction Status	Existing
Free Standing	Yes

PROPERTY DETAILS

Property Type	Office
Zoning	CC
Lot Size	1.27 Acres
Traffic Count	44,950
Traffic Count Street	96th & L Street

PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	96
Restrooms	Yes



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AVAILABLE SPACES

LEASE TYPE | NNN
TOTAL SPACE | 7,008 SF
LEASE TERM | 36 to 120 months
LEASE RATE | \$7.50 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
9864 M Street	Available	7,008 SF	NNN	\$7.50 SF/yr



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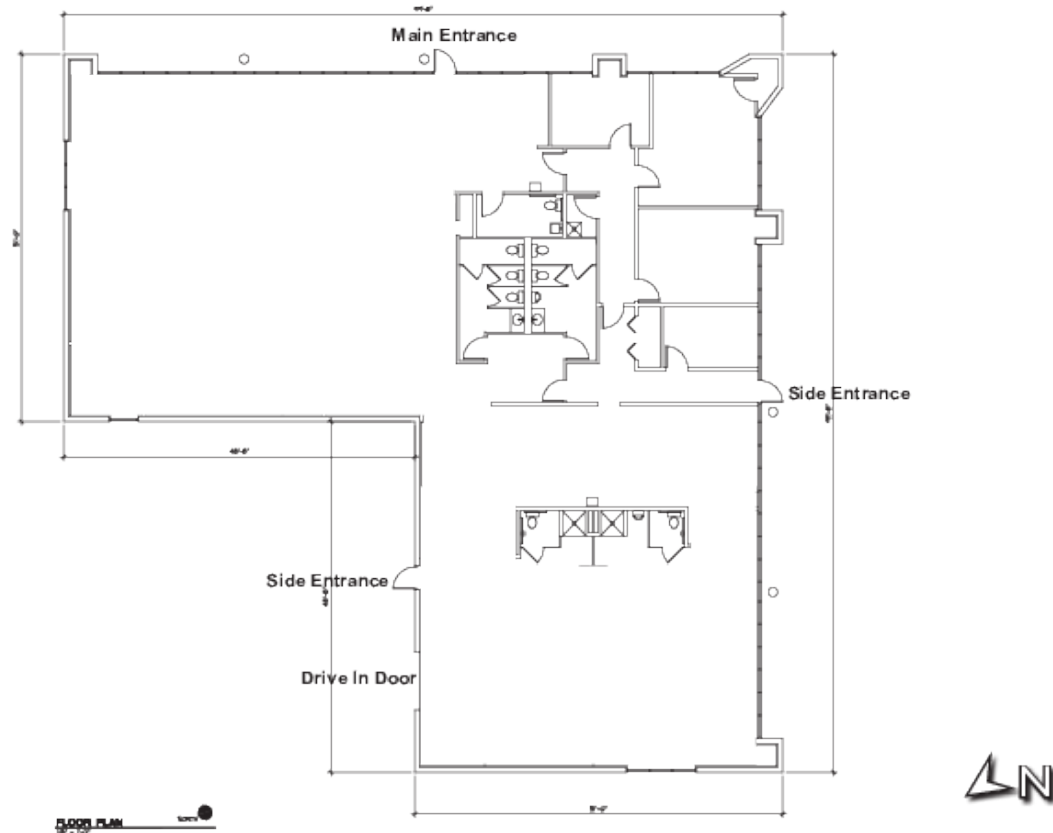
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FLOOR PLAN



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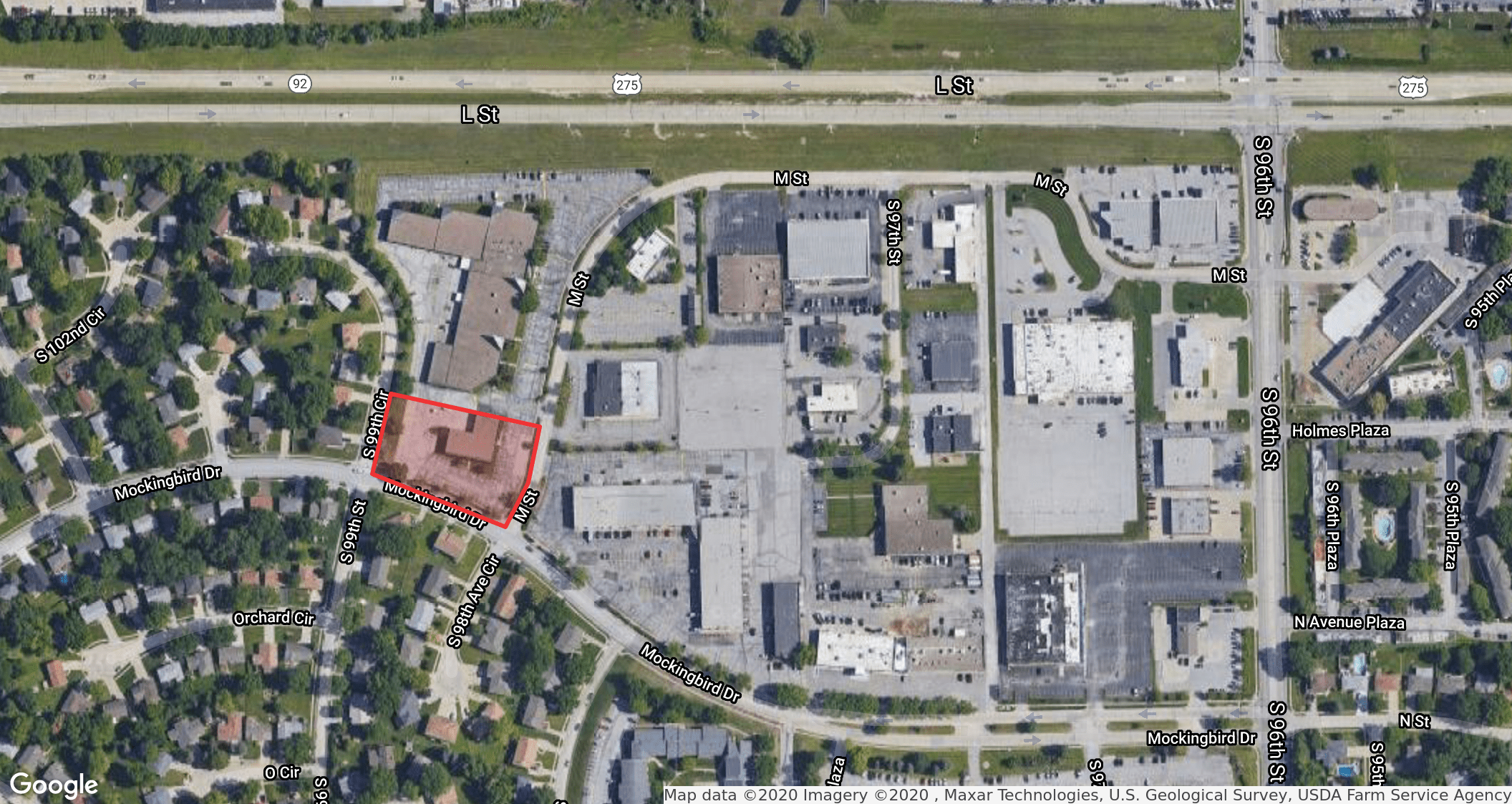
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CLOSE VIEW AERIAL



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RETAILER MAP



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