

4909 S 135TH STREET, OMAHA, NE 68137

LUMBERYARD DISTRICT OFFICE

\$18.00 SF/YR NNN



**INVESTORS
REALTY INC.**

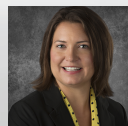
VIEW PROPERTY VIDEO

LEASE BROCHURE

12500 I STREET | OMAHA, NE 68137 | INVESTORSOMAHA.COM



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LUMBERYARD DISTRICT OFFICE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	2,114 SF
Lease Rate:	\$18.00 SF/YR NNN
Est. NNN Exp:	\$7.00 SF/YR
Year Built:	2016
Building Size:	34,945
Zoning:	MU
Traffic Count:	27,850

PROPERTY OVERVIEW

Join OBI Creative, First American Title, Bottlinger Law, Sarpy Chiropractic, & Local Beer & Patio.

PROPERTY HIGHLIGHTS

- Corner suite with abundant windows
- Floor plan consists of 2 offices with fantastic views, conference room with glass wall, kitchenette, and open space for cubicles
- Central location makes the development easily accessible from any part of Omaha
- 135th & Millard Avenue intersection enjoys 27,850 cars per day
- Adjacent to a 386 unit, high end, Lanoha apartment community



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LUMBERYARD DISTRICT OFFICE

PROPERTY DETAILS

LEASE RATE

\$18.00 SF/YR

LOCATION INFORMATION

Building Name	Lumberyard District Office
Street Address	4909 S 135th Street
City, State, Zip	Omaha, NE 68137
County/Township	Douglas
Cross Streets	135th & Millard Avenue

BUILDING INFORMATION

Building Size	34,945 SF
Building Class	A
Number Of Floors	2
Year Built	2016
Gross Leasable Area	34,945 SF
Load Factor	1.23%
Construction Status	Existing

PROPERTY DETAILS

Property Type	Office
Zoning	MU
Traffic Count	27,850

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	5.0

UTILITIES & AMENITIES

Restrooms	ADA
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AVAILABLE SPACES



SPACE	LEASE RATE	EST. NNN EXP	SIZE (SF)	COMMENTS
208	\$18.00 SF/yr	\$7.00	2,114 SF	Base Rent: \$3,171.00 Est Total Rent: \$4,404.17



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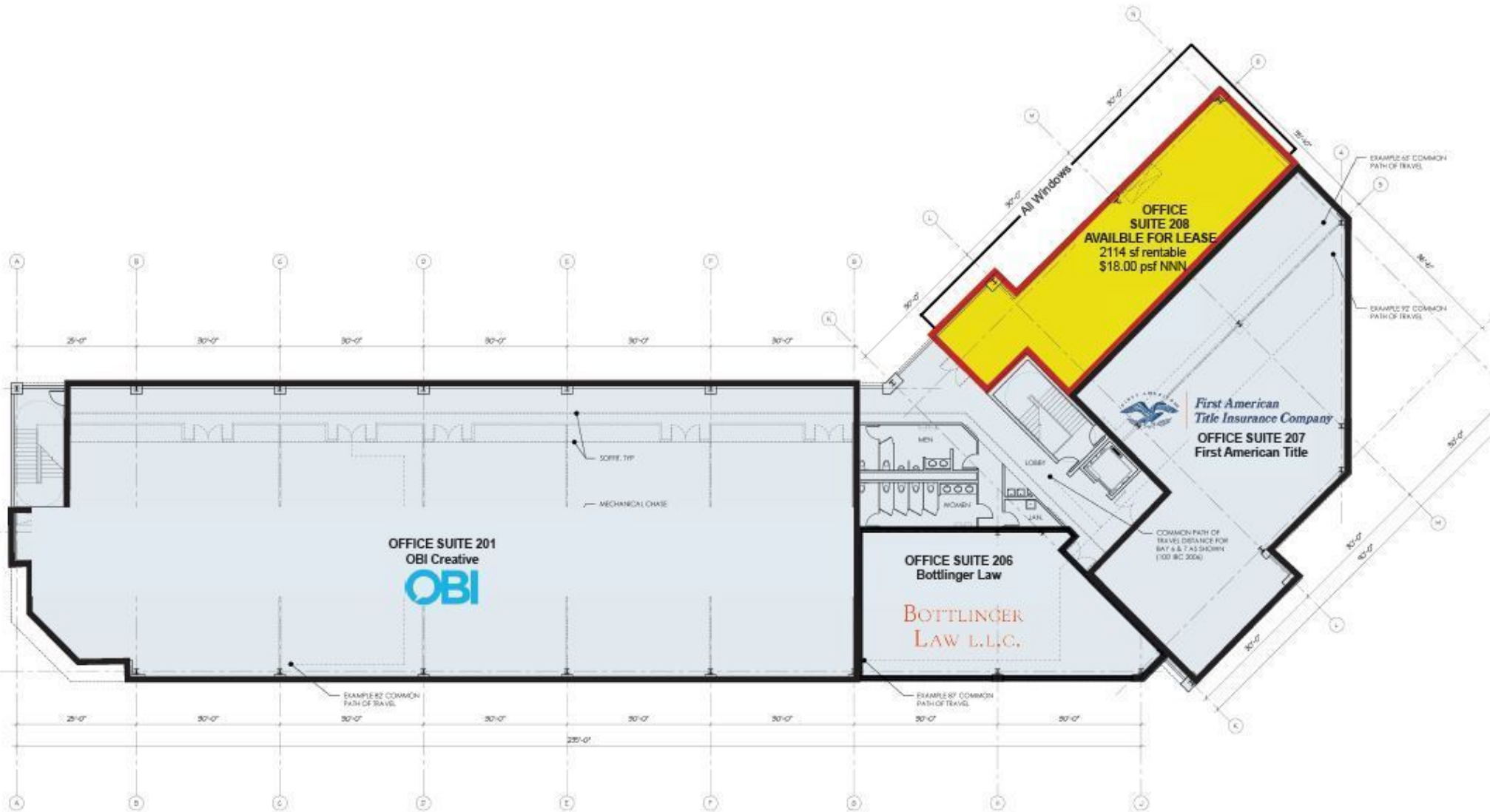
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BUILDING PLAN



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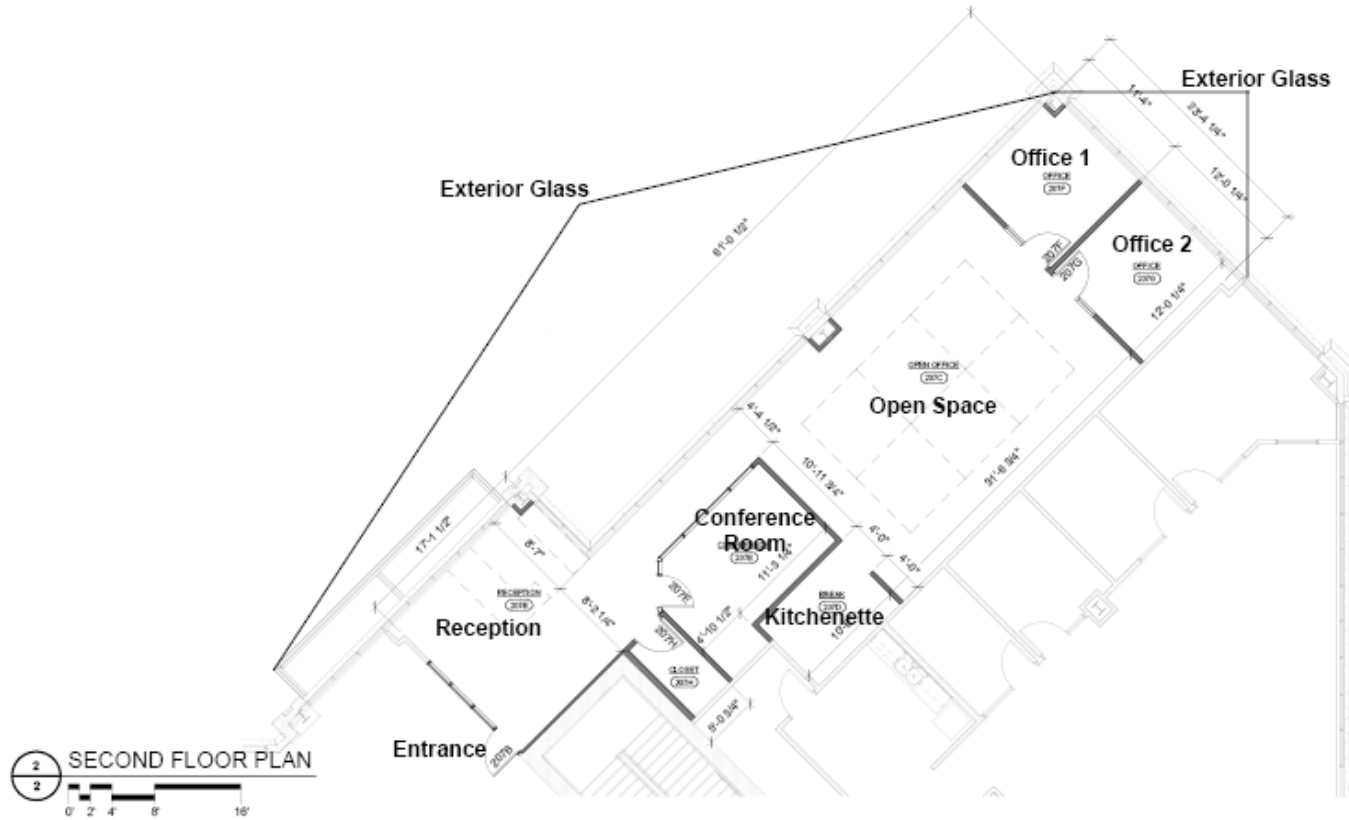
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FLOOR PLAN



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NEIGHBORHOOD AERIAL



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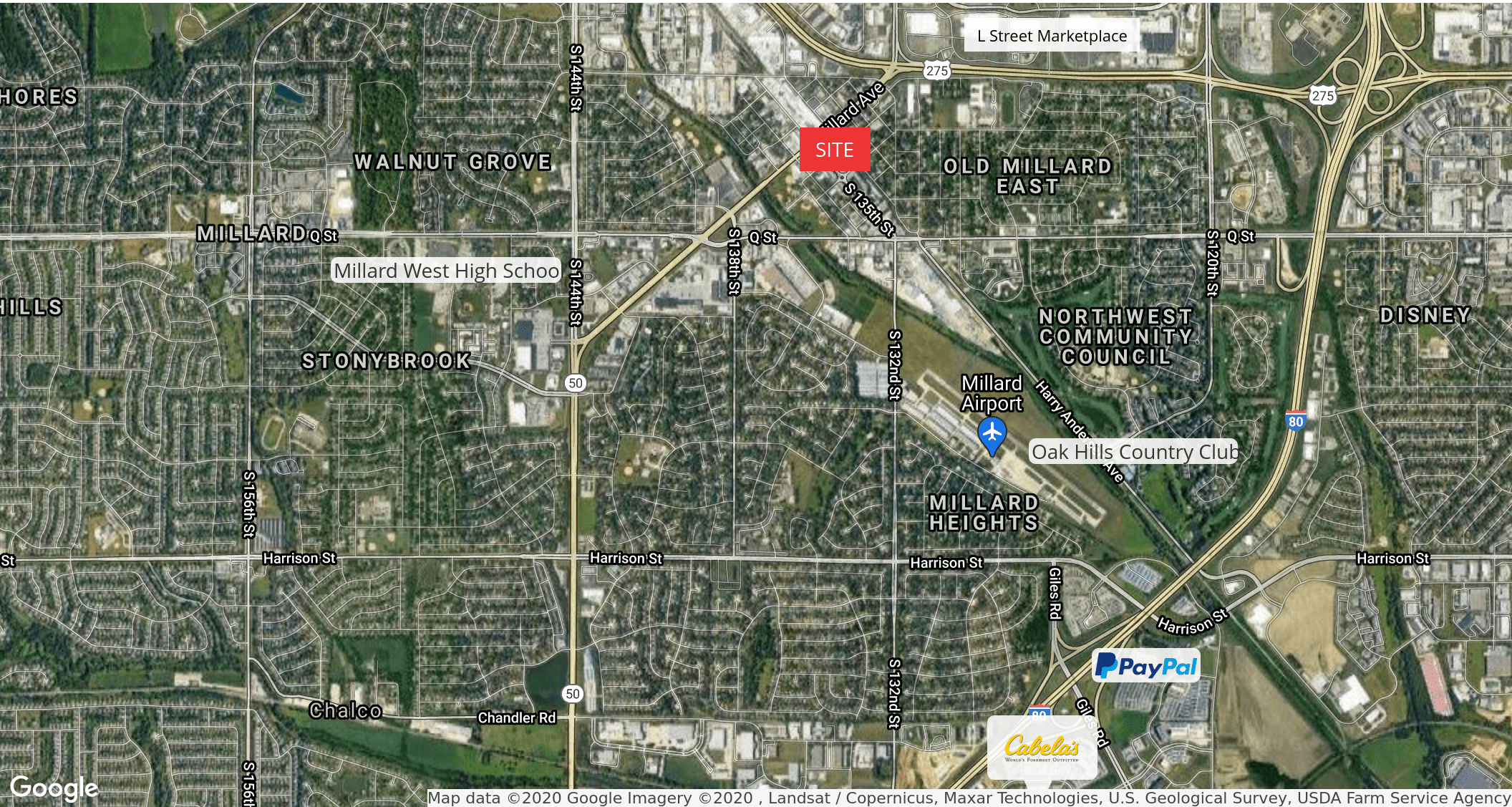
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EXTENDED VIEW AERIAL



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ADDITIONAL PHOTOS



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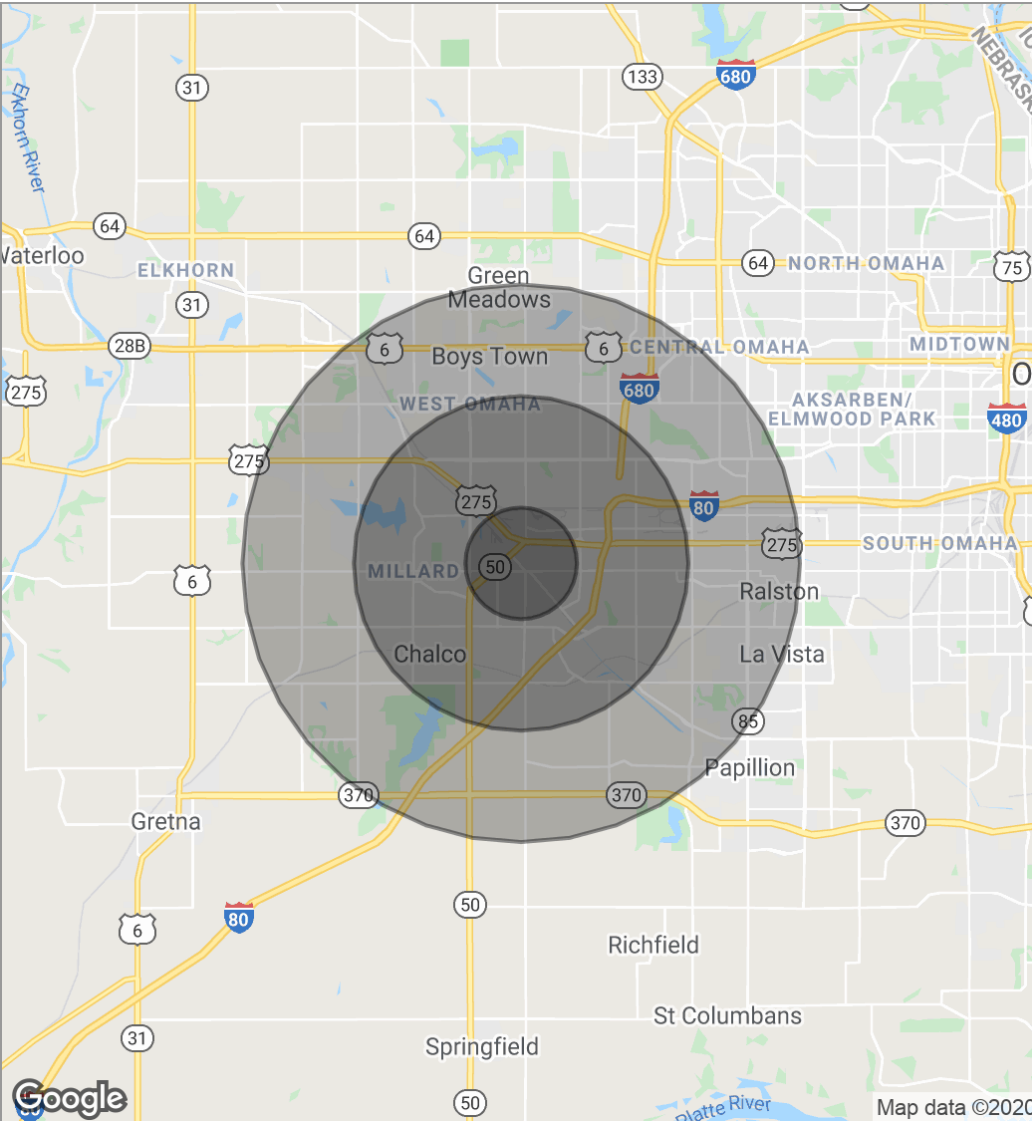
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,934	80,320	199,322
Median age	38.0	36.9	36.5
Median age (Male)	37.1	35.1	35.2
Median age (Female)	38.9	38.5	37.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,190	32,488	78,732
# of persons per HH	2.5	2.5	2.5
Average HH income	\$65,581	\$75,644	\$87,892
Average house value	\$151,870	\$162,817	\$192,326

** Demographic data derived from 2010 US Census*



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