

11106 MOCKINGBIRD DR

16,400 SF | \$10.50 SF/YR NNN

OMAHA, NE 68137



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BUILDING INFORMATION

Building Size	16,400 SF
Min Divisible	16,400 SF
Max Contiguous	16,400 SF
Ceiling Height	18 ft
Minimum Ceiling Height	18 ft
Number Of Floors	1
Year Built	1990
Roof	Approximately 10 years old
HVAC	Approximately 7 years old

PARKING & TRANSPORTATION

Number Of Spaces	84
Traffic Count	23,350 108th & Mockingbird Dr

SITE INFORMATION

County	Douglas
Zoning	GI
Lot Size	1.43 Acres
Location Description	110th & Mockingbird Dr

PROPERTY HIGHLIGHTS

- Stand alone office / flex building
- 75% office / 25% warehouse
- 1 overhead & 1 dock high door
- Close proximity to Interstate
- Fiber optics available

OFFERING SUMMARY

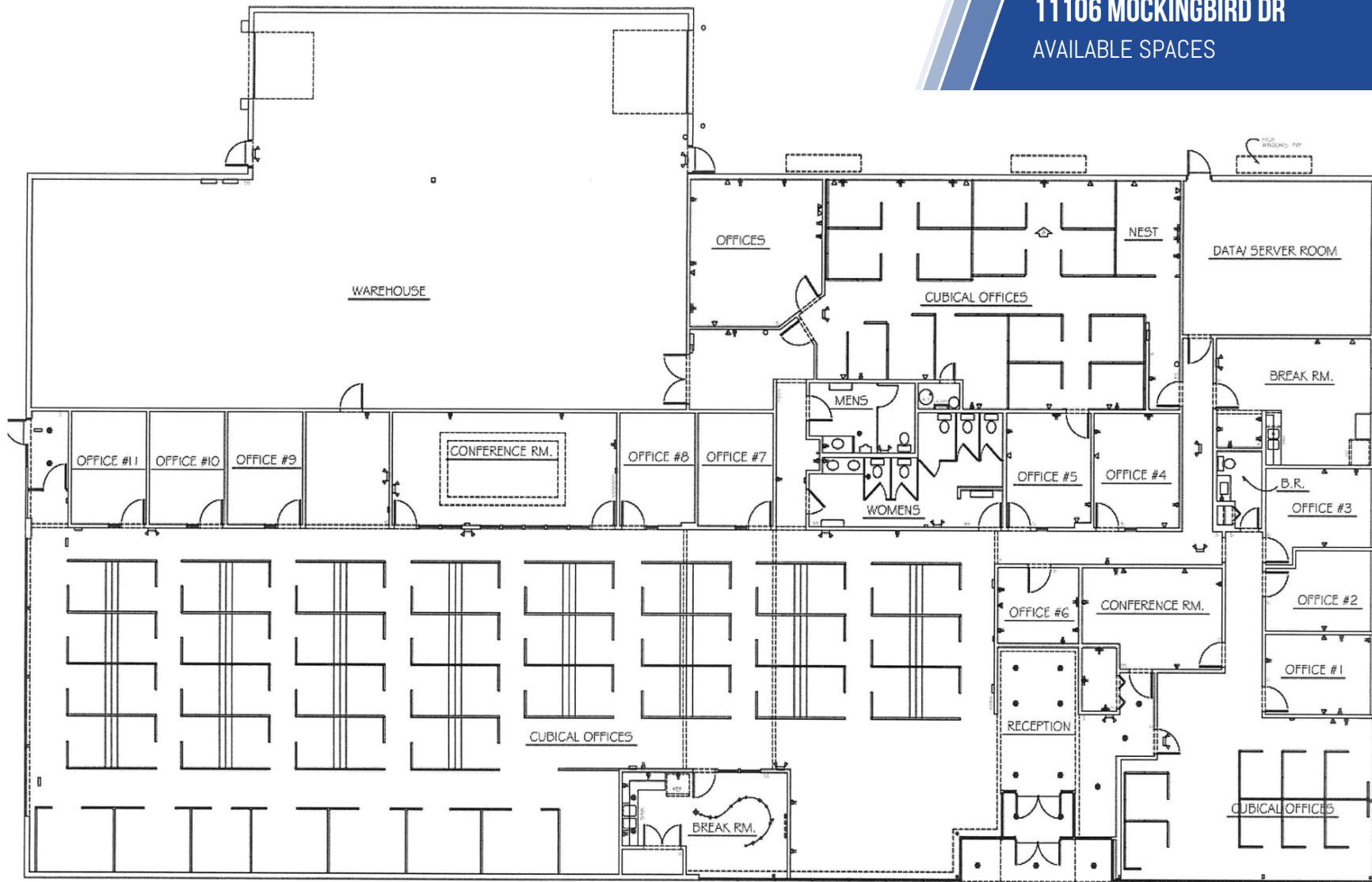
LEASE RATE	\$10.50 SF/YR NNN
Available SF	16,400 SF
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,291	76,957	200,391
Total Households	4,557	32,963	83,739
Average HH Income	\$64,528	\$75,044	\$78,183

SALE INFORMATION

Building also available for sale for \$1,900,000



EXISTING FLOOR PLAN

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
11106 Mockingbird Dr	16,400 SF	\$10.50 SF/yr (NNN)	\$14,350.00

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CLOSE VIEW AERIAL



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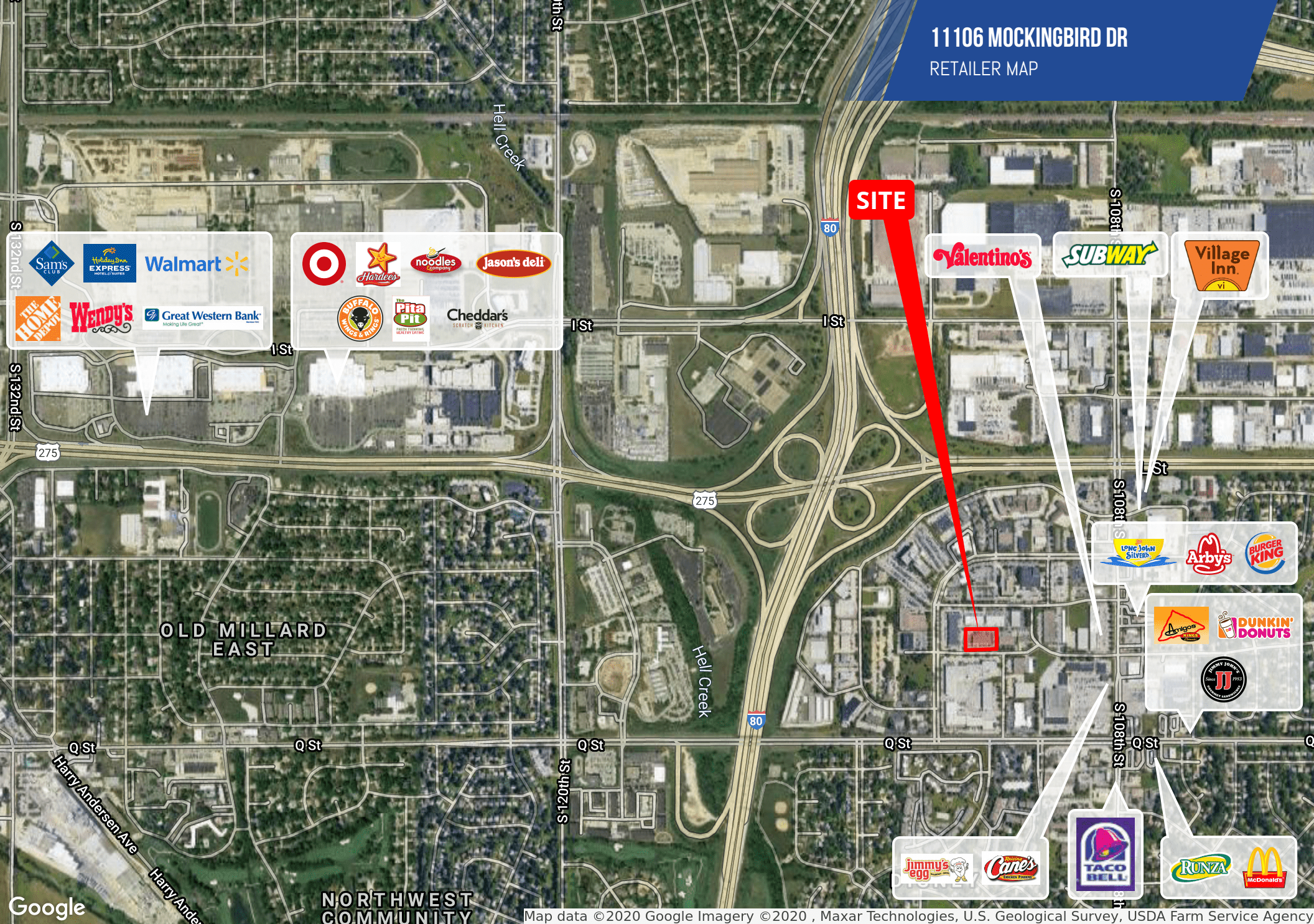
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11106 MOCKINGBIRD DR
RETAILER MAP



Google

NORTHWEST
COMMUNITY

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ADDITIONAL PHOTOS



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