

9810-50 M STREET

8,470 - 24,024 SF | \$10.50 SF/YR NNN

9810-50 M STREET, OMAHA, NE 68127



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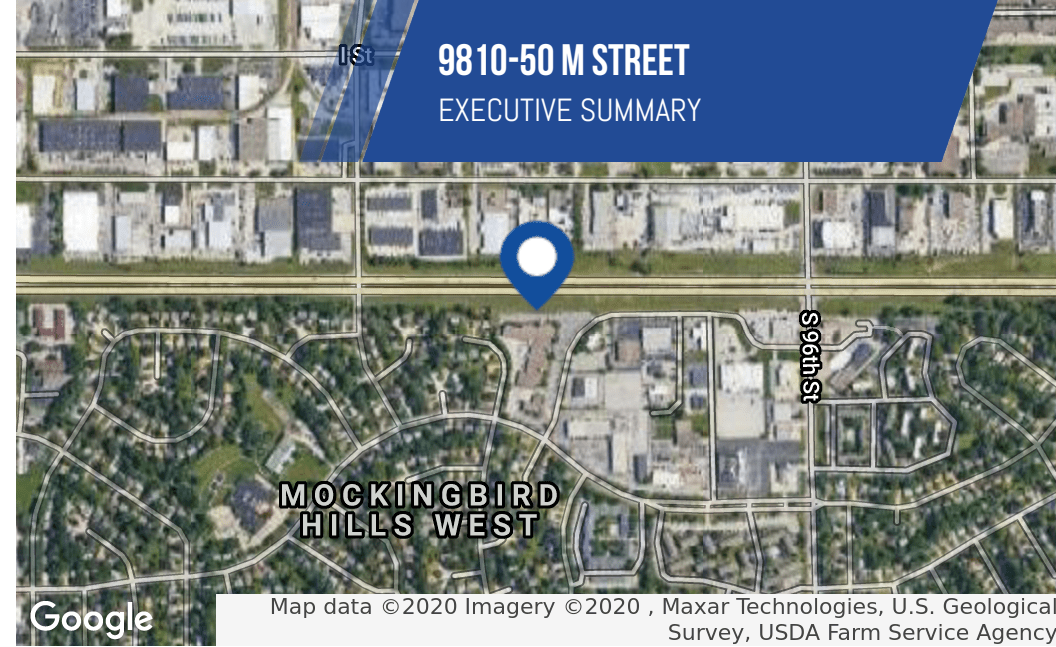


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9810-50 M STREET
EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$10.50 SF/YR NNN
Est. Op. Exp.	\$4.50 SF/YR
Available SF:	8,470 - 24,024 SF
Building Size:	57,198 SF
Property Type:	Office Building
Year Built:	1989
Zoning:	CC

PROPERTY HIGHLIGHTS

- Building & monument signage available
- Excellent visibility to L Street and interstate access
- Many dining, banking, medical and shopping amenities in the immediate area
- Ability to add drive-in doors
- Walking distance to Mockingbird Hills Community Center
- High parking ratio

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BUILDING INFORMATION

Building Size	57,198 SF
Min Divisible	8,470 SF
Max Contiguous	24,024 SF
Number Of Floors	1
Year Built	1989
Year Last Renovated	2009
Gross Leasable Area	57,198 SF
Construction Status	Existing
Restrooms	Several
HVAC	Split
Elevators	0
Suite 9840 Ceiling Height To Bottom Of Beams	13'+
Suite 9840 Ceiling Height To Bottom Of Roof Trusses	12'+

PARKING & TRANSPORTATION

Parking Ratio	5.5
Traffic Count	38,900 - 96th & L Street

SITE INFORMATION

Cross-Streets	98th & M Street
County	Douglas
Zoning	CC
Location Description	Excellent visibility to L Street. Many dining and shopping amenities in the immediate area.

UTILITIES & AMENITIES

Power	Yes
Gas / Propane	Yes

OFFERING SUMMARY

LEASE RATE	\$10.50 SF/YR NNN
Est. Op. Exp.	\$4.50 SF/YR
Available SF	8,470 - 24,024 SF
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,313	83,729	207,285
Total Households	4,305	35,804	87,720
Average HH Income	\$63,598	\$76,935	\$73,810

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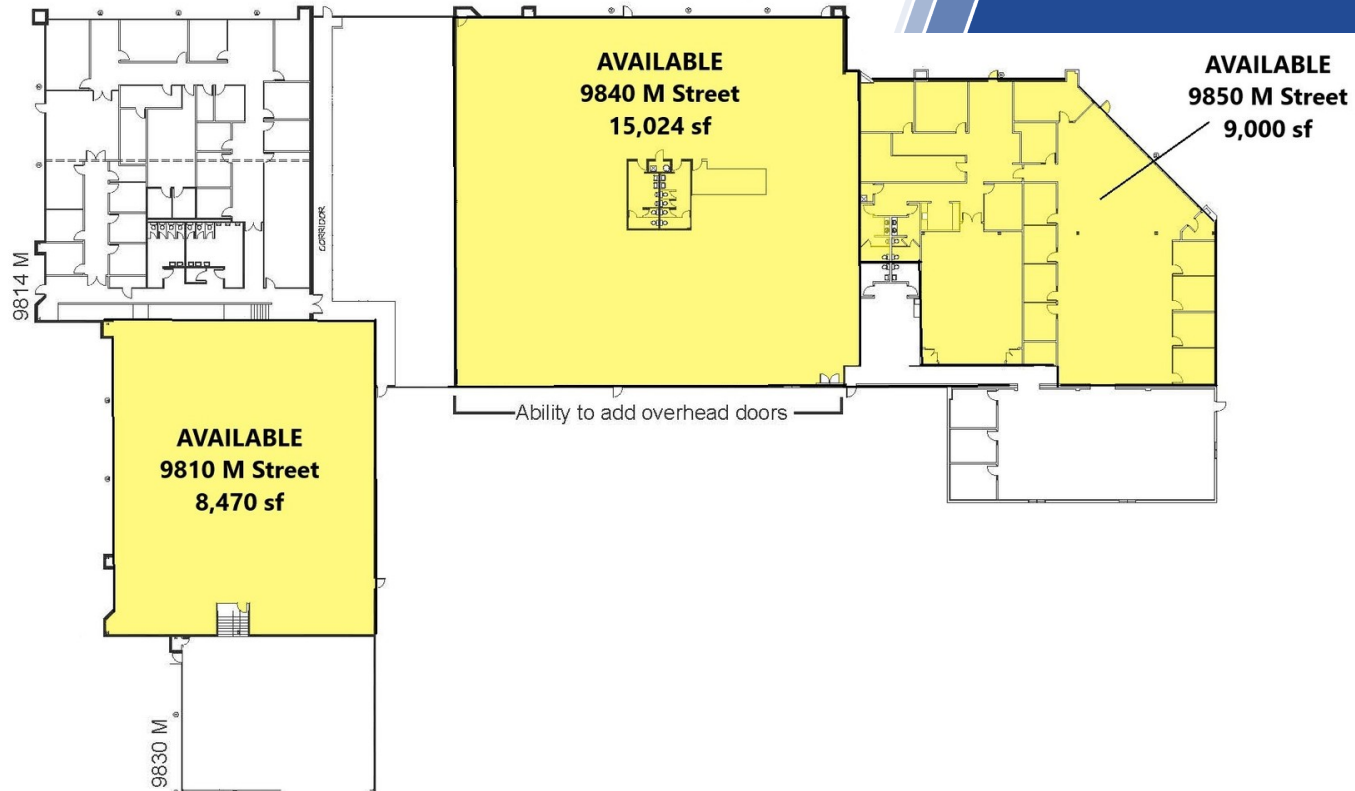
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AVAILABLE SPACES SUMMARY



SPACE	SIZE	LEASE RATE	EST OP EXP	EST TOTAL / MO	COMMENTS
9810 M Street	8,470 SF	\$10.50 SF/yr (NNN)	\$4.50	\$10,587.50	
9840 M Street	15,024 SF	\$10.50 SF/yr (NNN)	\$4.50	\$18,780.00	9840 & 9850 contiguous up to 24,024 sf
9850 M Street	9,000 SF	\$10.50 SF/yr (NNN)	\$4.50	\$11,250.00	9840 & 9850 contiguous up to 24,024 sf

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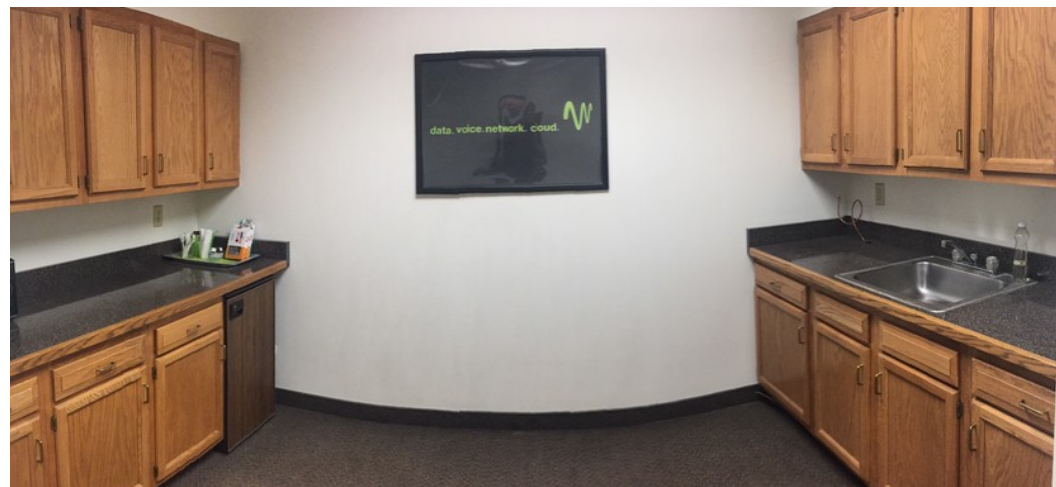
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9810-50 M STREET
ADDITIONAL PHOTOS



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