NORTH PARK COMMONS

660 - 2,872 SF | $12.50 - 14.50 SF/YR NNN

120TH & BLONDO, OMAHA, NE 68164

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NORTH PARK COMMONS

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BUILDING INFORMATION

Building Size	65,496 SF
Min Divisible	660 SF
Max Contiguous	2,872 SF
Number Of Floors	1
Year Built	2005

PARKING & TRANSPORTATION

Parking Ratio	5.5
Parking Type	Surface
Traffic Count	49,108 - 120th & Blondo

LOCATION DESCRIPTION

Office Park has approximately 3,000 employees. Four access points to 120th & Blondo Streets.

SITE INFORMATION

Cross-Streets	120th & Blondo Street
County	Douglas
Zoning	CC

PROPERTY HIGHLIGHTS

- "Turnkey Building Standard Improvements" for a credit Tenant on a 5 year deal
- Additional Monument signage at the corners of 117th Avenue, 120th & Blondo and 117th & Blondo
- Excellent visibility to both Blondo and N 120th Streets
- Close to arterial roads: I-680, West Dodge Road, and West Maple
- All services within 5 minutes: 10 restaurants, lodging, fitness, education and many personal services in the North Park Campus

OFFERING SUMMARY

LEASE RATE	$12.50 - 14.50 SF/YR NNN
Est. Op. Exp.	$6.54 SF/YR
Available SF	660 - 2,872 SF
Property Type	Retail

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,418	86,823	209,912
Average Age	34.2	36.1	36.5
HOUSEHOLDS			
Total Households	5,571	36,794	86,029
People Per HH	2.0	2.4	2.4
Average HH Income	$69,035	$81,520	$83,022
Average HH Value	$166,655	$191,080	$185,225

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120TH & BLONDO

AVAILABLE SPACES SUMMARY

SPACE	SIZE	LEASE RATE	EST OP EXP	EST TOTAL / MO
A 18	1,084 SF	$14.50 SF/yr (NNN)	$6.54	$1,900.61
A 19	880 SF	$14.50 SF/yr (NNN)	$6.54	$1,542.93
A 20	660 SF	$14.50 SF/yr (NNN)	$6.54	$1,157.20
A 21	660 SF	$14.50 SF/yr (NNN)	$6.54	$1,157.20
C5	1,725 SF	$12.50 SF/yr (NNN)	$6.54	$2,737.00
D7	1,510 SF	$12.50 SF/yr (NNN)	$6.54	$2,395.87
D 9	1,436 SF	$12.50 SF/yr (NNN)	$6.54	$2,278.45

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AVAILABLE SPACES SUMMARY

SPACE	SIZE	LEASE RATE	EST OP EXP	EST TOTAL / MO
D10	1,436 SF	$12.50 SF/yr (NNN)	$6.54	$2,278.45
E2	1,436 SF	$14.50 SF/yr (NNN)	$6.54	$2,517.79

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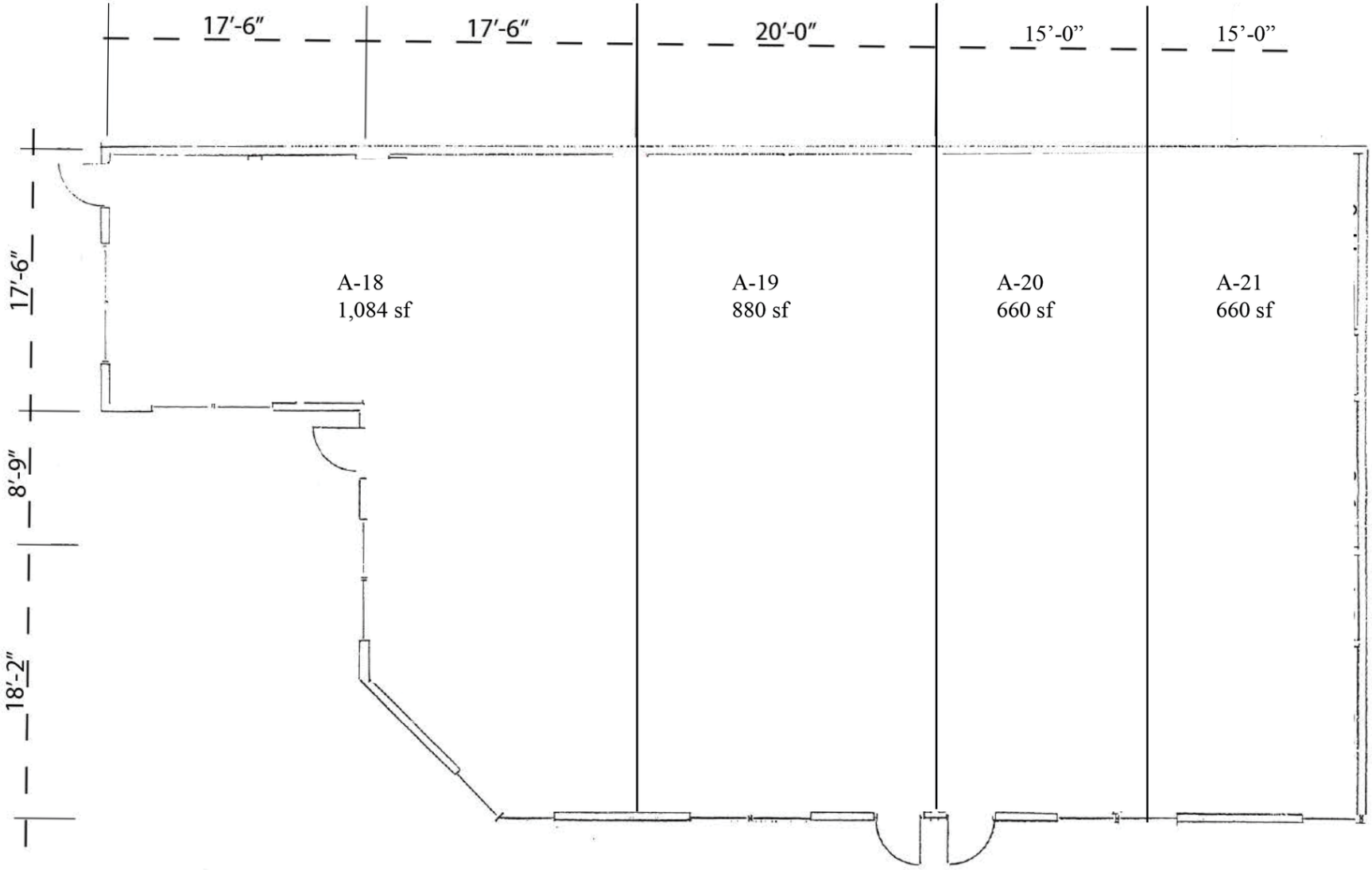
120TH & BLONDO

A18-A21 SPACES



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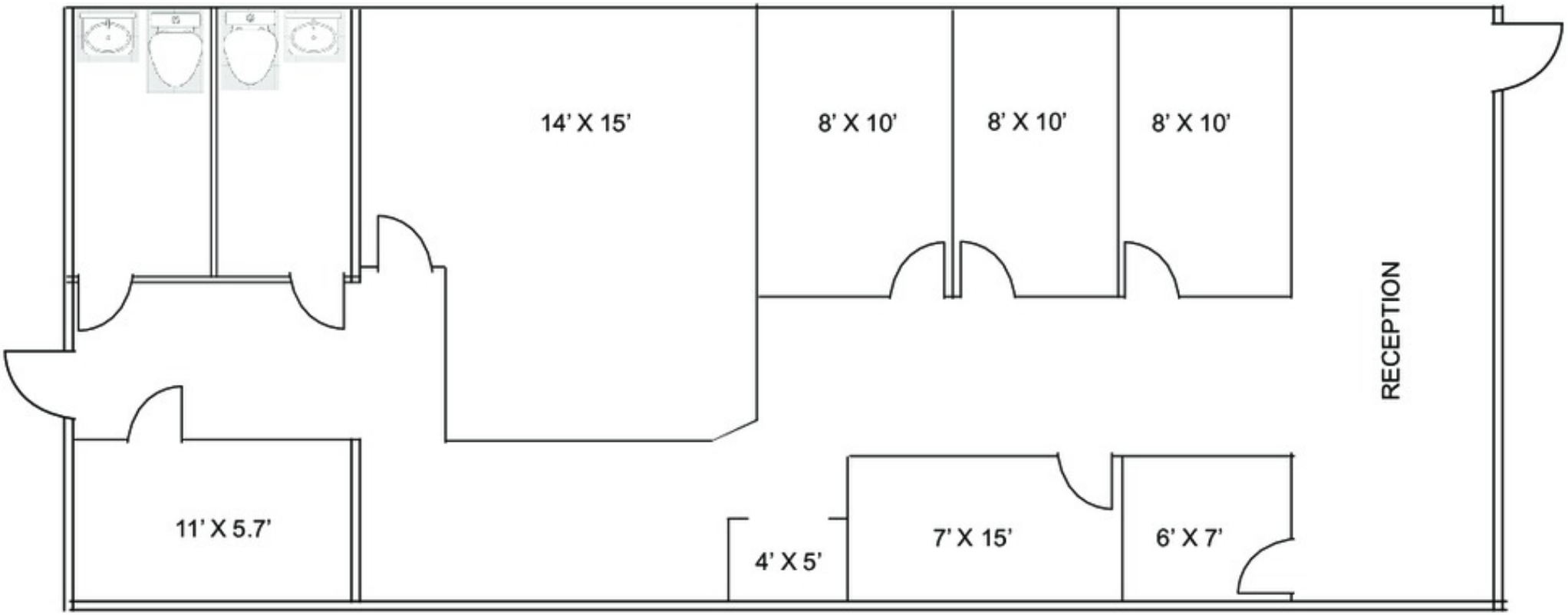
120TH & BLONDO

D-10 FLOORPLAN



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SITE PLAN

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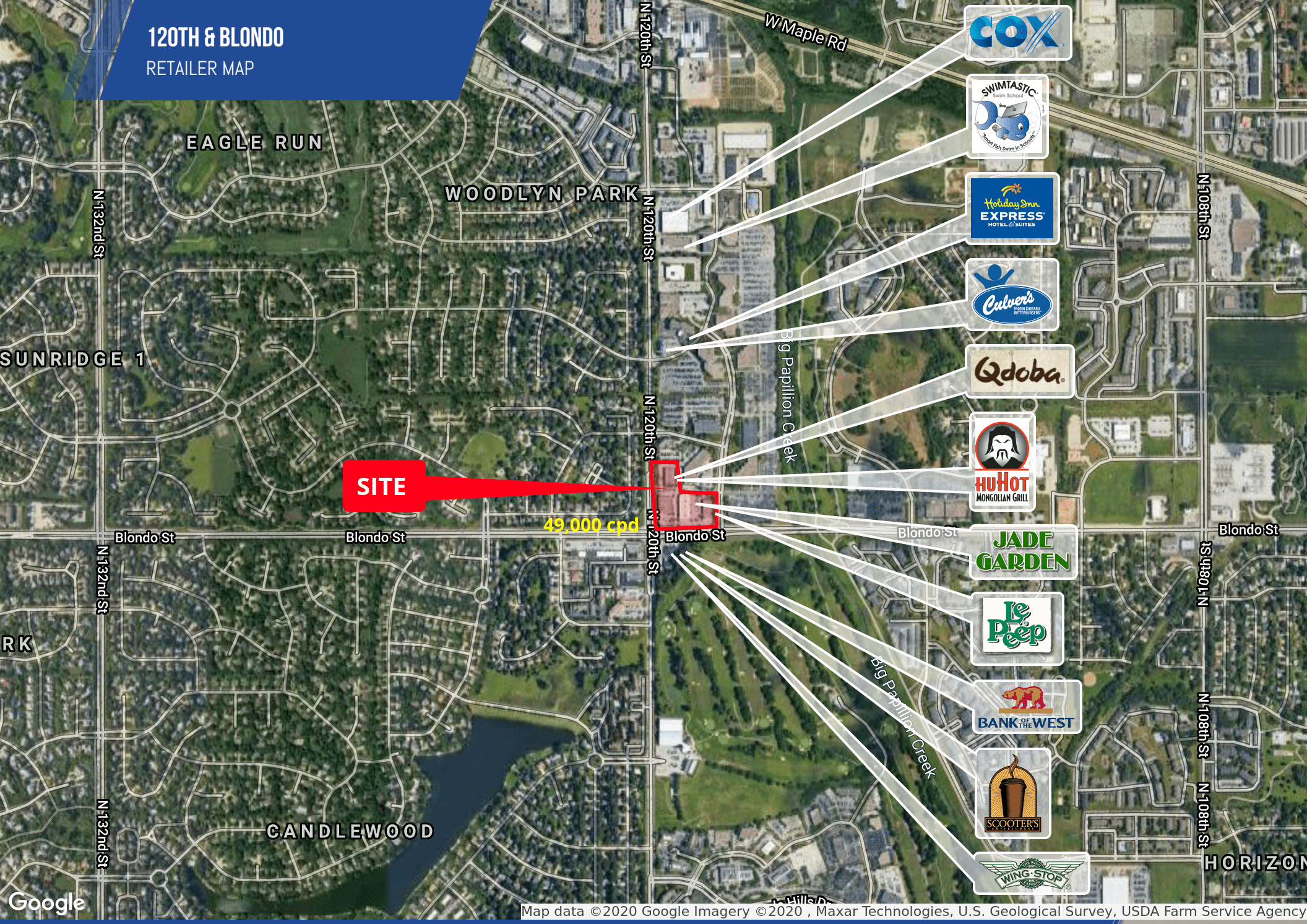
120TH & BLONDO

RETAILER MAP



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