

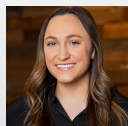
NORTH PARK COMMONS

789 - 2,773 SF | \$13.75 - 17.25 SF/YR (NNN)

120TH & BLONDO, OMAHA, NE 68164



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NORTH PARK COMMONS

120TH & BLONDO, OMAHA, NE 68164

BUILDING INFORMATION

Building Size	65,496 SF
Min Divisible	789 SF
Max Contiguous	2,773 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 Road
- All services within 5 minutes: 10 restaurants, lodging, fitness, education and many personal services in the North Park Campus
- A 9, 11, 13 have shared restrooms

OFFERING SUMMARY

LEASE RATE	\$13.75 - 17.25 SF/YR NNN
Est. Op. Exp.	\$6.54 SF/YR
Available SF	789 - 2,773 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 9	1,024 SF	\$13.75 (NNN)	\$6.54	\$1,731.41
A 11	960 SF	\$13.75 (NNN)	\$6.54	\$1,623.20
A 13	789 SF	\$15.00 (NNN)	\$6.54	\$1,416.26
E 102	1,436 SF	\$17.25 (NNN)	\$6.54	\$2,846.87

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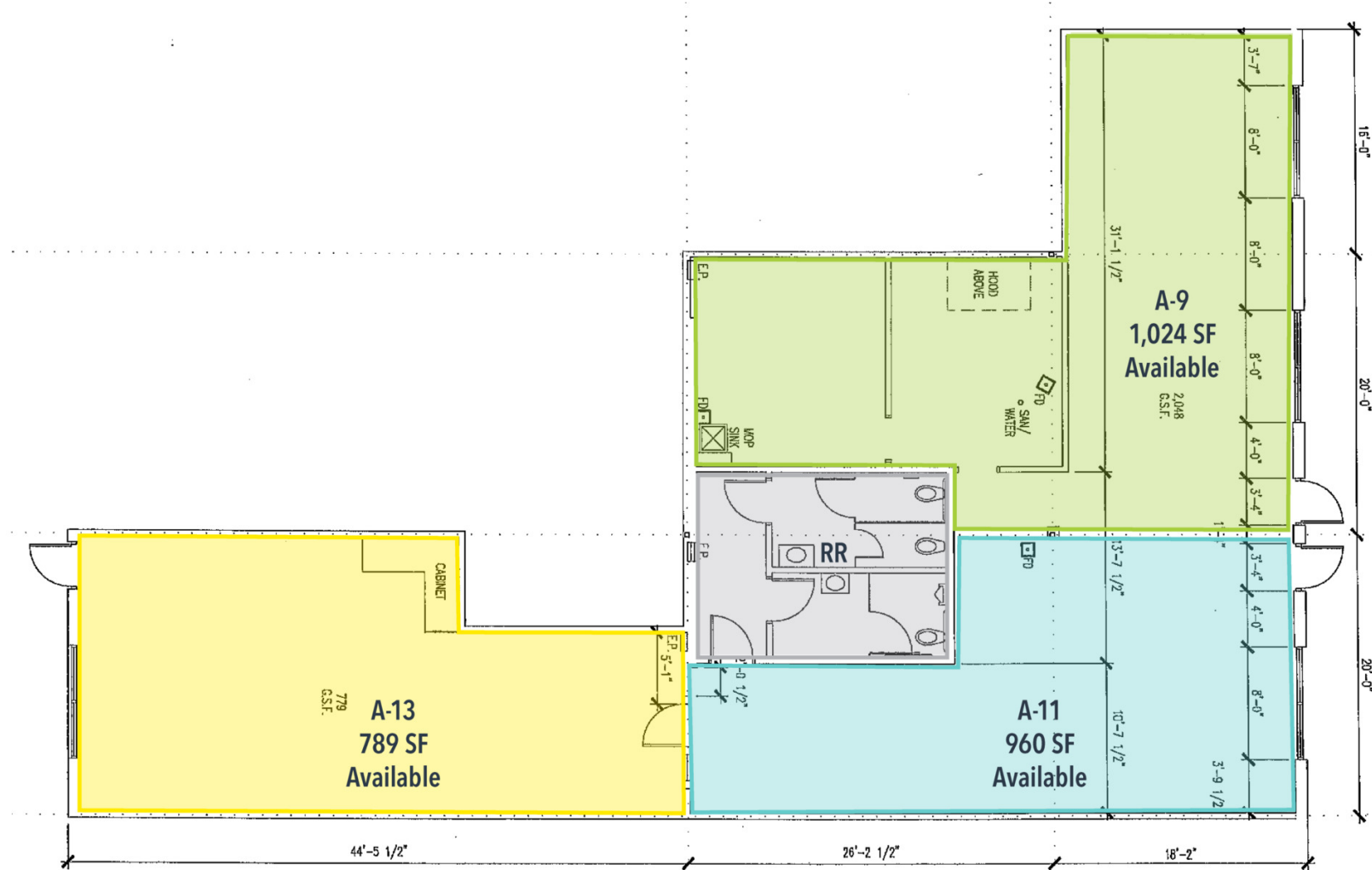
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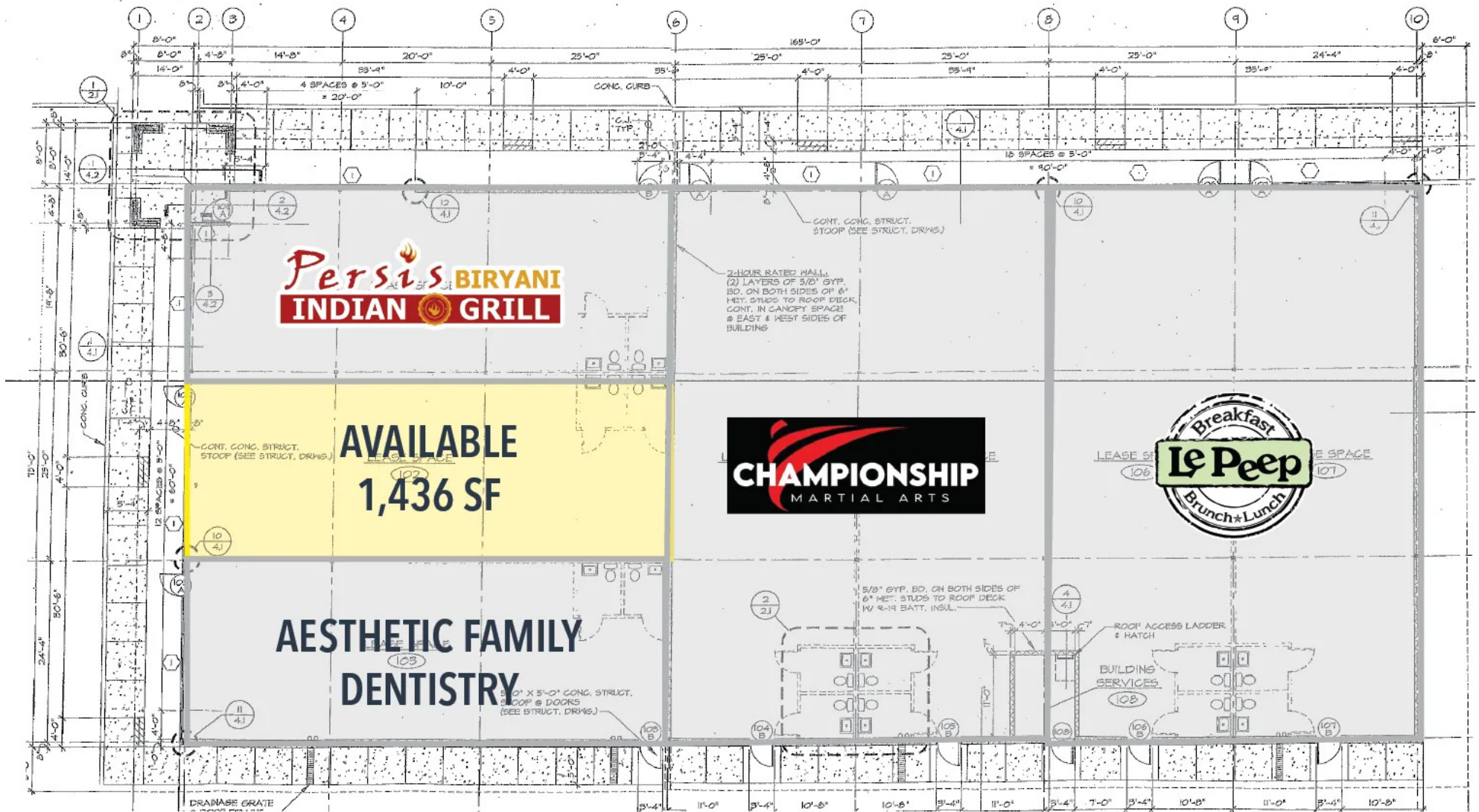
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120TH & BLONDO
SUITE E-102



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NORTHWEST OMAHA



49,000 VPD

**INVESTORS
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