

PACIFIC SPRINGS CENTER

43,698 SF | \$9,395,000

17110 MARCY STREET, OMAHA, NE 68118



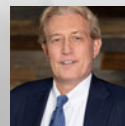
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OFFERING SUMMARY

SALE PRICE:	\$9,395,000
Building Size:	43,698 SF
Price / SF:	\$215.00
Lot Size:	3.41 Acres
Property Type:	Office Building
Year Built:	2007
Zoning:	MU

PROPERTY OVERVIEW

Investors Realty, Inc. is excited to introduce an outstanding owner use opportunity. With picturesque golf course views and convenient access to the West Dodge Expressway, this building offers not only aesthetic appeal but strategic location advantages. Additionally, a spacious 10,170 square foot vacant space presents endless possibilities.

PROPERTY HIGHLIGHTS

- Relatively new construction
- Attractive common areas
- Large parking ration (5.3/1,000)
- Strong tenant mix with varying lease terms
- Abundant amenities nearby

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PACIFIC SPRINGS CENTER

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BUILDING INFORMATION

Building Size	43,698 SF
Number Of Floors	3
Year Built	2007
Construction Status	Existing
Restrooms	2 Per Floor
HVAC	Heat Pump System
Elevators	Hydraulic Passenger

PARKING & TRANSPORTATION

Parking Ratio	5.3
Number Of Spaces	230
Parking Type	Surface
Traffic Count	44,900 - 168th & Pacific (2021 EADT)

SITE INFORMATION

Cross-Streets	168th St & Pacific St
County	Douglas
Zoning	MU
Lot Size	3.41 Acres
Location Description	Class "A" Building in a great location

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

OPERATING EXPENSES

Common Area Maintenance PSF:	\$5.78
Real Estate Taxes PSF:	\$2.37
Insurance PSF:	\$0.73
Total:	\$8.88
Operating Expenses Include utilities and 5-day janitorial.	

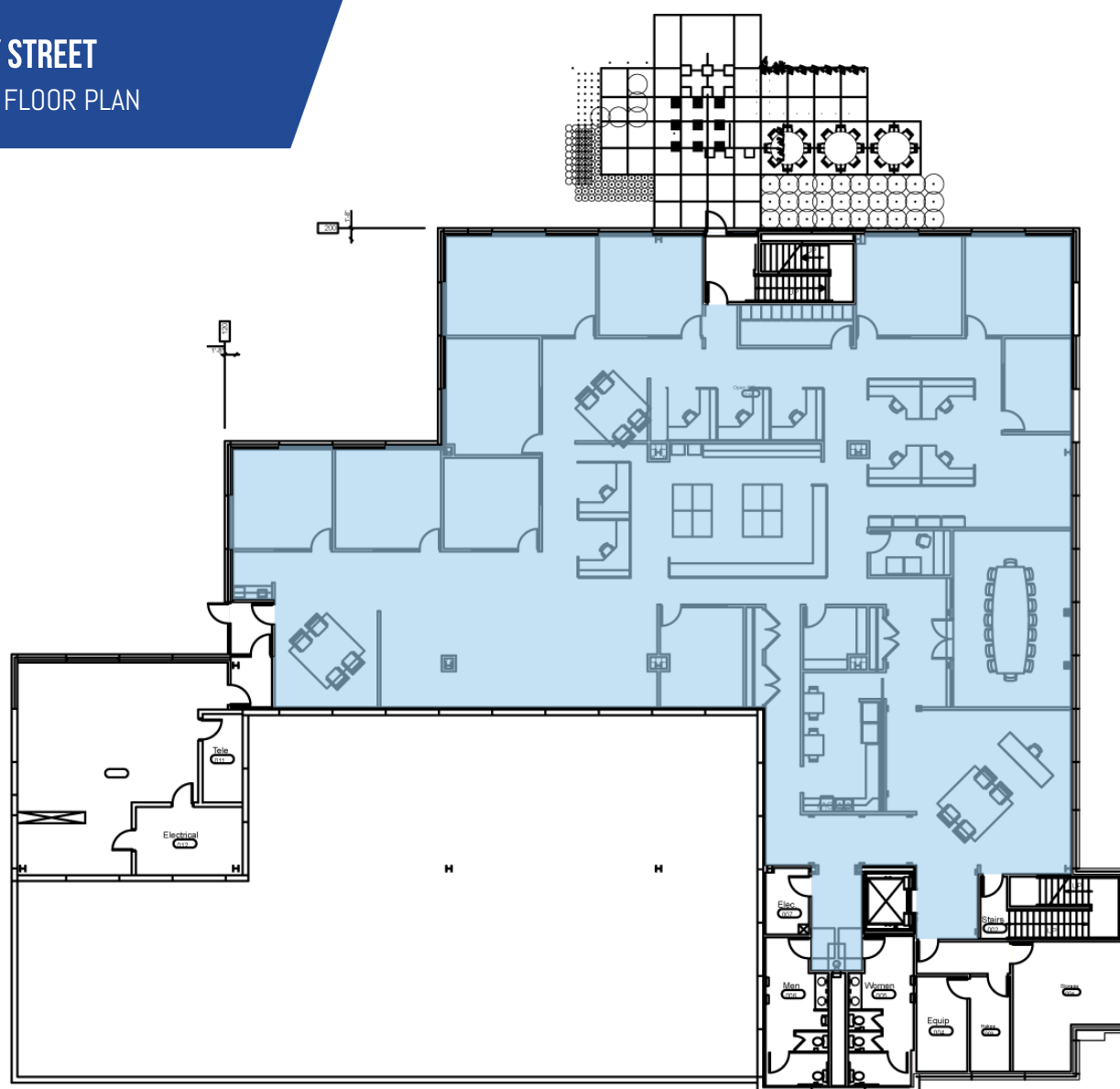
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DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	8,756	34,369	77,850
Average Age	42.8	41	38.9
HOUSEHOLDS			
Total Households	3,392	13,541	29,496
People Per HH	2.6	2.5	2.6
Average HH Income	\$139,911	\$137,303	\$131,558
Average HH Value	\$304,921	\$300,707	\$297,692

17110 MARCY STREET
GARDEN LEVEL FLOOR PLAN



Agemark
SENIOR LIVING

SUITE: 1 - Garden Level
SIZE: 10,395 SF

Agemark, a family-owned entity, embodies a strong sense of familial connection in its communities, fostering relationships, laughter, love, and compassion. The organization stands as a supportive family during both joyous and challenging times, aiming to create positive transformations in the lives of residents and coworkers. (agemark.com)



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MAIN LEVEL FLOOR PLAN



Maternal
Wellness Center
of Nebraska
Compassionate Care for Every Season of Womanhood.

SUITE: 110
SIZE: 2,085 SF

A collective of mental health providers supporting women's mental health in Nebraska.



SUITE: 104
SIZE: 1,216 SF

As a financial professional, they are committed to assisting individuals in creating solutions for their retirement assets. Upon understanding their clients' risk tolerance, time horizon, and goals, they diligently work to develop a program that carefully balances investment strategies with preserving principal. (kelleyias.com)

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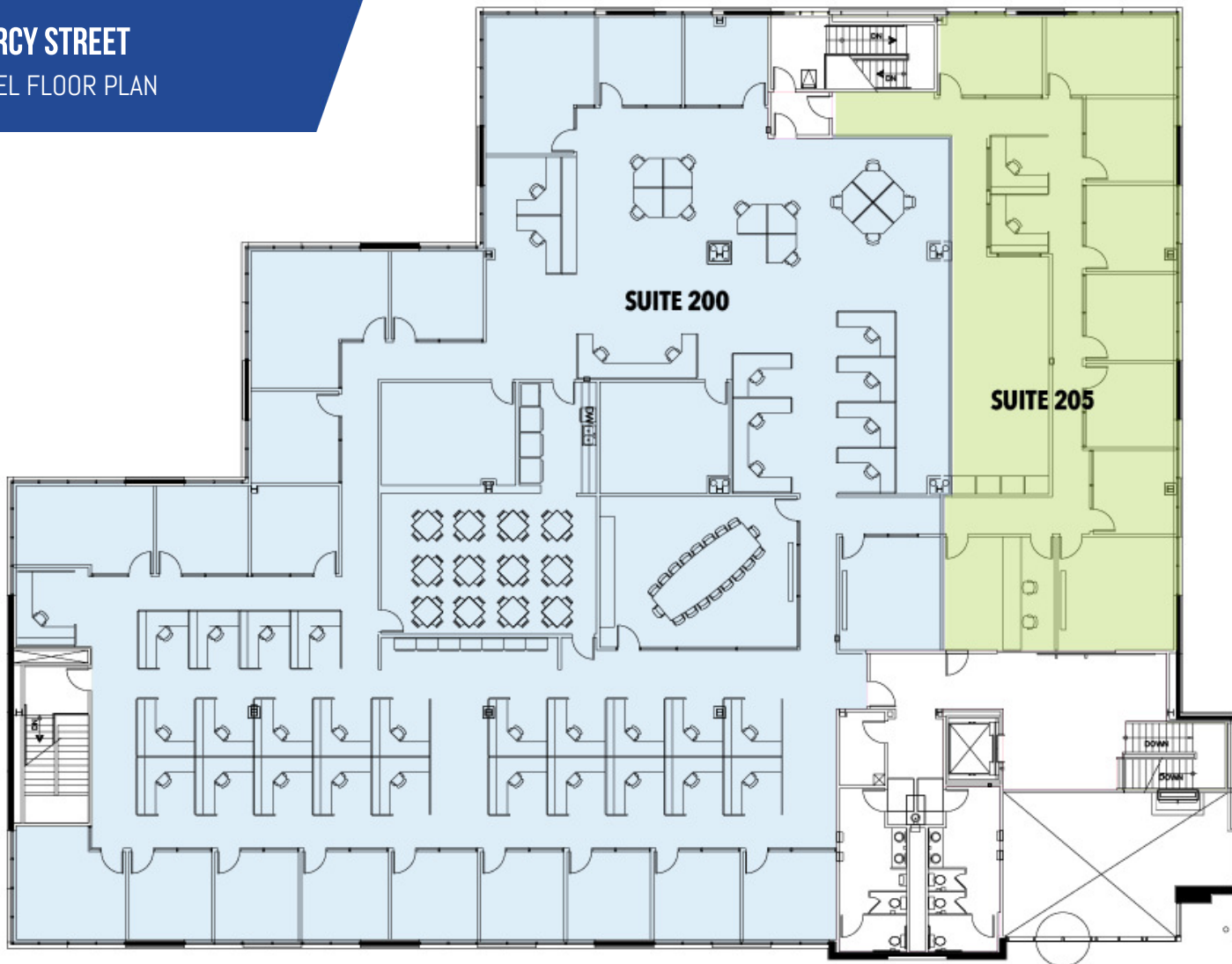
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jack henry
& ASSOCIATES INC.

SUITE: 200
SIZE: 13,888 SF

Jack Henry was founded in the small town of Monett, Missouri, with a humble spirit, a can-do attitude, and an advocate's heart. In the early 1970s, Jack Henry and Jerry Hall – two men committed to serving their community – had a vision. They believed they could help financial institutions better serve the needs of people and businesses using more modern technology and services. (jackhenry.com)

NGC
NEW GENERATION
CONSTRUCTION

SUITE: 205
SIZE: 3,310 SF

New Generation Construction Group emerged with a distinct vision for reshaping the local construction market. Despite the tough timing, the company focused on cultivating client relationships, leveraging technology for innovative solutions, and delivering services that set them apart in the industry. They evolved from a small local contractor in Lincoln, Nebraska, to a company that employs professionals across multiple states in their region. (ngcgroupinc.com)



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PACIFIC SPRINGS VISTA OFFICE PARK

Pacific Springs Vista Office Park

- 1 Nebraska Methodist HQ
- 2 La Casa Pizzeria
- 3 Pilot Travel Centers
- 4 Mick Law PC LLO
- 5 Pacific Springs Center II
- 6 One Pacific Springs
- 7 Pacific Springs Center
- 8 Village Pointe Oral Surgery & Dental
- 9 Pacific Springs Vista
- 10 I Think Fit Gym



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RETAILER MAP

SITE

Pacific Springs
Golf Course

Shadow Ridge
Country Club

ROSE GARDENS
ESTATE

PACIFIC PARK

LEAWOOD
SOUTHWEST

HARVEY OAKS

Bob Boozer Dr

W Center Rd

Industrial Rd

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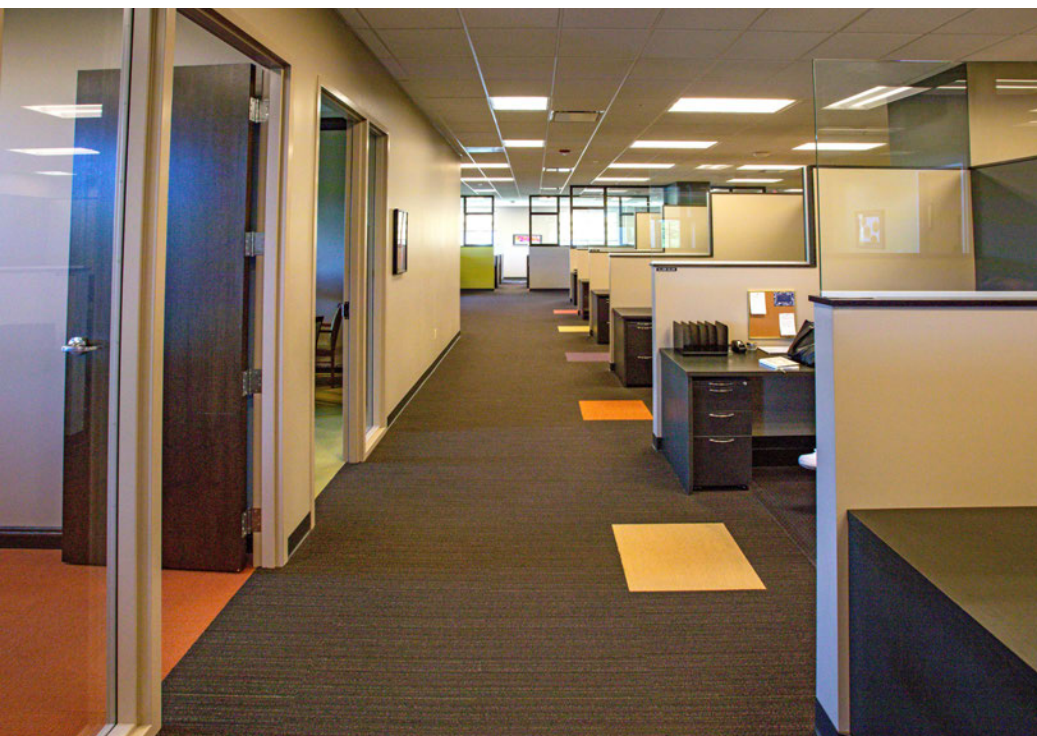
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ADDITIONAL PHOTOS



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