

FOR SALE/LEASE - SKYLINE LANDING

1630 NORTH MAIN STREET, OMAHA, NE 68022

OFFICE | SALE PRICE - \$3,300,000; LEASE RATE - \$23.00 PSF/YR (NNN)



PRESENTED BY:

Daniel J. Goaley

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Daniel Dutton

402.677.1247

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PROPERTY DESCRIPTION

One-story new construction office building. Perfect location for owner/user, investment property and all types of professional users.

PROPERTY HIGHLIGHTS

- 2024 Construction
- Flexible Suite Sizes
- Easily customizable for your needs
- Perfect for owner/user
- Join Mane Collective

LOCATION DESCRIPTION

Situated on the main road that connects Downtown Elkhorn to 204th Street. Neighboring properties include various medical, professional and retail users. Easy access to all areas of Omaha.

OFFERING SUMMARY

| | |
|--------------------------------|---------------------|
| Sale Price: | \$3,300,000 |
| Lease Rate: | \$23.00 SF/yr (NNN) |
| Available SF for Lease: | 7,825 SF |
| Building Size: | 11,180 SF |

CONTACT

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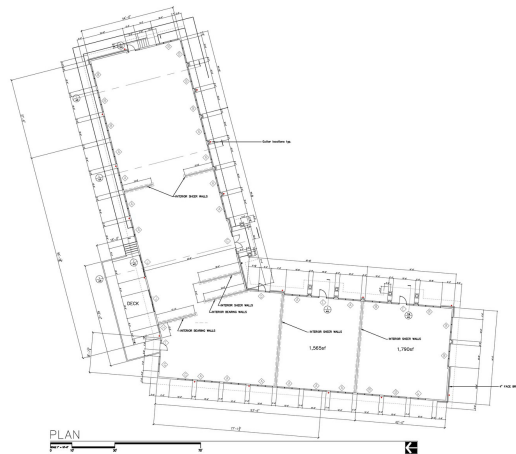
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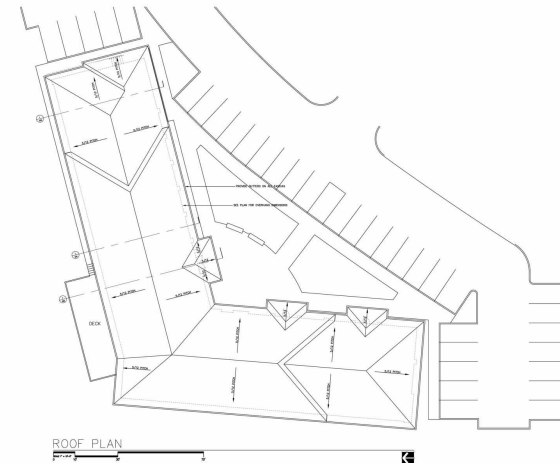
1630 NORTH MAIN STREET, OMAHA, NE 68022

Office Building



Architectural drawing title block for the floor plan, including project information and a table of contents.

| | |
|------------|-----------------|
| DATE | NOV 14, 2019 |
| BY | DAVID J. GOALEY |
| CHECKED BY | DANIEL DUTTON |
| SCALE | AS SHOWN |



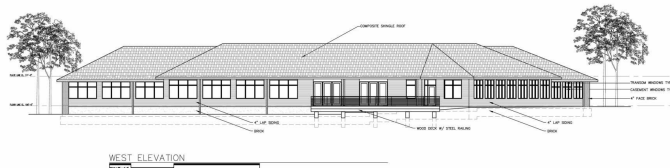
Architectural drawing title block for the roof plan, including project information and a table of contents.

| | |
|------------|-----------------|
| DATE | NOV 14, 2019 |
| BY | DAVID J. GOALEY |
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| SCALE | AS SHOWN |



Architectural drawing title block for the east elevation, including project information and a table of contents.

| | |
|------------|-----------------|
| DATE | NOV 14, 2019 |
| BY | DAVID J. GOALEY |
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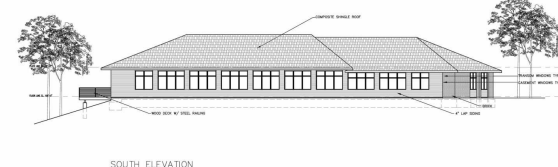
Architectural drawing title block for the west elevation, including project information and a table of contents.

| | |
|------------|-----------------|
| DATE | NOV 14, 2019 |
| BY | DAVID J. GOALEY |
| CHECKED BY | DANIEL DUTTON |
| SCALE | AS SHOWN |



Architectural drawing title block for the north elevation, including project information and a table of contents.

| | |
|------------|-----------------|
| DATE | NOV 14, 2019 |
| BY | DAVID J. GOALEY |
| CHECKED BY | DANIEL DUTTON |
| SCALE | AS SHOWN |



Architectural drawing title block for the south elevation, including project information and a table of contents.

| | |
|------------|-----------------|
| DATE | NOV 14, 2019 |
| BY | DAVID J. GOALEY |
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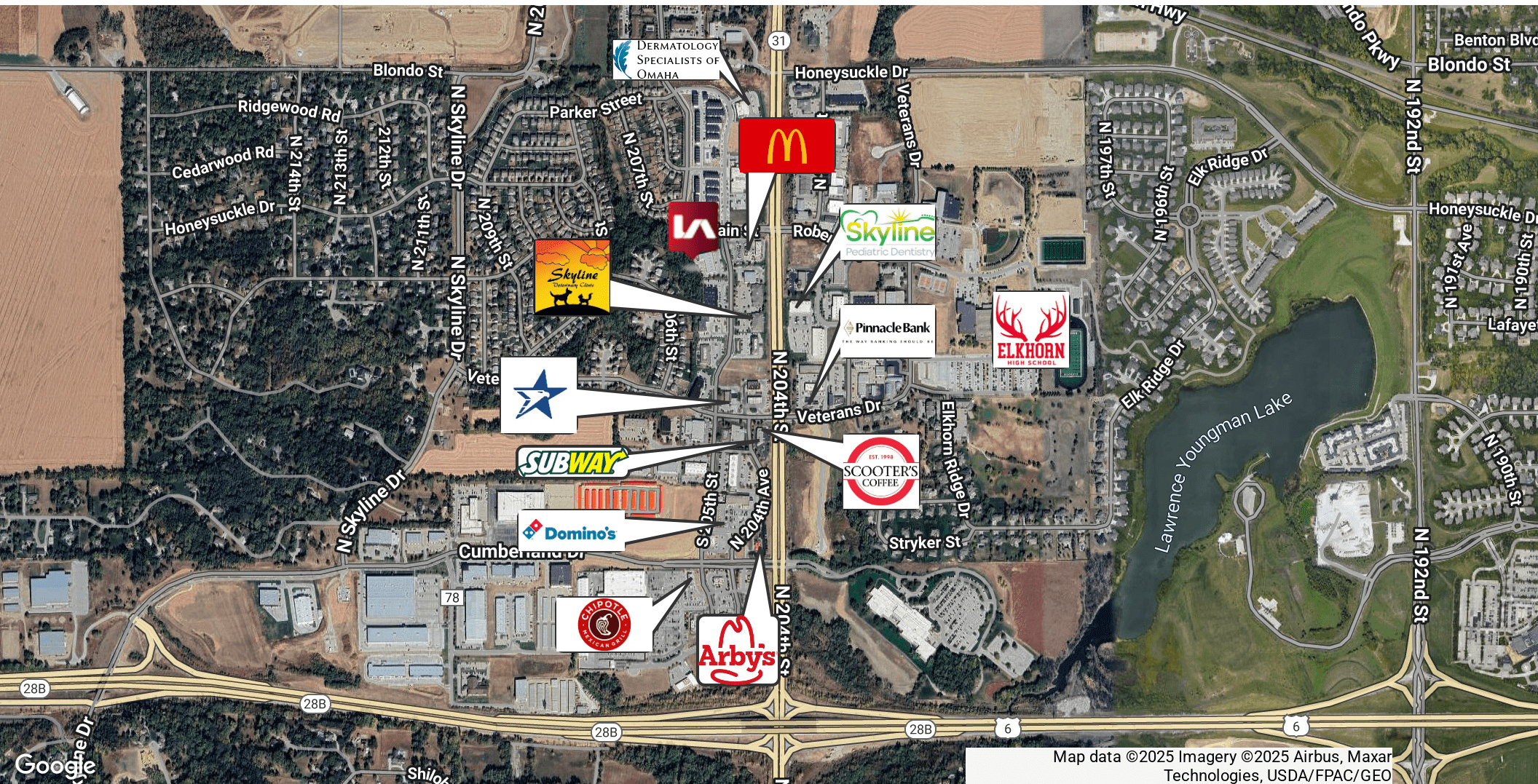
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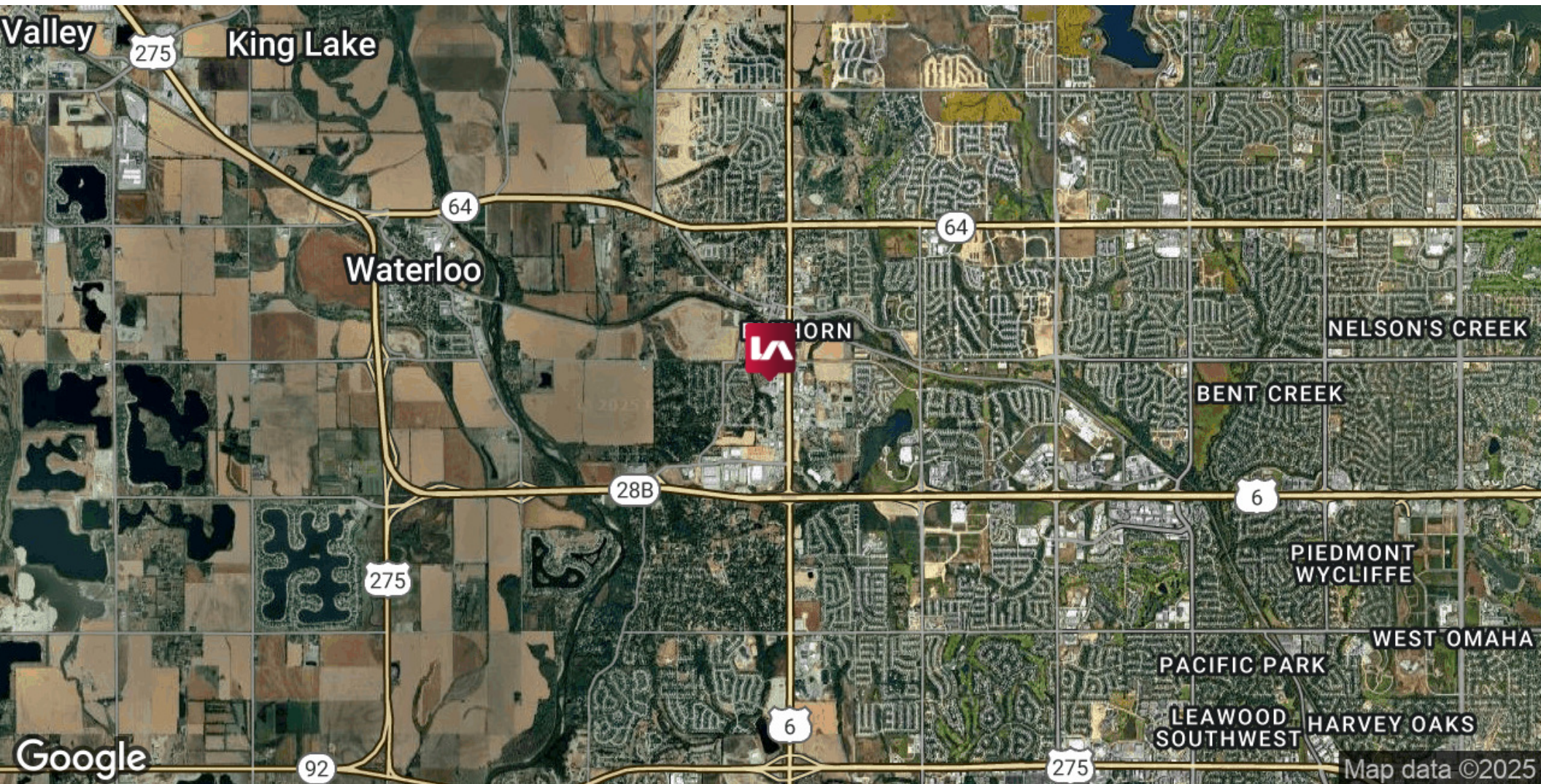
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Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



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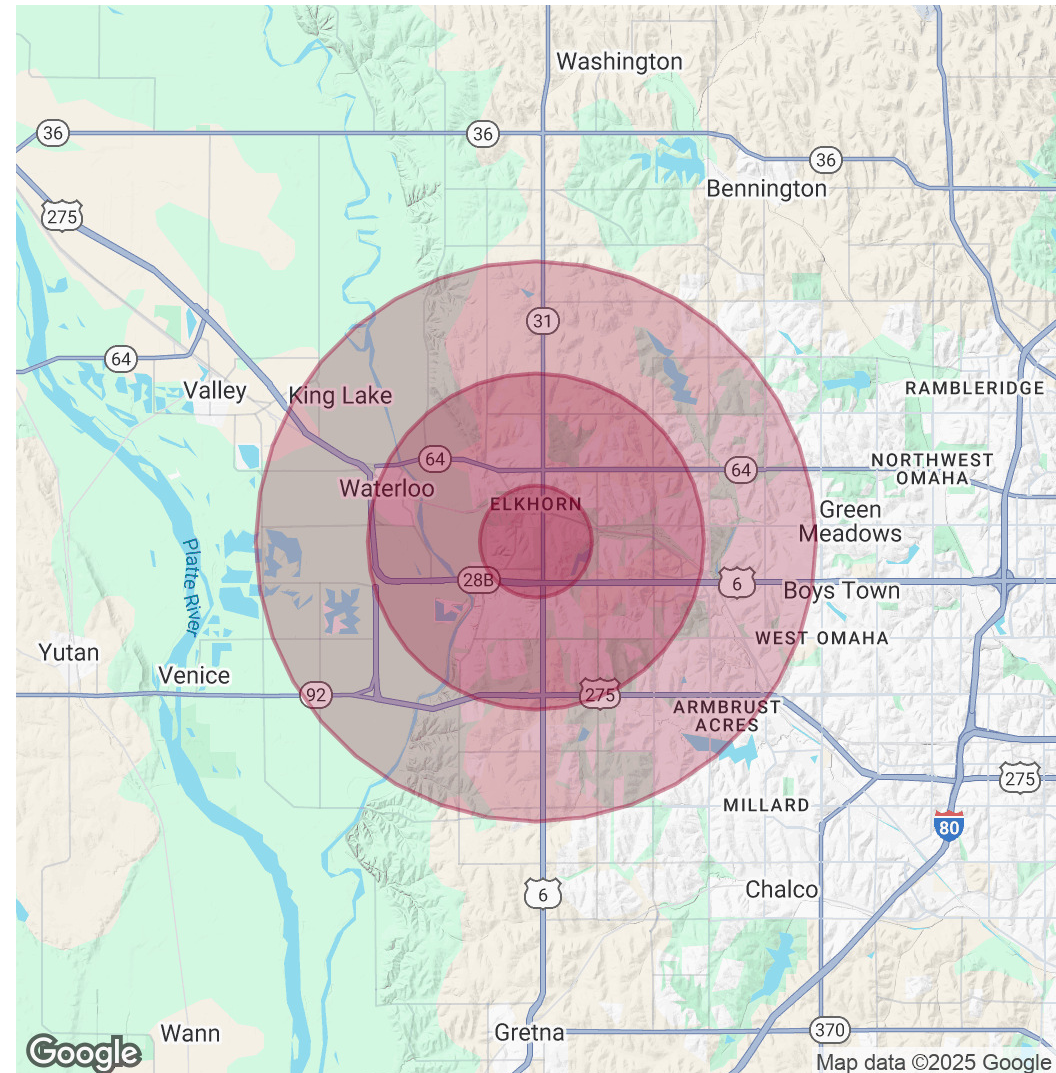
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 4,717 | 43,457 | 114,938 |
| Average Age | 38 | 36 | 38 |
| Average Age (Male) | 36 | 36 | 37 |
| Average Age (Female) | 39 | 37 | 39 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,862 | 15,212 | 41,277 |
| # of Persons per HH | 2.5 | 2.9 | 2.8 |
| Average HH Income | \$141,535 | \$189,133 | \$166,337 |
| Average House Value | \$456,386 | \$520,713 | \$448,443 |

Demographics data derived from AlphaMap



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