



1010 N 96th Street | Omaha, NE 68114

\$2,890,000 | \$11.00 PSF NNN

Property Features

- Ideal central location close to the Dodge Expressway and the Westroads
- Flexible office configuration for one or more tenants
- Great mix of private offices and open space for cubicles
- Long-term lease with the Consulate of Guatemala on the top floor
- Great upside investment/owner opportunity with 49% occupancy
- Rare opportunity for both owner-occupancy and investment potential

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SALE DETAILS

ADDRESS	SIZE (SF)	ASKING PRICE
1010 N 96th Street	19,077 SF	\$2,890,000.00

LEASE DETAILS

ADDRESS	LEASE RATE	LEASE TYPE	SIZE (SF)
Suite 100	\$11.00 SF/yr	NNN, \$8.99	6,635 - 9,304 SF
Suite 102	\$11.00 SF/yr	NNN, \$8.99	2,669 - 9,304 SF

BUILDING DETAILS

Building Size	19,077 sq. ft.
Tenancy	Multiple
Building Class	B
Lot Size	1.69 AC
Parking Ratio	4.65:1,000
Year Built	1995

PROPERTY DETAILS

Market	Omaha
County	Douglas
Cross Streets	96th & Nicholas Street

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

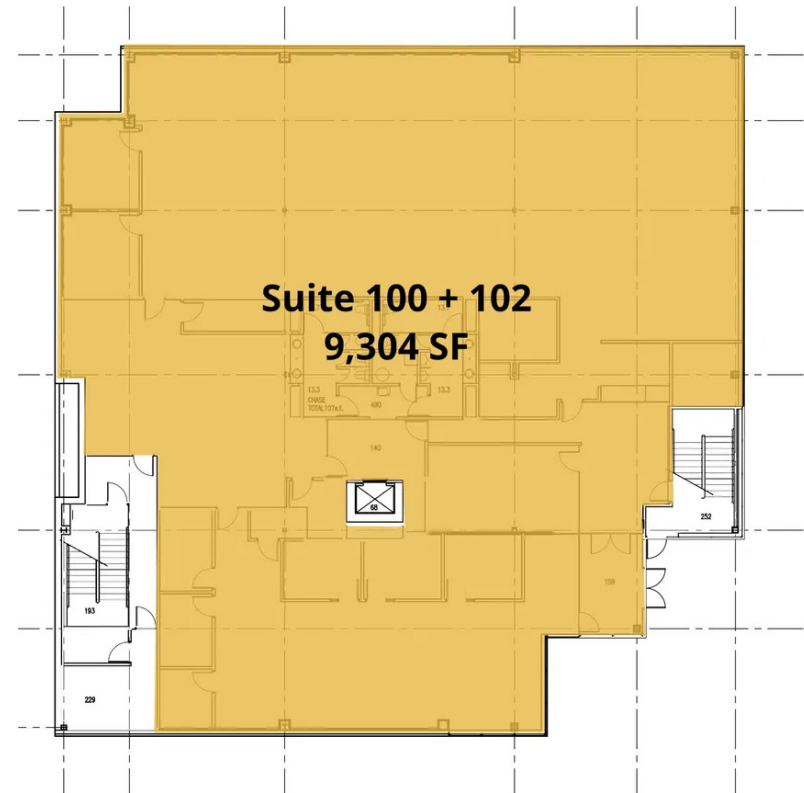
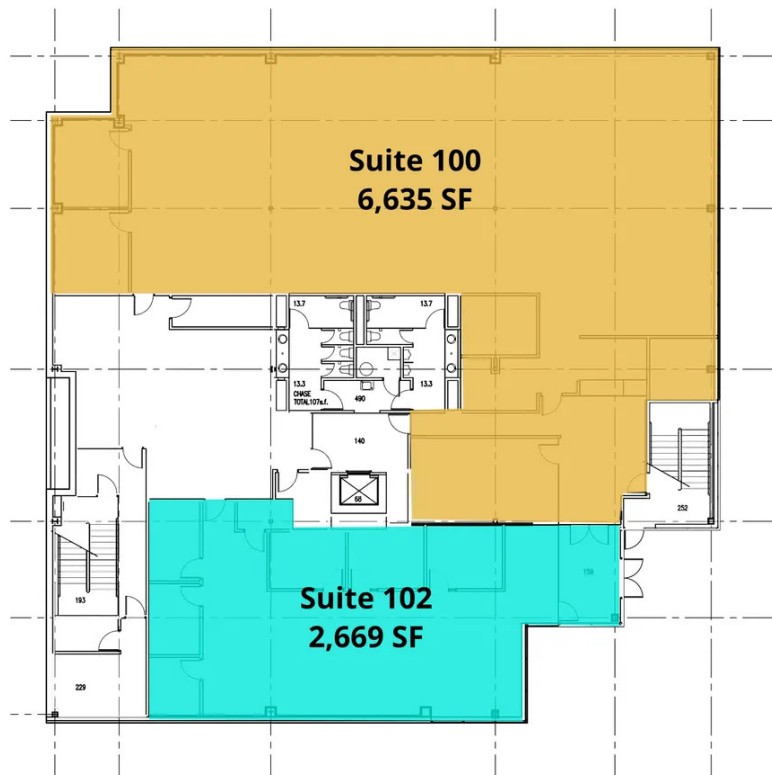
Total Households	5,392	44,057	113,607
Total Population	10,502	97,910	266,128
Average HH Income	\$75,052	\$73,689	\$70,864



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