

FOR LEASE - OFFICE CONDO

11312 DAVENPORT ST, OMAHA, NE 68154

OFFICE | 1,145 SF | \$12.00 SF/YR (NNN)



PRESENTED BY:

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PROPERTY DESCRIPTION

Affordable and move-in ready condo available for lease.

PROPERTY HIGHLIGHTS

- All offices have windows with exterior and Atrium vegetation views
- One of few suites that has its own restroom
- Great mix of professional tenants and updated finishes

LOCATION DESCRIPTION

Located near the 114th & Dodge St intersection, with easy access to HWY 680. One block from Stories Coffee, Starbucks, and many restaurants.

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
NNN:	\$7.00 PSF
Available SF:	1,145 SF

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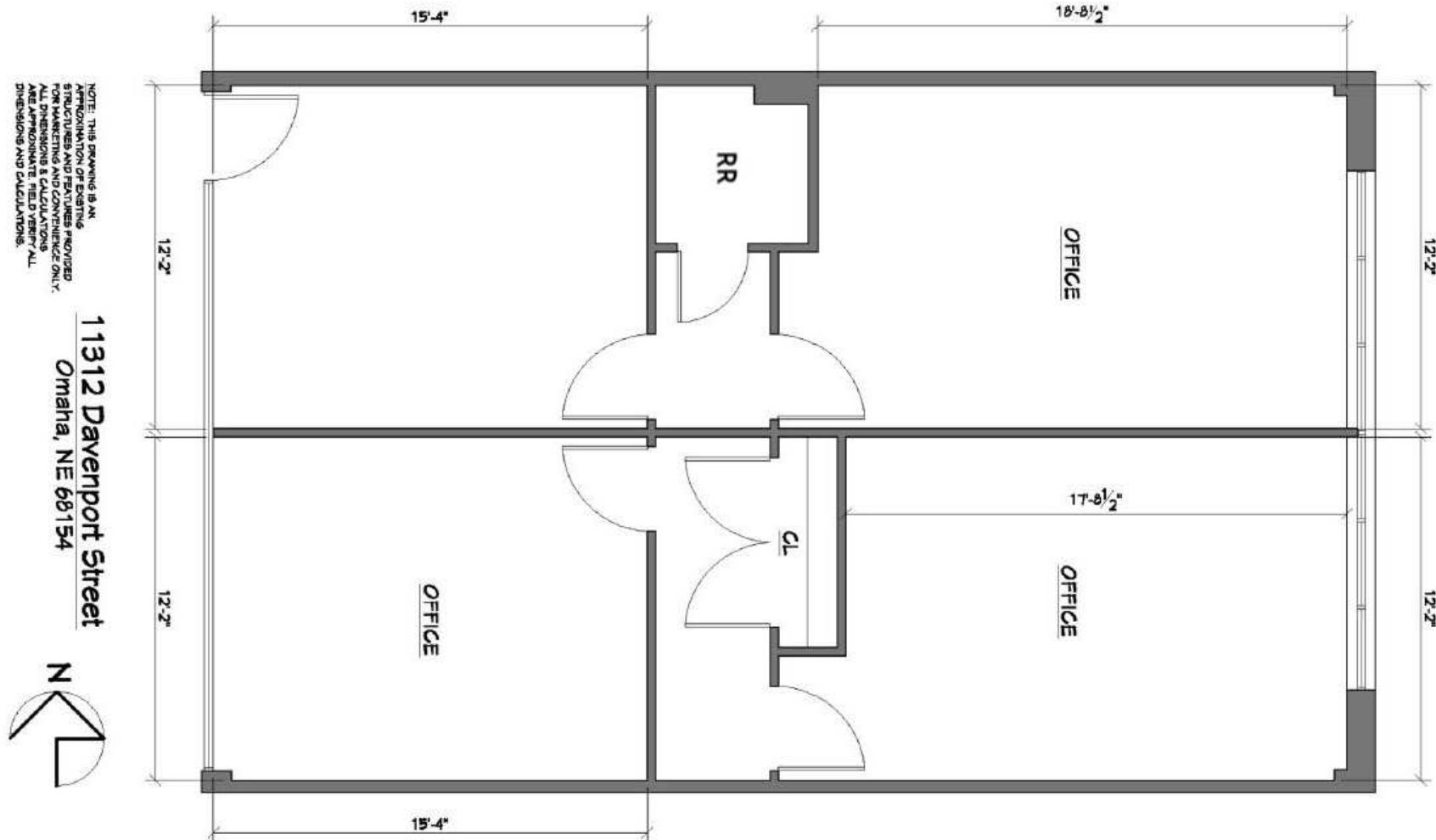
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NOTE: THIS DRAWING IS AN APPROXIMATION OF BUILDING STRUCTURES AND FEATURES PROVIDED FOR MARKETING AND CONVENIENCE ONLY. ALL DIMENSIONS & CALCULATIONS ARE APPROXIMATE. FIELD VERIFY ALL DIMENSIONS AND CALCULATIONS.

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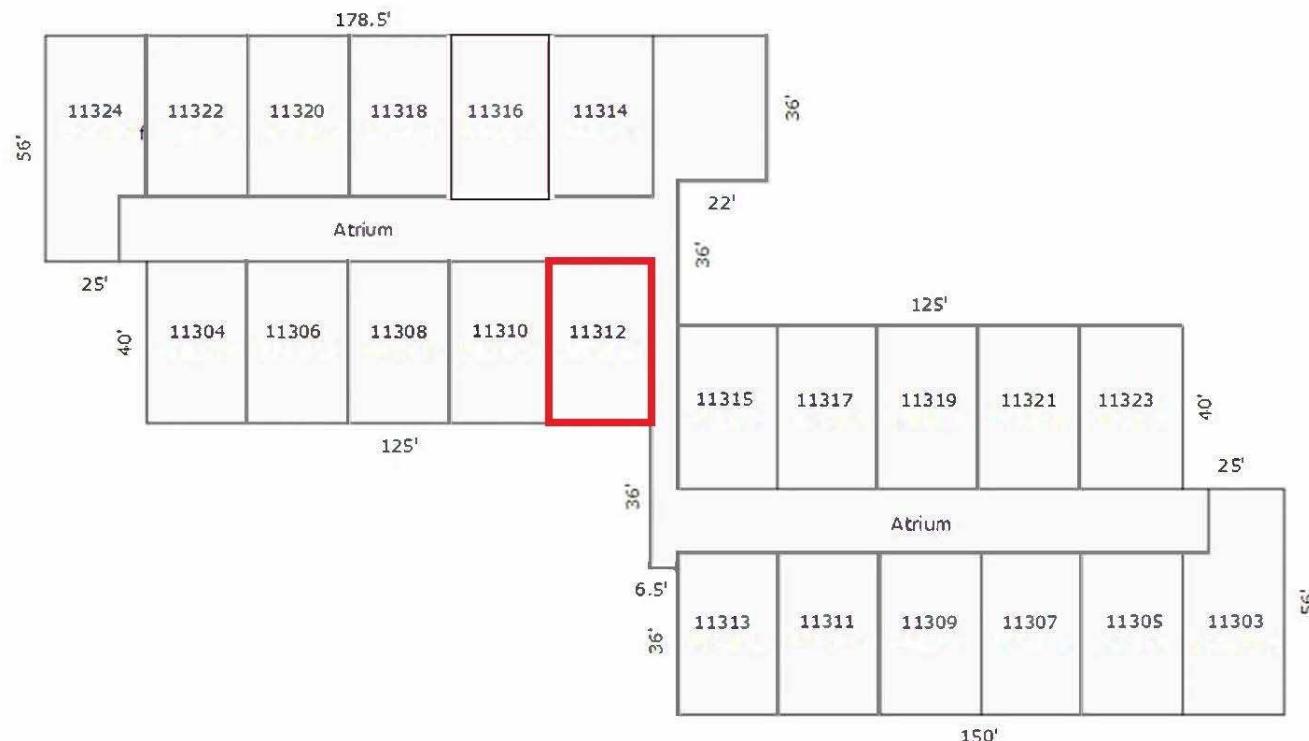
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The Atrium Condominium Property Regime 11312 Davenport Street



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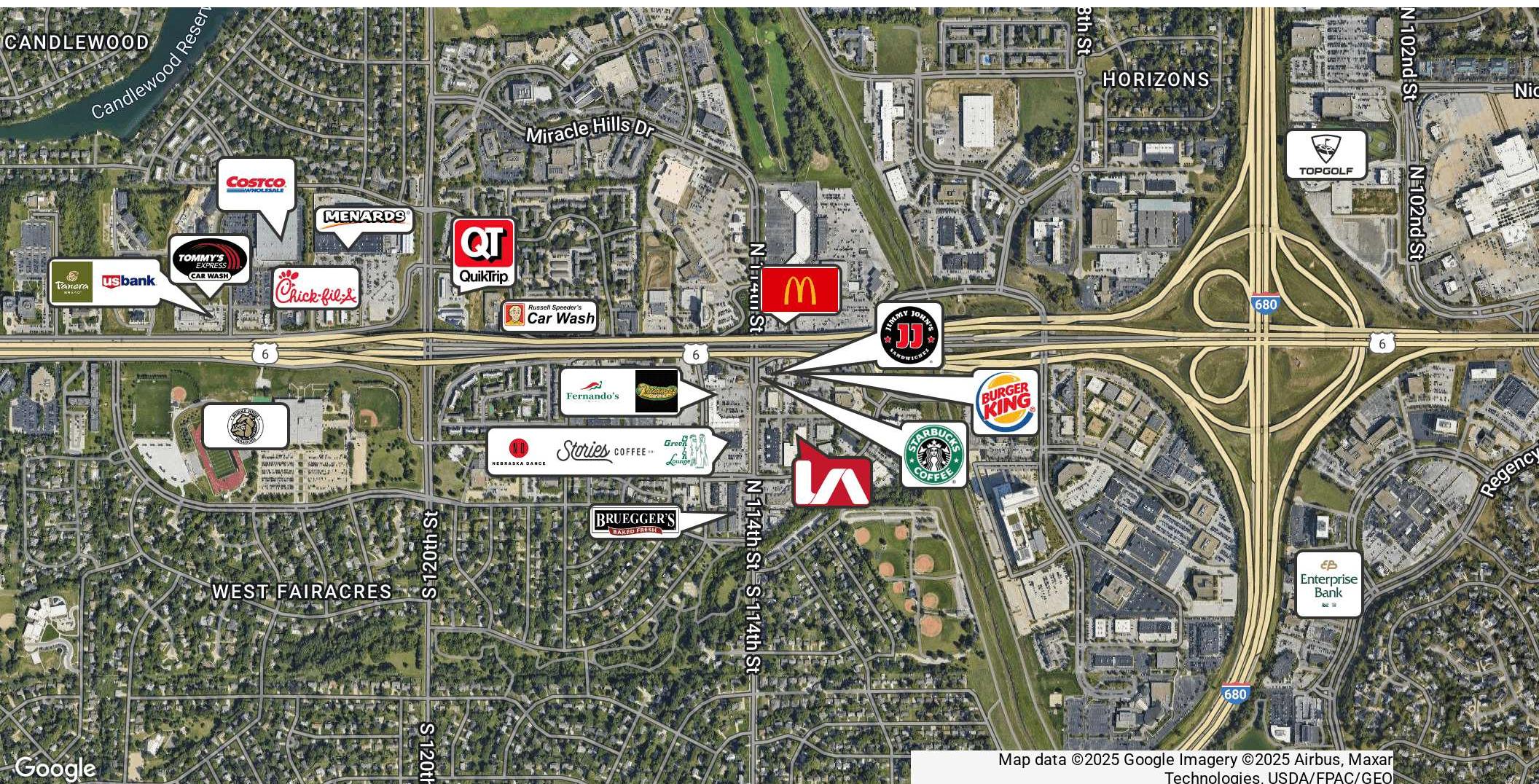
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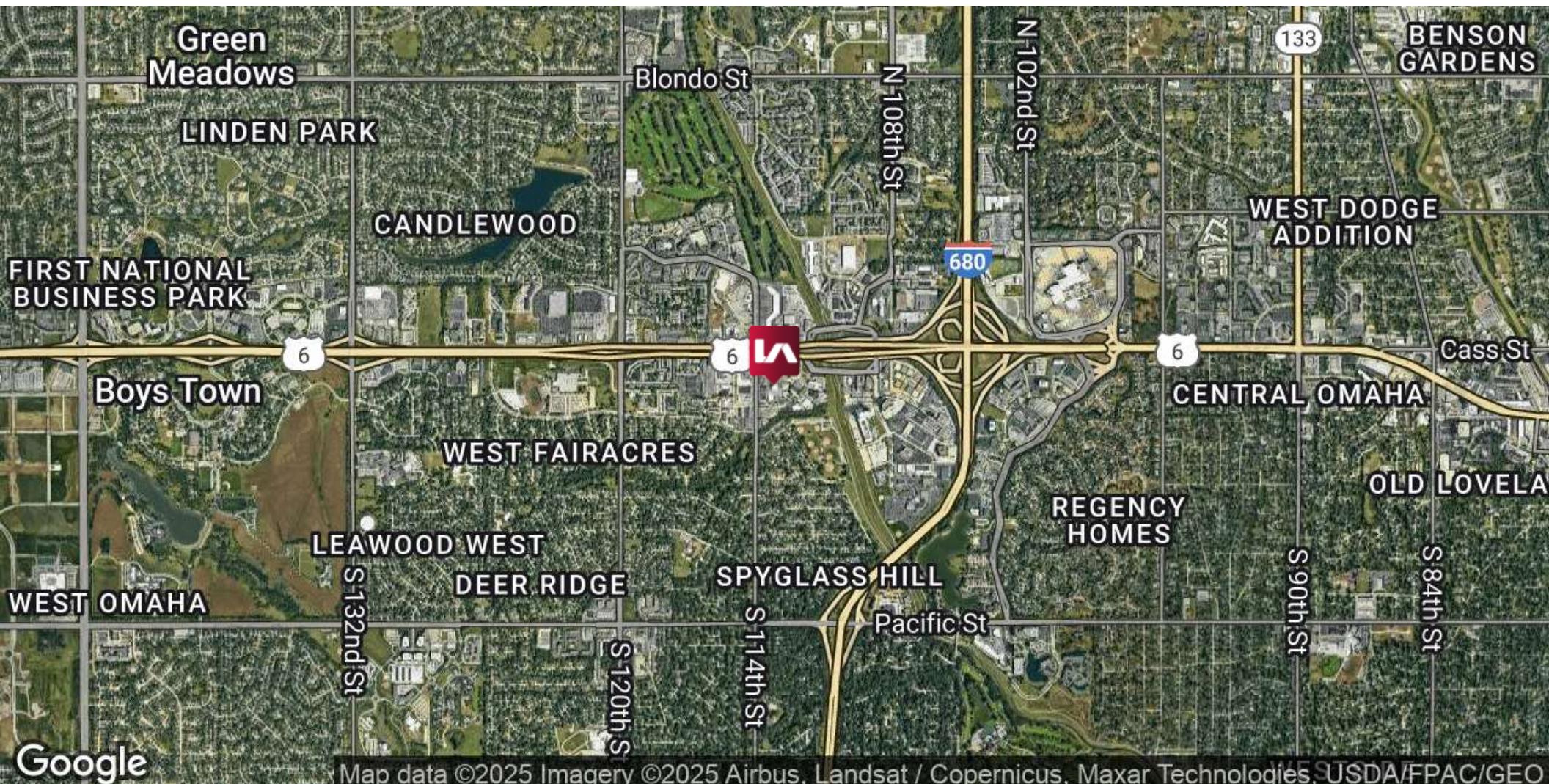
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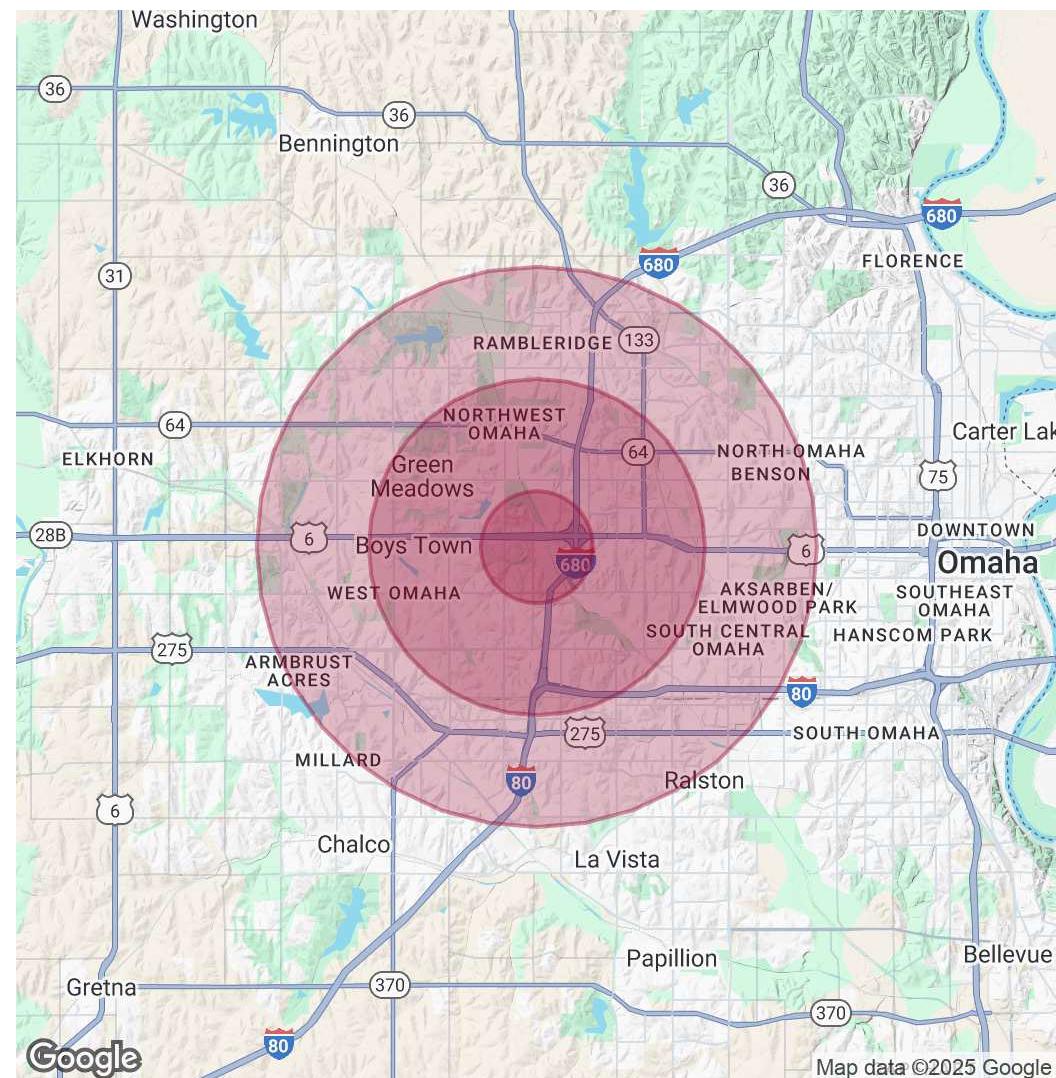
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,006	84,952	255,133
Average Age	41	41	39
Average Age (Male)	39	39	38
Average Age (Female)	42	42	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,438	37,609	108,343
# of Persons per HH	2	2.3	2.4
Average HH Income	\$90,854	\$110,424	\$108,119
Average House Value	\$349,245	\$331,147	\$308,505

Demographics data derived from AlphaMap



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