

# FOR LEASE - OFFICE CONDO

## 11312 DAVENPORT ST, OMAHA, NE 68154

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



### PRESENTED BY:

**Benjamin Pearson**

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**Dakotah Smith, CCIM**

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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

### CONTACT

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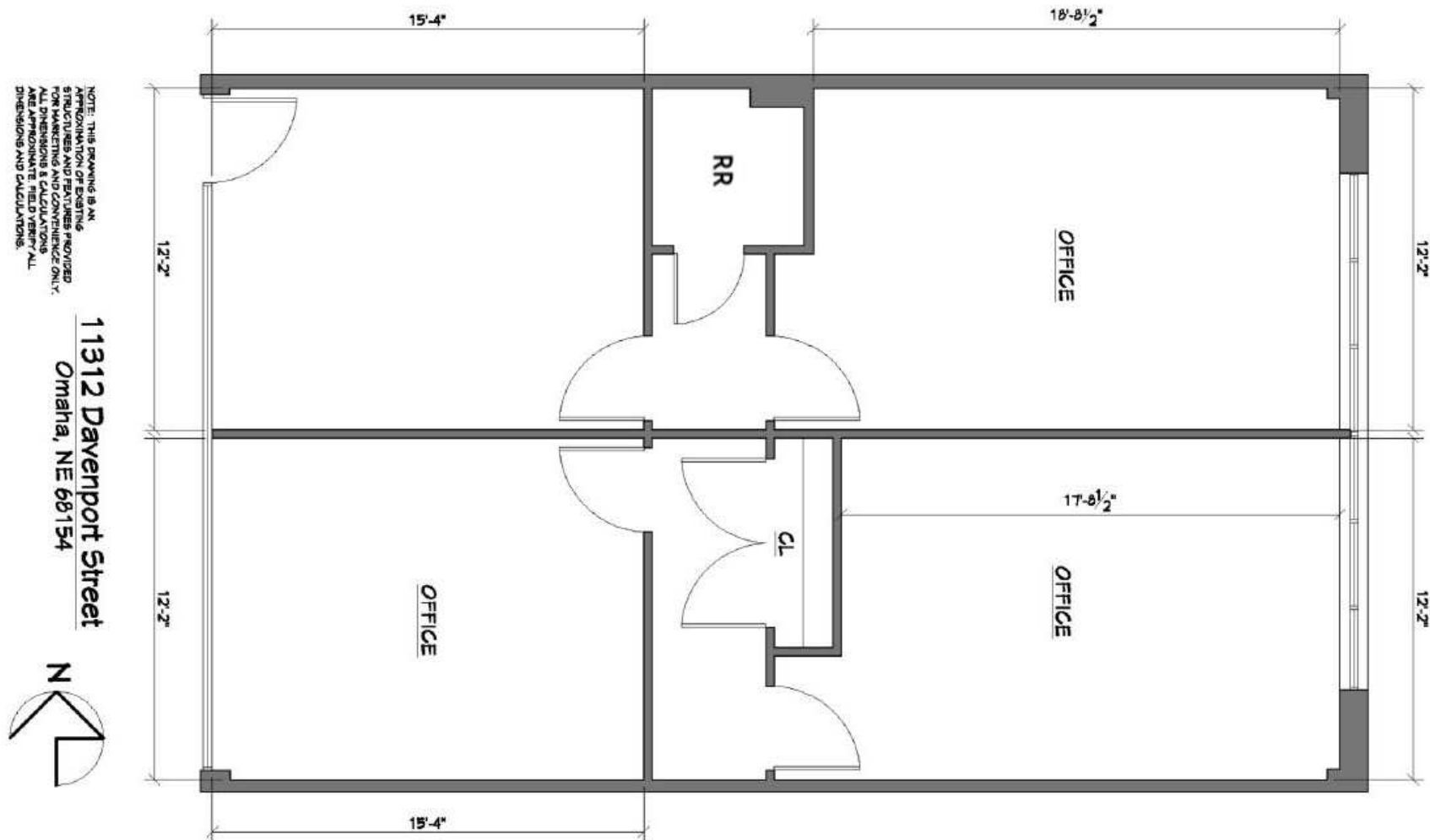
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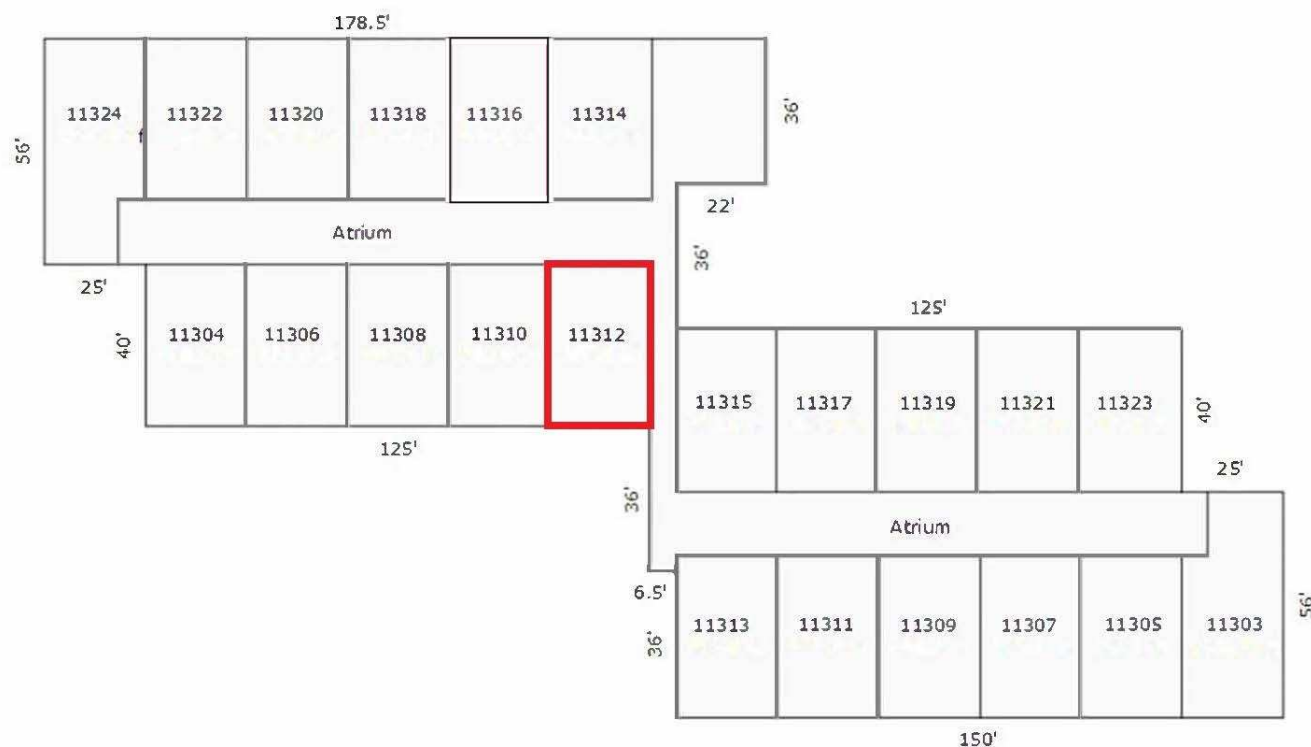
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**The Atrium Condominium Property Regime**  
**11312 Davenport Street**



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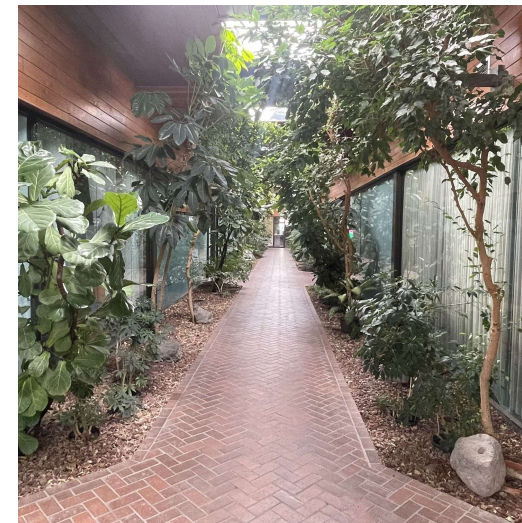
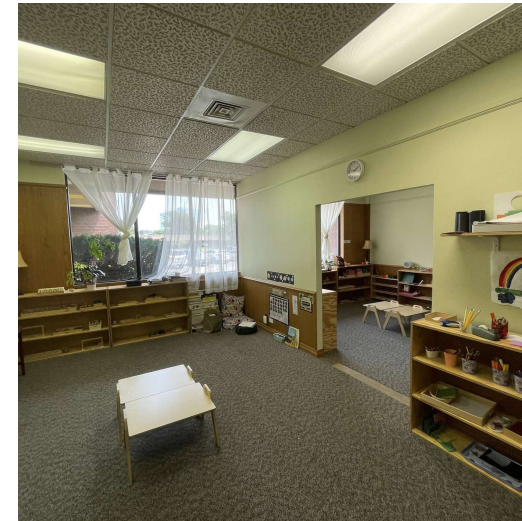
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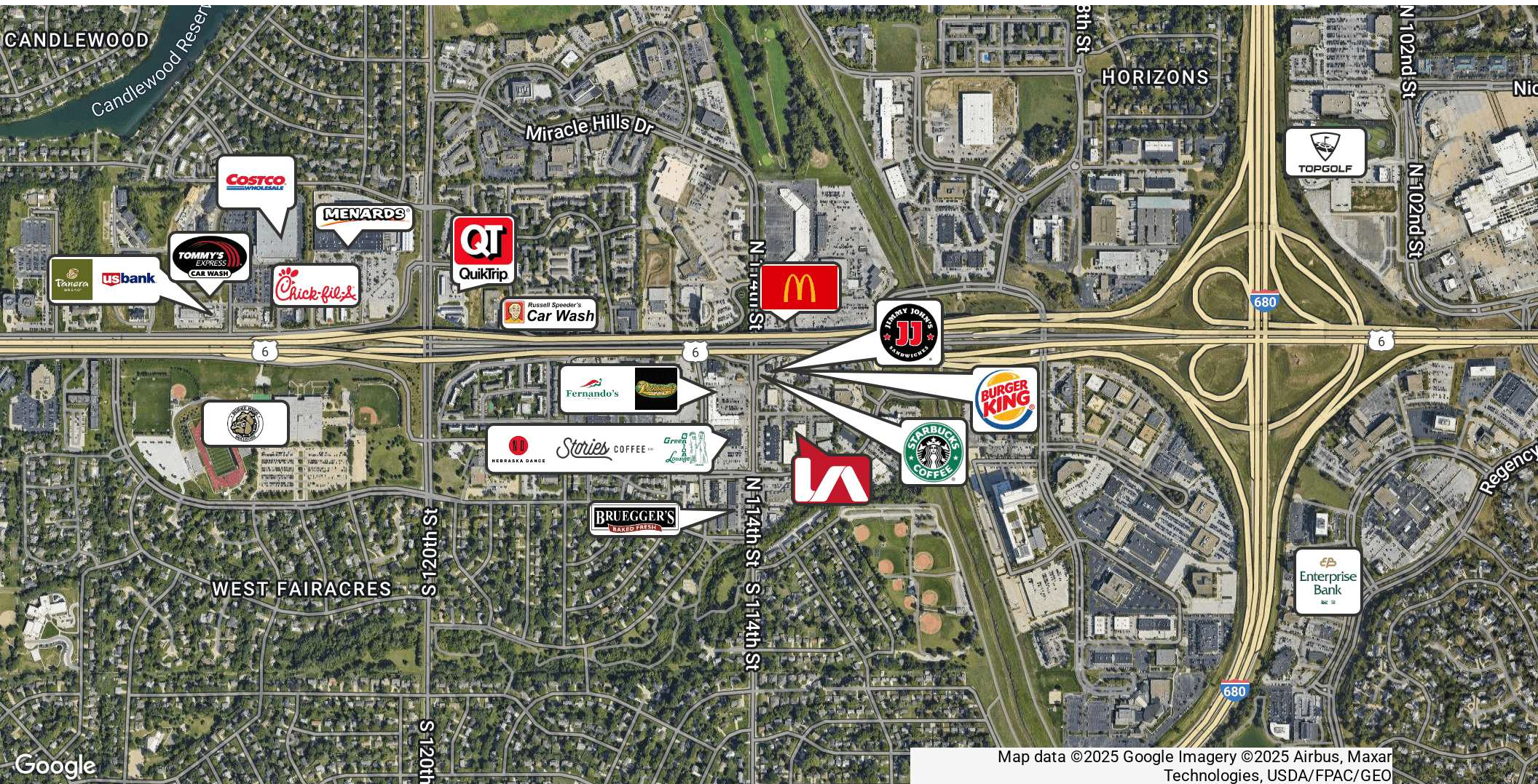
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**Omaha:** 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

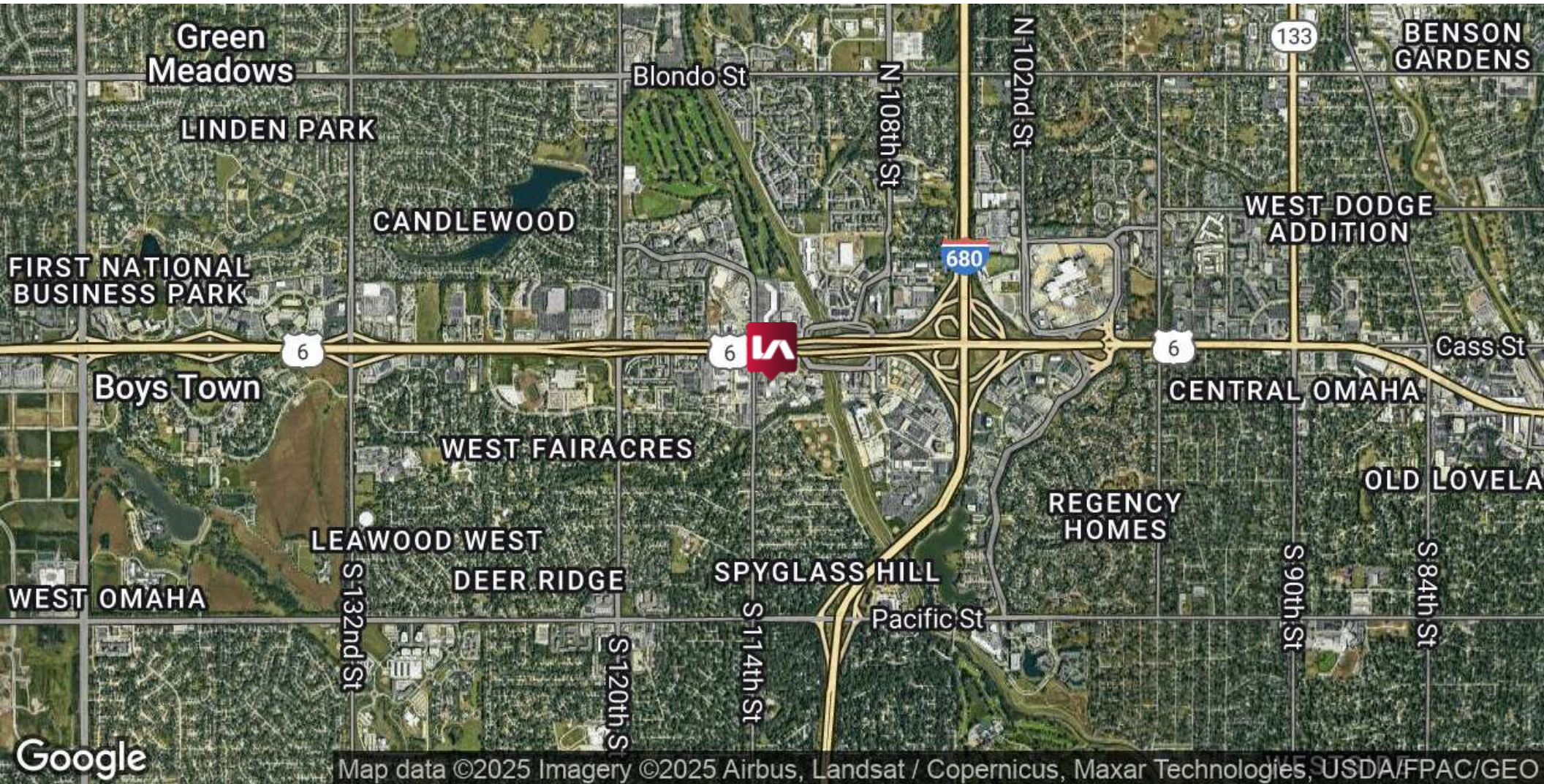
**Lincoln:** 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



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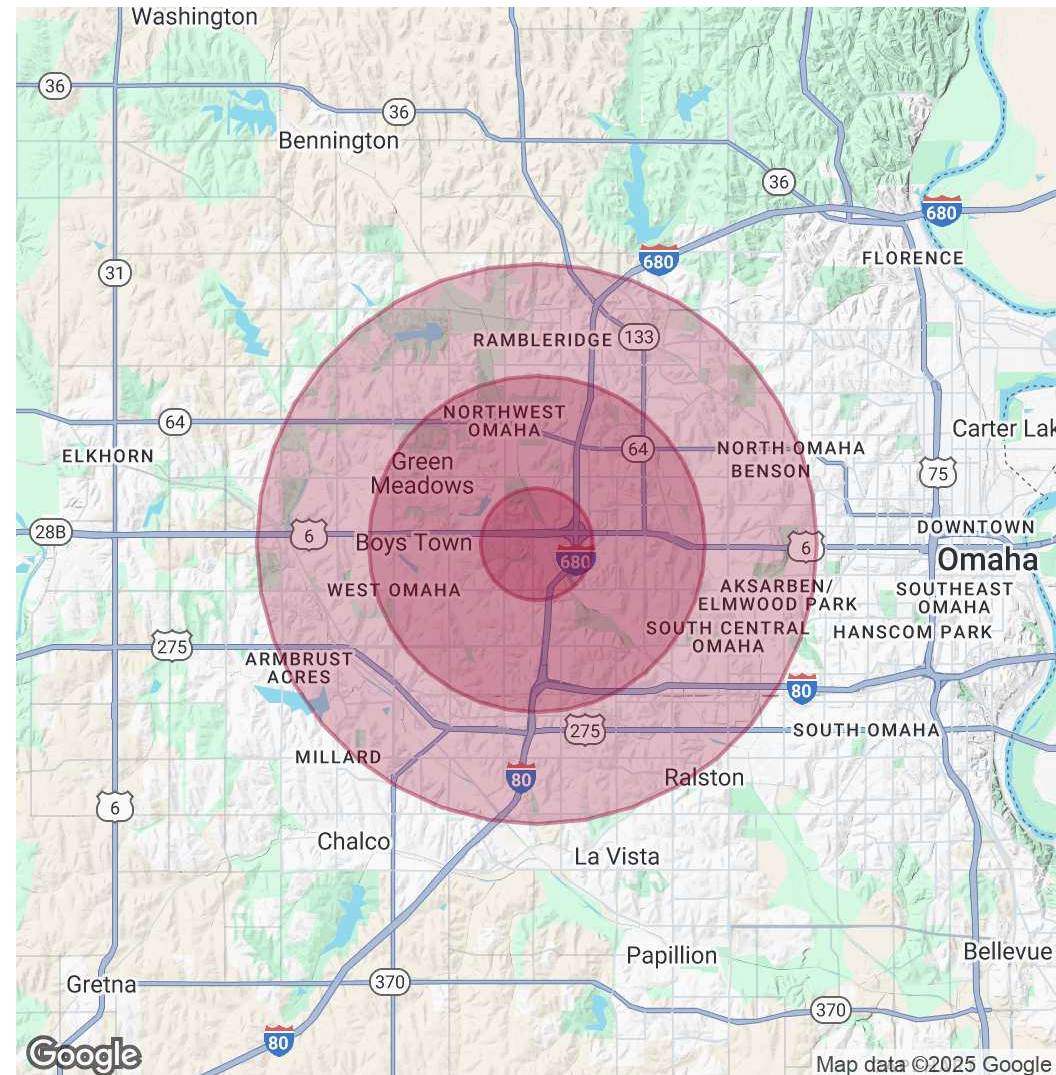
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,006	84,952	255,133
Average Age	41	41	39
Average Age (Male)	39	39	38
Average Age (Female)	42	42	40

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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