

WESTFIELD I OFFICE BUILDING

OFFICE CONDO | 5,774 SF | \$1,472,370

9850 NICHOLAS STREET, OMAHA, NE 68114

**INVESTORS
REALTY INC.**

WWW.INVESTORSOMAHA.COM



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OFFERING SUMMARY

SALE PRICE:	\$1,472,370
Building Size:	50,687 SF
Price / SF:	\$255.00
Lot Size:	0.161 Acres
Property Type:	Office Condo
Year Built:	2000
Zoning:	MU

PROPERTY OVERVIEW

Office condo for sale in a premier Omaha location with excellent access, visibility, and nearby amenities.

PROPERTY HIGHLIGHTS

- Excellent owner-user opportunity with the flexibility to occupy and customize your own professional space.
- Move-in ready medical office buildout, also well-suited for a variety of general office users.
- Turnkey medical office space available for substantially less than the cost of building new.
- Highly efficient floor plan featuring multiple exam rooms, spacious private offices, and functional workflow design.
- Established professional setting surrounded by complementary office and medical practices, creating a strong business presence and referral potential.
- Convenient access to I-680 and Dodge Street, providing excellent connectivity throughout the Omaha metro area.
- Premier location directly across from Westroads Mall and the Topgolf development, placing your business in one of Omaha's most active commercial corridors.

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BUILDING INFORMATION

Building Size	50,687 SF
Ceiling Height	10 ft
Number Of Floors	3
Year Built	2000
Construction Status	Existing
Restrooms	Common
Elevators	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Traffic Count	6,000 98th & Nicholas (AADT 2022)

SITE INFORMATION

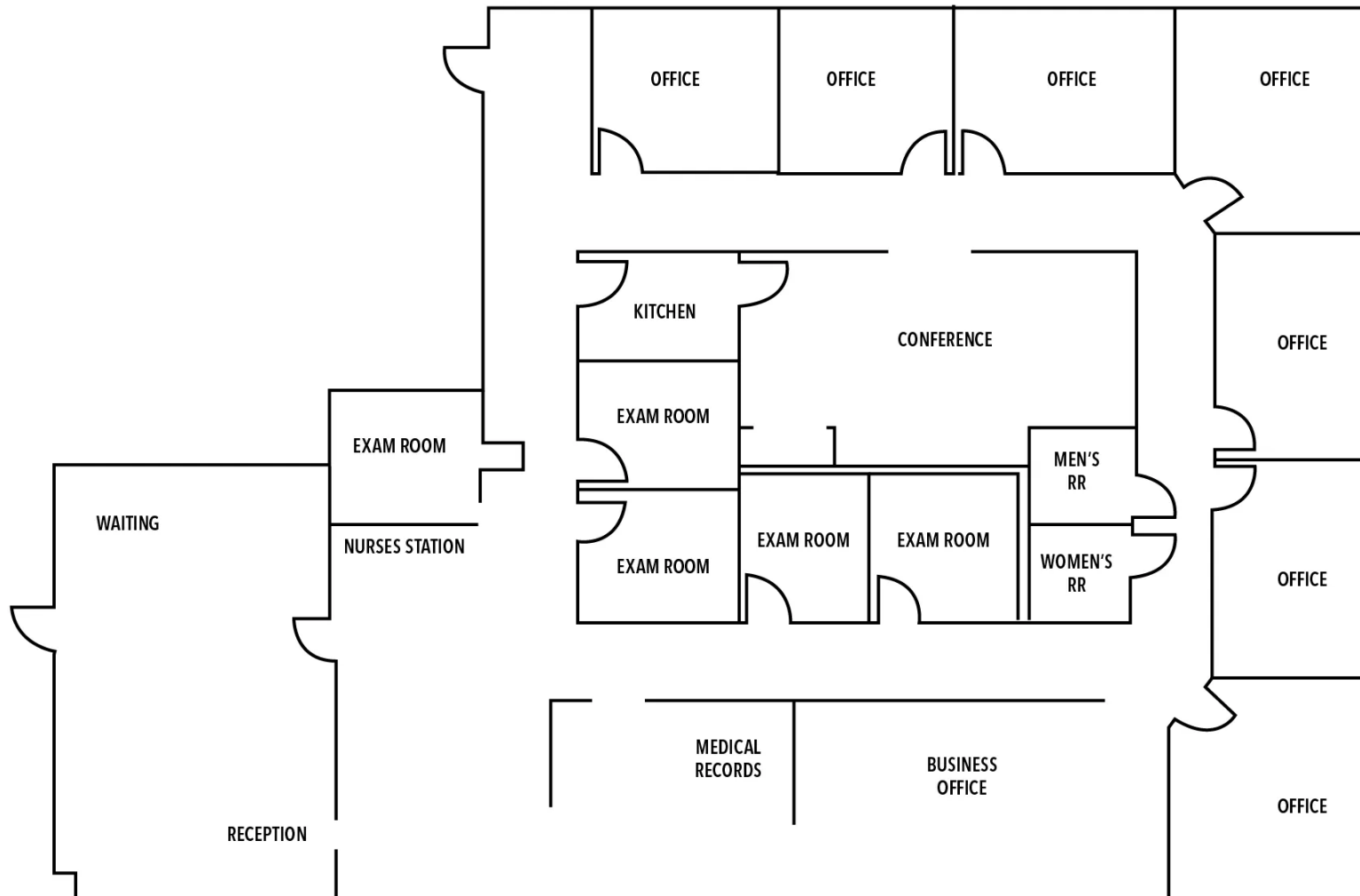
Cross-Streets	98th & Nicholas Street
County	Douglas
Zoning	MU
Location Description	NWC 98th & Nicholas Street

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DEMOGRAPHICS

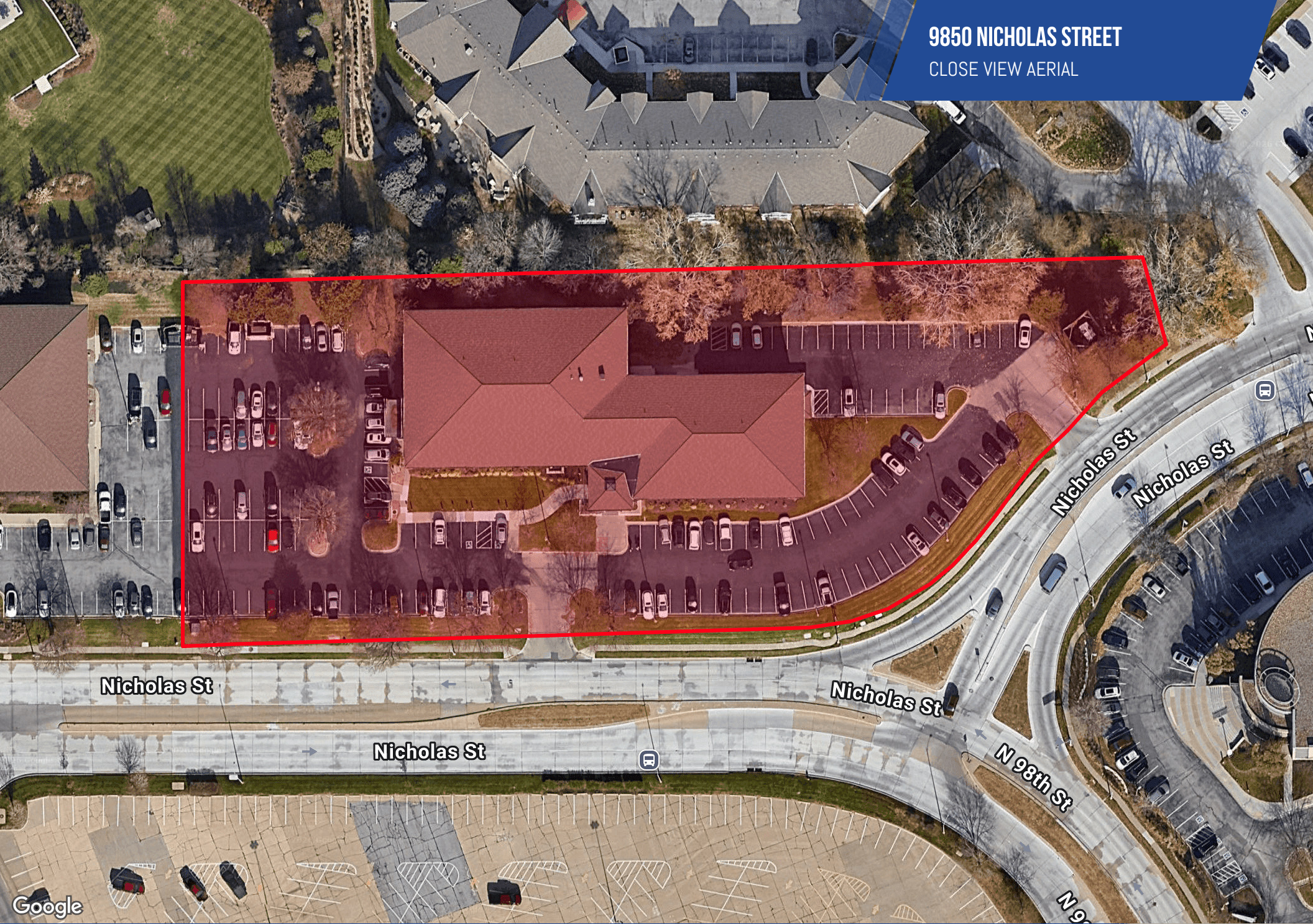
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,818	91,055	233,641
Total Households	4,680	40,386	99,438
Average HH Income	\$79,277	\$72,465	\$71,375



(NOT TO SCALE)

9850 NICHOLAS STREET

CLOSE VIEW AERIAL



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RETAILER MAP



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