



**11340 BLONDO STREET**  
76,570 SF

## OFFICE BUILDING | FOR SALE



**DERICK LEWIN**  
dlewin@pjmorgan.com  
402-651-1830



**RYAN ELLIS**  
rellis@pjmorgan.com  
402-578-7536



**REGI POWELL**  
rpowell@pjmorgan.com  
402-885-9929



**PJ MORGAN**  
REAL ESTATE



## PROPERTY DETAILS

PRICE	\$8,475,000
BUILDING SIZE	76,570 SF
PROPERTY TYPE	Owner-user, Investment
BUILDING CLASS	B

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## DESCRIPTION

Own a stabilized commercial property with immediate income!

This recently updated, all-brick office building presents a rare opportunity for both investors and owner-users. Located in a highly visible, central location, the property is currently 86% occupied, anchored by a primary tenant with many years remaining on their lease, ensuring strong, reliable cash flow from day one.

With over 6 acres of land, the building offers ample parking for staff and clients. The property's central location is close to a wealth of shopping, restaurants, and entertainment. Don't miss the chance to acquire a secure asset with built-in income. A special buyer incentive is available for the remaining vacant space - perfect for an owner-user seeking immediate supplementary income or an investor looking to achieve 100% occupancy fast!



## PARKING & TRANSPORTATION

<b>PARKING RATIO</b>	5:1000sf
<b>PARKING TYPE</b>	Surface Lot
<b>PARKING SPACES</b>	388

## PROPERTY & LOCATION HIGHLIGHTS

- Centrally located in the Omaha metro
- 85% of the building has been updated in the last 5 years
- Financially stable tenant base, with many lease years left
- Primary tenant Duet has strong support from city, county, state and federal agencies
- Second largest user is national tenant Data Axle, Inc.

## BUILDING INFORMATION

<b>BUILDING SIZE</b>	76,570 sf
<b>LEASED SF</b>	66,001 sf
<b>VACANT SF</b>	10,569 sf
<b>PROPERTY TAXES</b>	\$93,899
<b>YEAR BUILT</b>	1989
<b>ZONING</b>	GO-PUD
<b>LOT SIZE (ACRES)</b>	6.19
<b>TRAFFIC COUNT</b>	27,425

## DEMOGRAPHICS

<b>POPULATION</b>	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	12,907	92,765	234,777
<b>AVERAGE AGE</b>	34.4	38.3	37.7

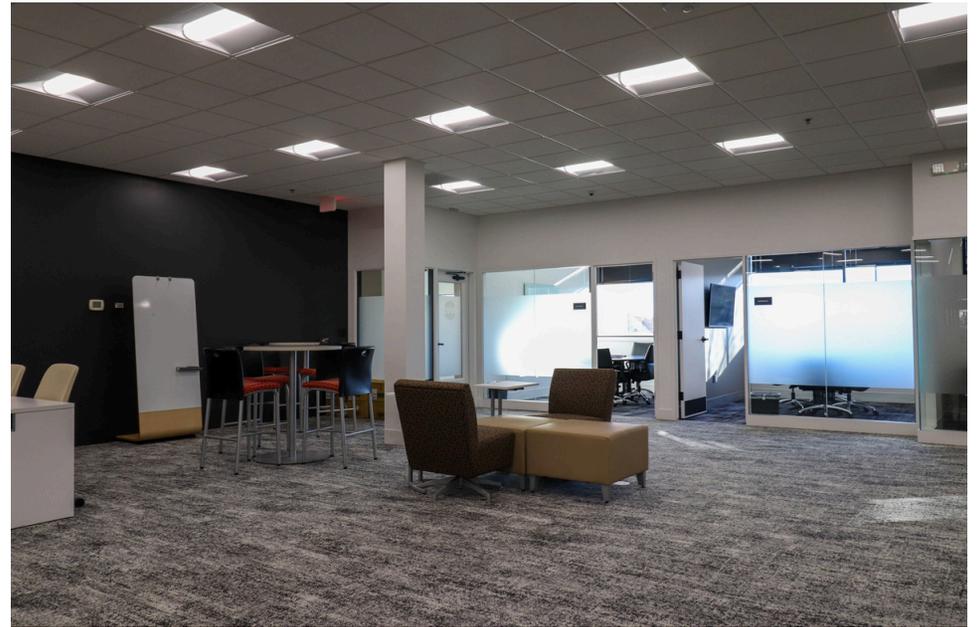
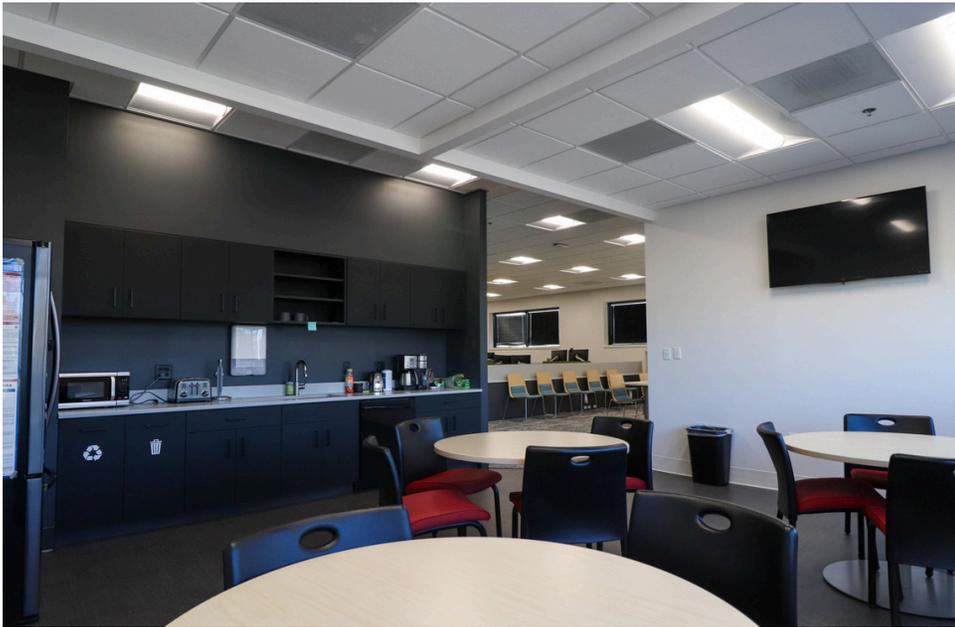
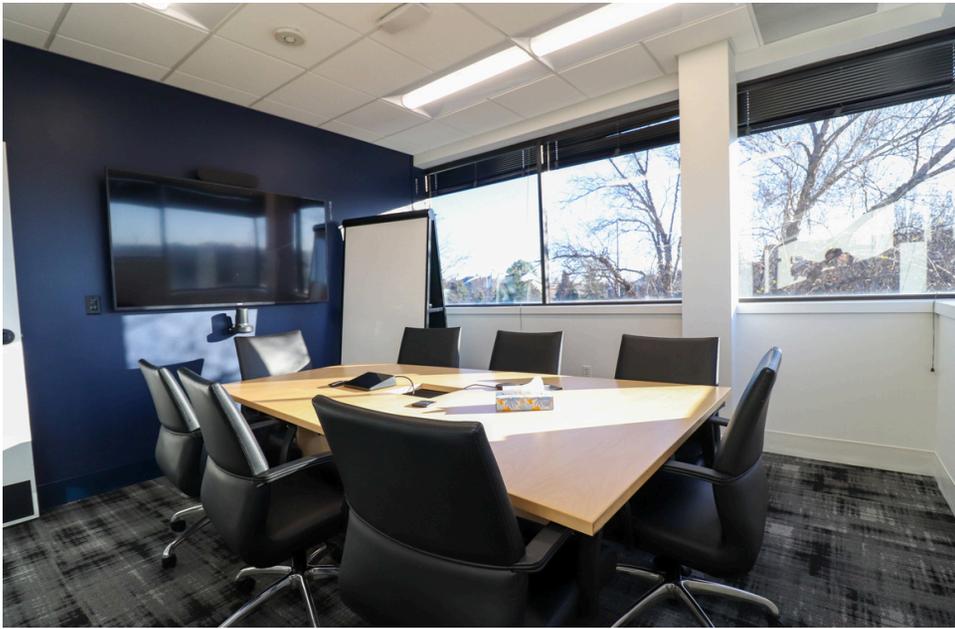
<b>HOUSEHOLDS</b>	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	6,555	40,278	96,102
<b>PEOPLE PER HH</b>	1.9	2.2	2.4
<b>AVERAGE HH INCOME</b>	\$74,792	\$94,716	\$100,183
<b>AVERAGE HH VALUE</b>	\$222,117	\$240,441	\$237,376

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<b>Annualized Proforma Summary</b>	
Rents	\$729,817.44
CAM Income	\$473,272.44
Total Income	\$1,203,089.88
Operating Expenses	\$525,077.04
NOI	\$678,012.84
<b>CAP Rate</b>	8%
<b>Purchase Price</b>	<b>\$8,475,000</b>

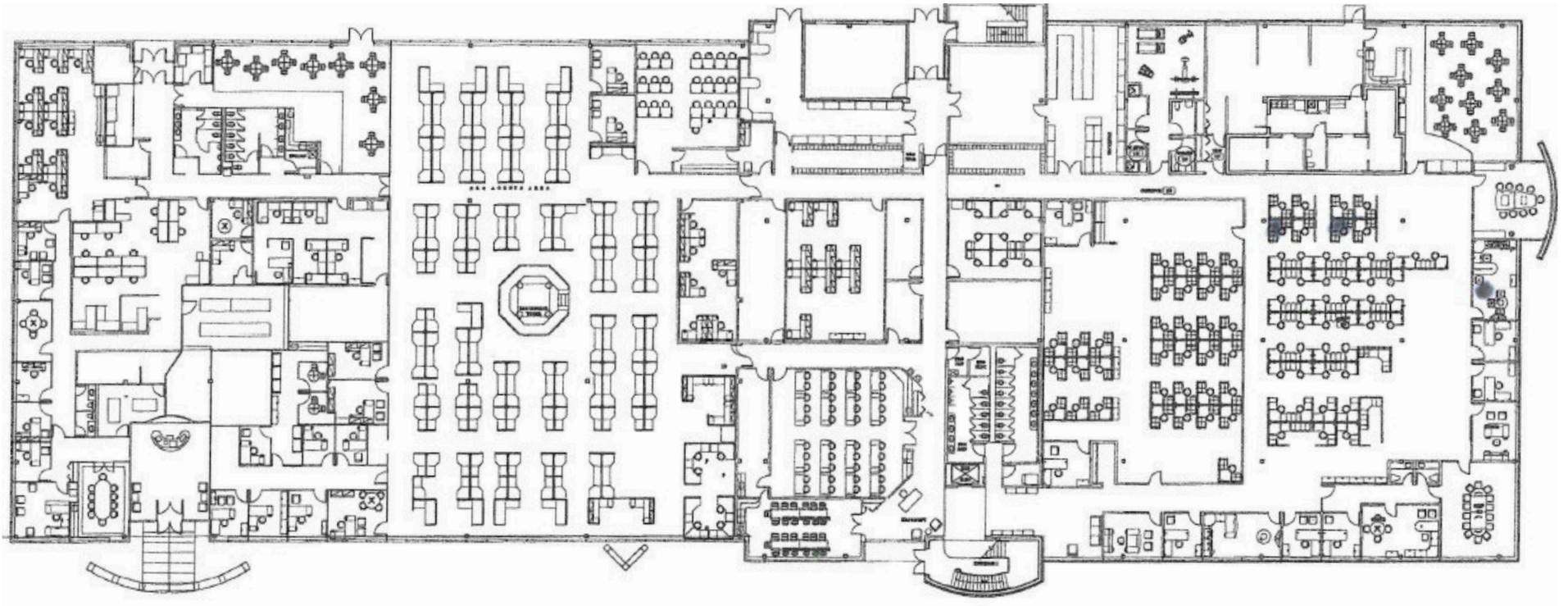
## PROFORMA SUMMARY

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## PHOTOS

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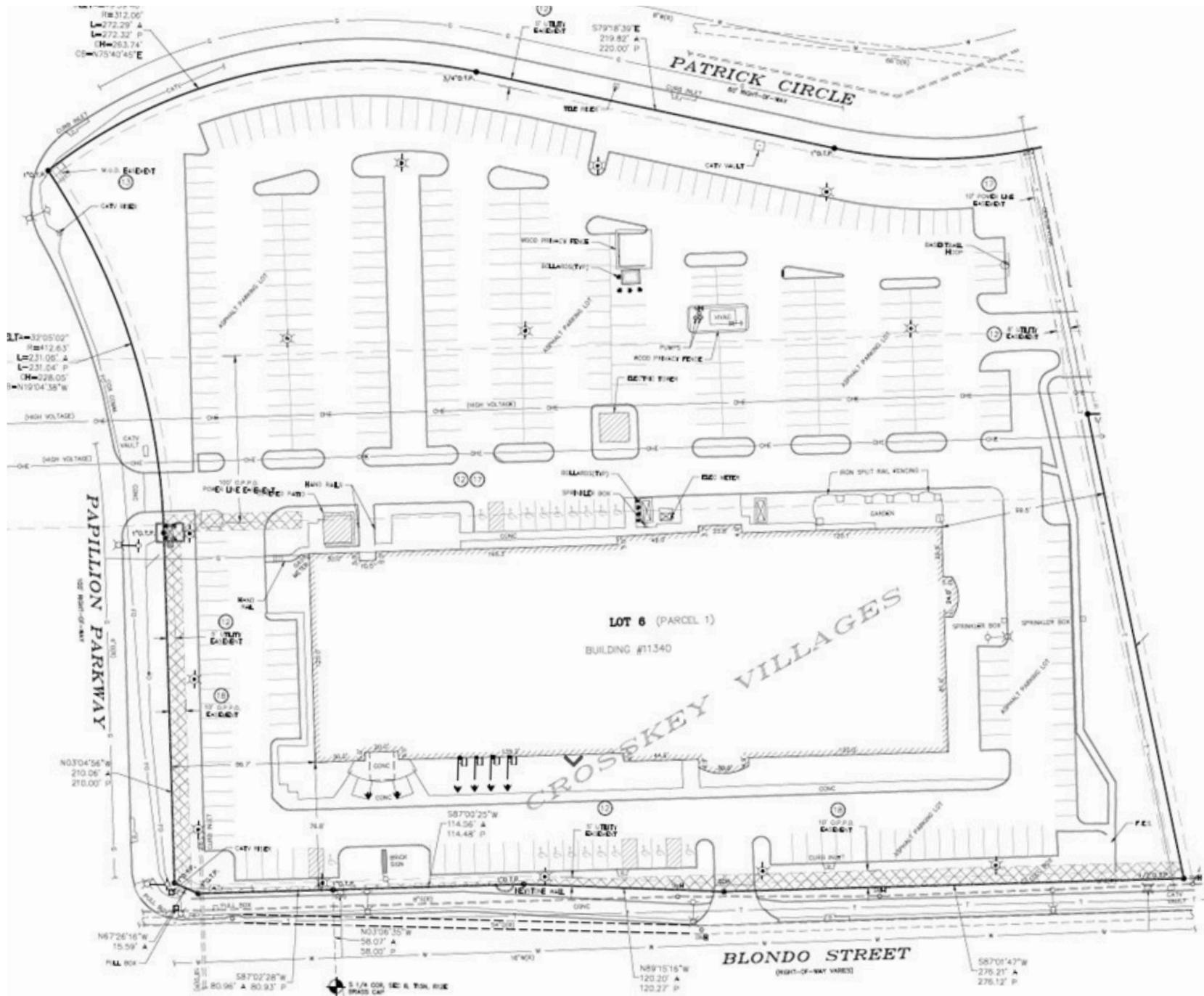
# 1ST FLOOR PLAN

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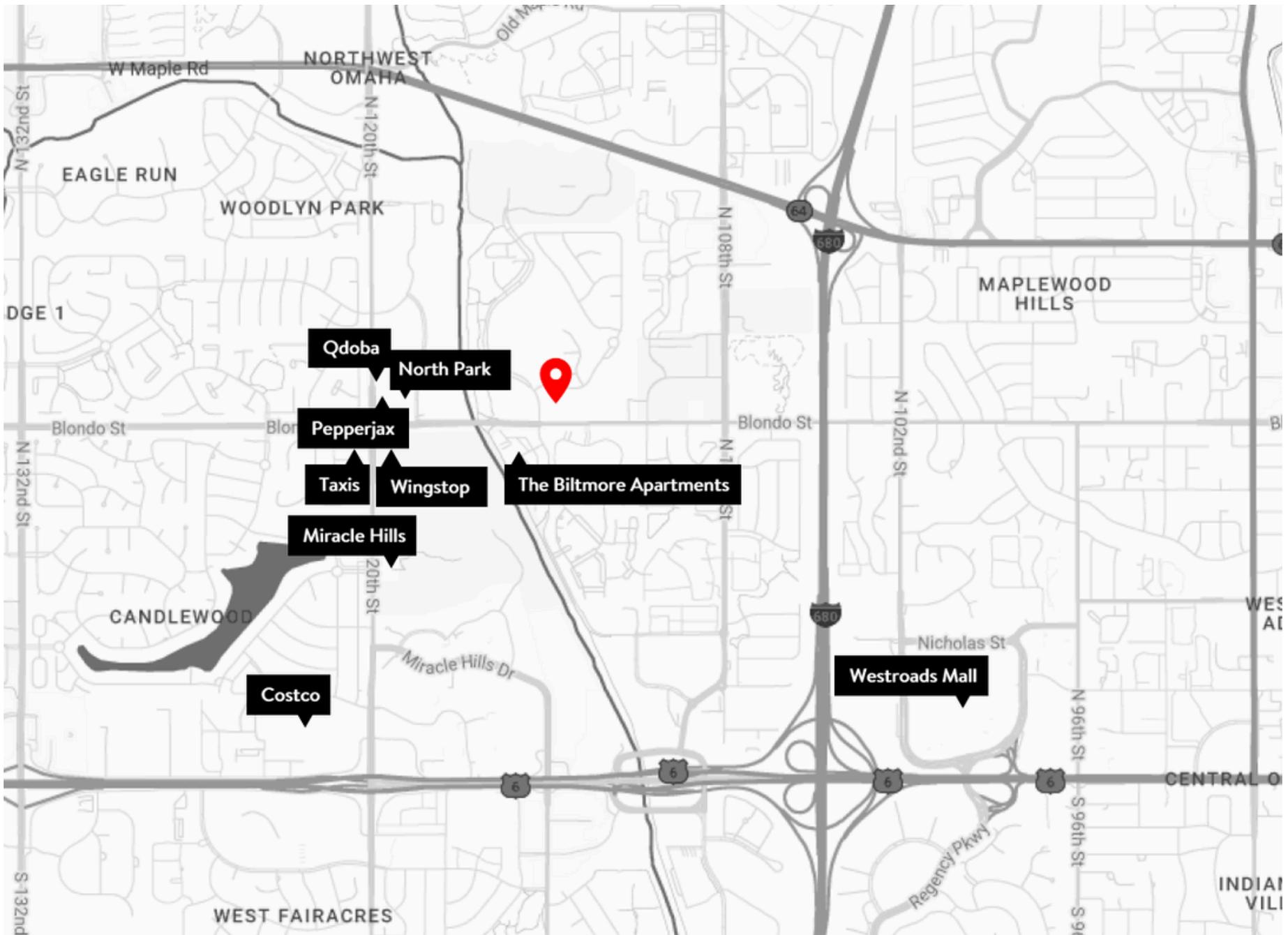
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# PLOT PLAN

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## AREA BUSINESSES

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