

OFFERING MEMORANDUM

2819 S 125th Ave, #252
Omaha, NE 68144
402 697 8899
omnepartners.com



GOLD CIRCLE PROFESSIONAL CENTER

13923 GOLD CIRCLE, OMAHA, NE 68144



Listing Agents:

Alex Epstein
402 850 8898
aepstein@omnepartners.com

Matt Edney
402 305 7886
medney@omnepartners.com

EXECUTIVE SUMMARY

13923 Gold Circle, Omaha, NE 68144

Property Overview

Year Built	2000
Building Size (SF)	21,224 SF
Sales Price	\$4,695,000
Price Per SF	\$221.22
Cap Rate	8.54%
Leased	100%
Zoning	CC
Class	B
Floors	2
Parking Ratio	2.1/1,000 SF
Land Size	.89 acres



NOI

15+ Year Term GSA Leased Bldg Area	75.4%
GSA Base Rents, est 15yr avg	\$401,018
Be Well Clinical Base Rents, est 5yr avg	\$94,610
5yr term Be Well Clinical leased Bldg area	23.71%
NNN Expenses	\$8.80 PSF
Total NOI	\$401,018



OMNE Partners, as exclusive advisor for the seller, is pleased to present the opportunity to acquire the 100% leased Gold Circle Professional Building. The main tenant (GSA-General Services Administration) recently expanded and extended their lease for an additional 15 years. The remaining space at the main entry was recently remodeled for flexible medical use and is leased to Be Well Clinical Studies on a 5 year lease.

The property is well located on W. Center Rd, which provides great visibility and access to one of Omaha's most traveled thoroughfares. The building features include quality design and construction, climate-controlled parking (3 stalls), gated outdoor parking, a secure facility, monument signage on both Gold Circle & W Center Rd, and quick access to Omaha's most traveled roads.

Area amenities in close proximity to this site include a wide variety of restaurants, shopping, hotels, entertainment, and recreational activities.

2819 S 125th Ave, #252 Omaha, NE 68144 | 402 697 8899 | omnepartners.com

PROPERTY PHOTOS

13923 Gold Circle, Omaha, NE 68144



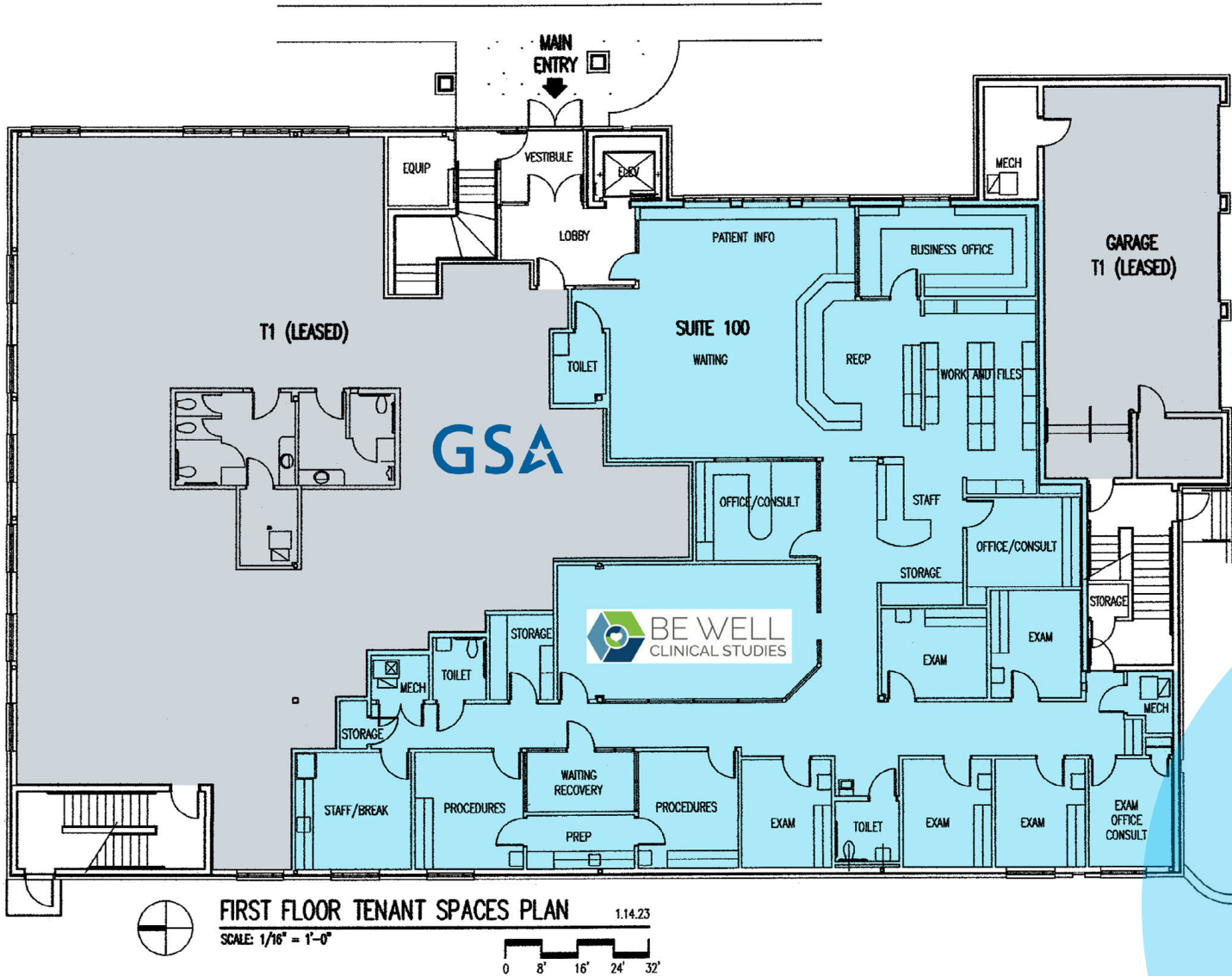
2819 S 125th Ave, #252, Omaha, NE 68144 | 402 697 8899 | omnepartners.com

13923 Gold Circle, Omaha, NE 68144



FIRST FLOOR PLAN

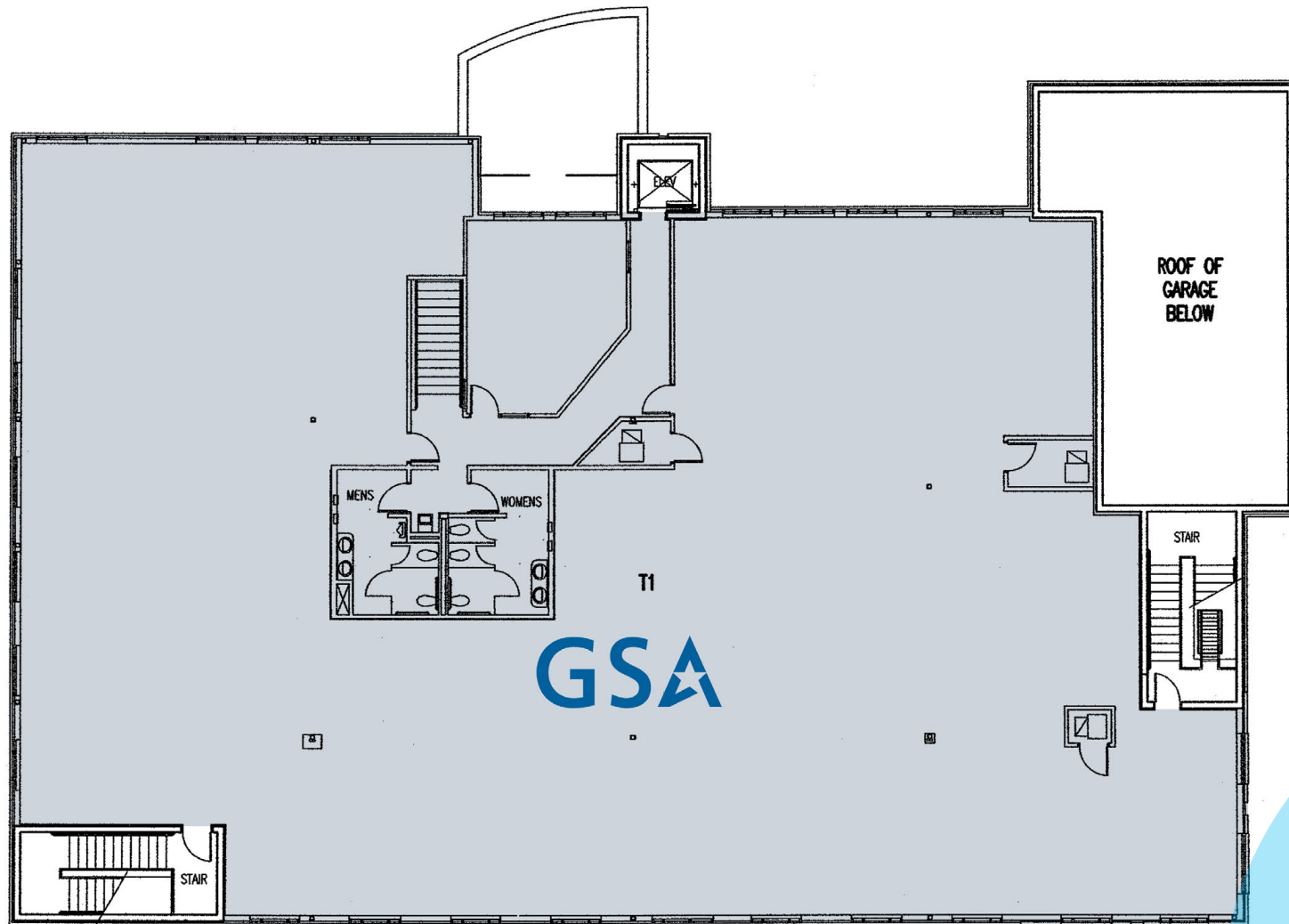
13923 Gold Circle, Omaha, NE 68144
9,764 SF



SECOND FLOOR PLAN

13923 Gold Circle, Omaha, NE 68144

9,648 SF



SECOND FLOOR TENANT SPACE PLAN

1.14.23

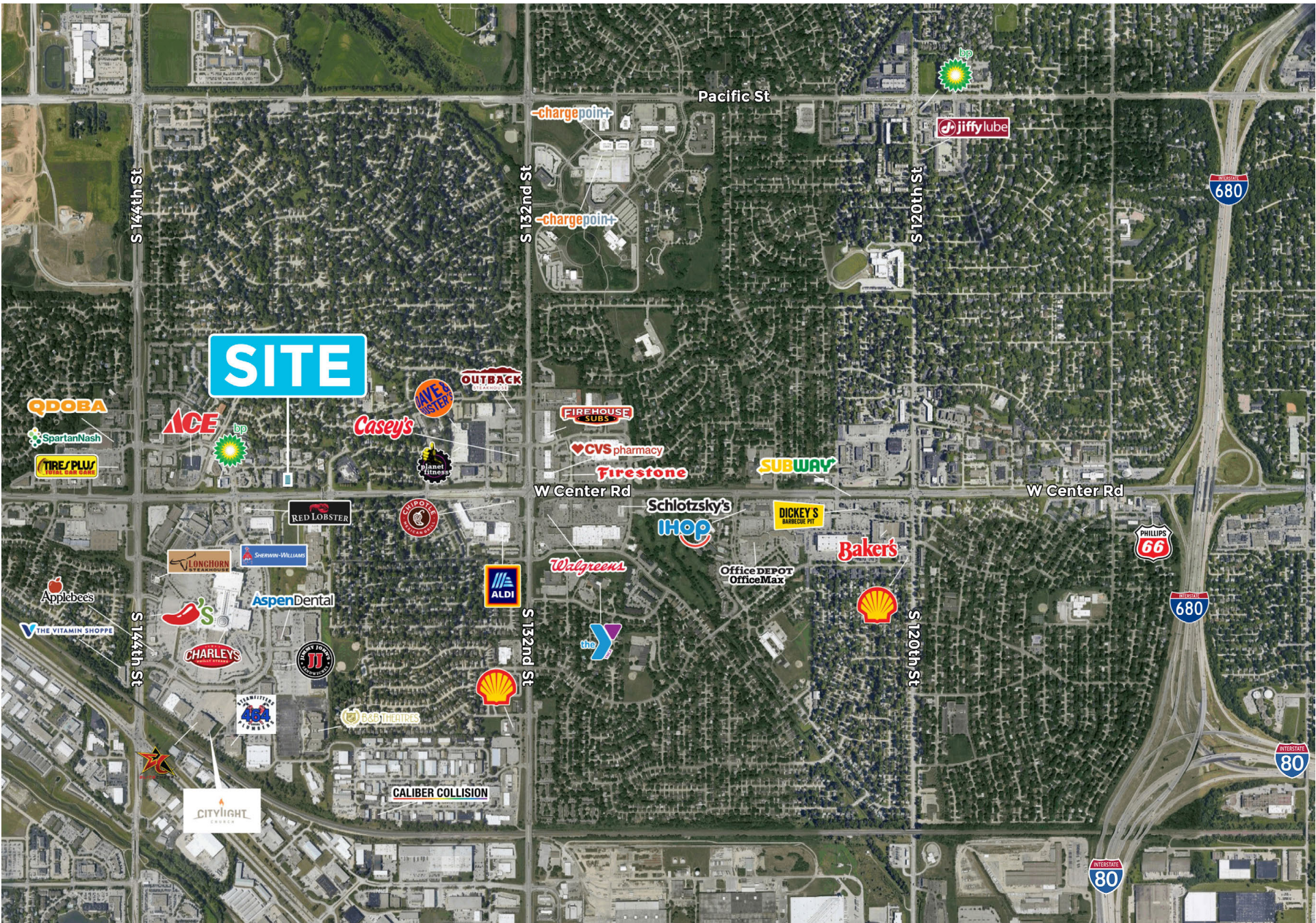
SCALE: 1/16" = 1'-0"



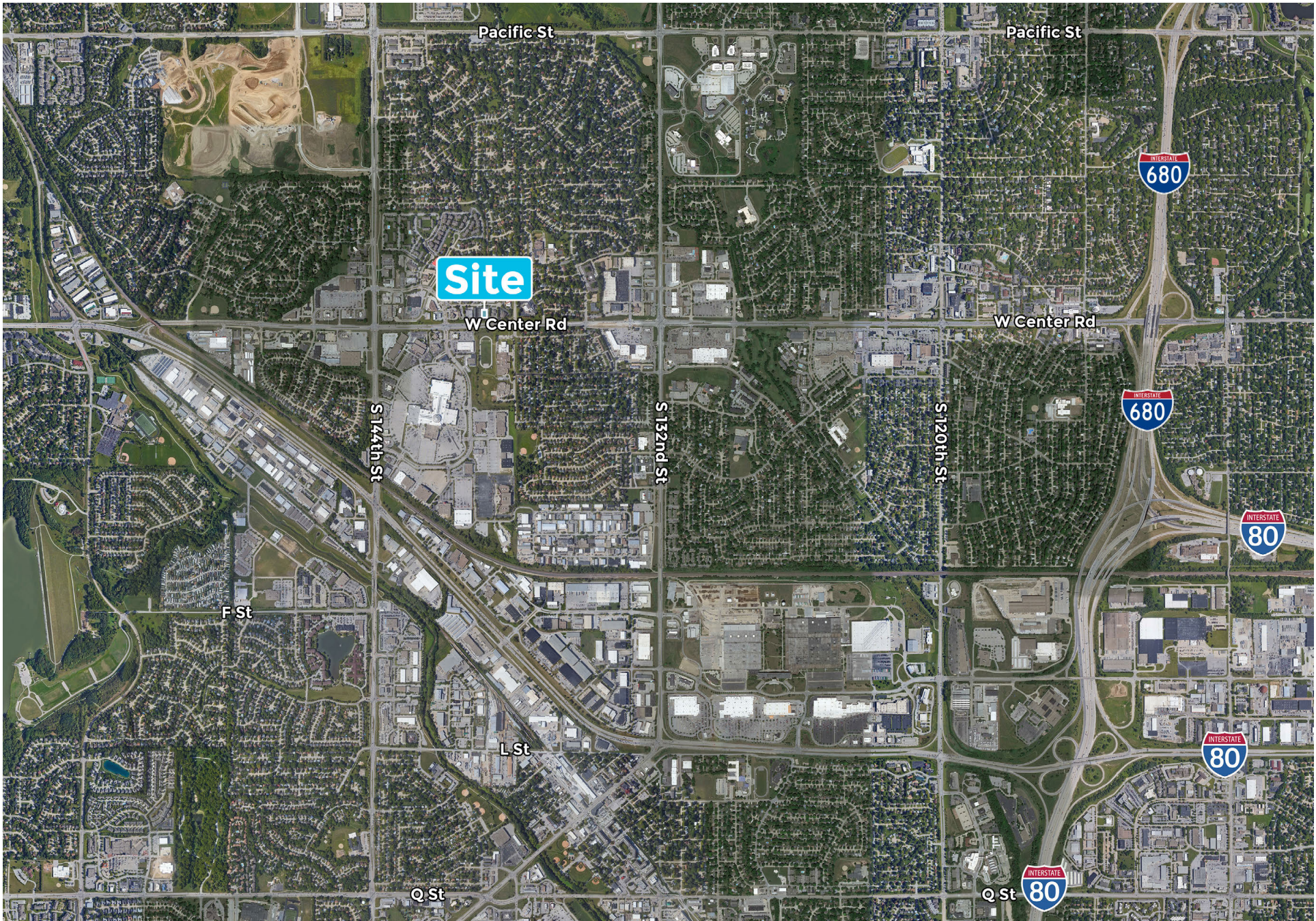
AERIAL-BUILDING



AERIAL



AERIAL VIEW



TEAM

We're redefining the commercial real estate industry one relationship at a time.

Over the past two decades, we have become Omaha's most trusted commercial real estate firm, providing sales, leasing, property management, and other services in Nebraska and Iowa.

OMNE Partners currently leases and manages nearly 4.5 million square feet of commercial property and completed over 200 sale & lease transactions in 2023. We're a team of real estate professionals who offer industry-leading expertise with the knowledge and responsiveness of a local partner.



Alex Epstein

Executive Vice President

402 850 8898 | aepstein@omnepartners.com

Alex specializes in large investment properties and works regularly with office, multifamily, and industrial focused clients. Alex works with clients on implementing a real estate strategy for both dispositions/acquisitions, and corporate relocations. He also served the community as the Vice-Chairman for the Omaha CRE Summit and Chairman for the Jewish Business Leaders of Omaha.



Matt Edney

Executive Vice President

402 305 7886 | medney@omnepartners.com

Matt joined OMNE Partners in 2016 and has thirteen years of commercial real estate industry experience dealing with industrial and investment assets. With over \$600M of real estate transaction experience, Edney has assisted local, national and multi-national companies with their real estate needs.