

MAPLE HEIGHTS OFFICE PARK

13,792 SF | \$2,223,000

10675 BEDFORD AVENUE, OMAHA, NE 68134



MIKE RENSCH

402.250.2310

mrench@investorsomaha.com



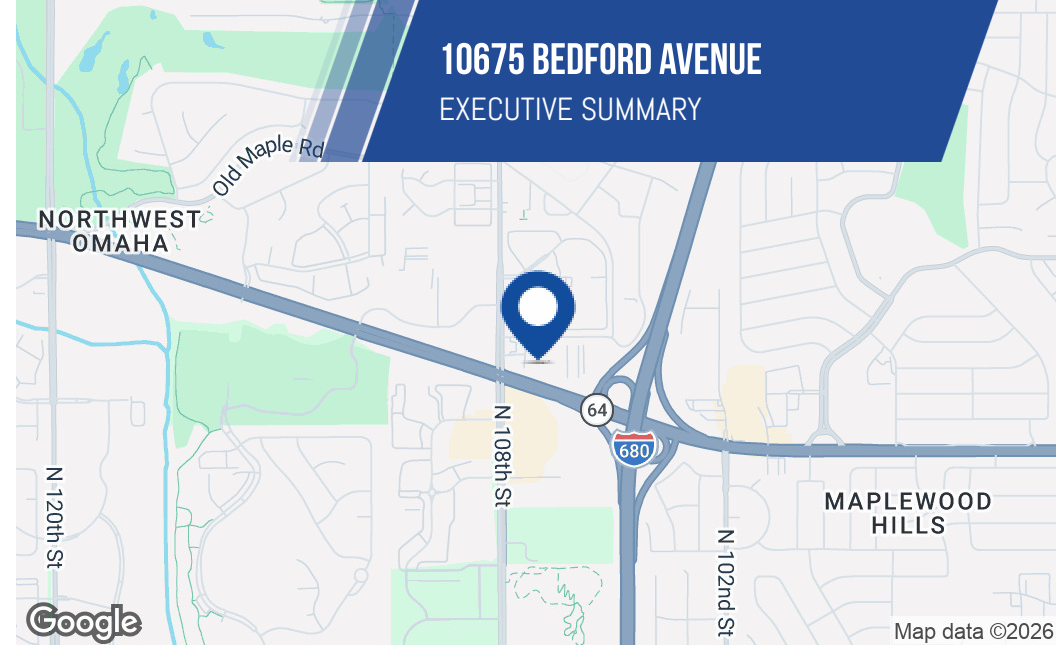
JEANETTE WEBER, MPA, SIOR, CPM

402.658.5531

jweber@investorsomaha.com

WWW.INVESTORSOMAHA.COM





10675 BEDFORD AVENUE

EXECUTIVE SUMMARY

OFFERING SUMMARY

SALE PRICE:	\$2,223,000
Building Size:	13,792 SF
Price / SF:	\$161.18
Lot Size:	1.1 Acres
Property Type:	Office Building
Year Built:	1998
Zoning:	CC

PROPERTY OVERVIEW

Stable investment that has maintained a high occupancy with little turnover. Great interstate access and visibility.

PROPERTY HIGHLIGHTS

- 100% leased office investment with a stable mix of professional tenants, including the U.S. Small Business Administration, providing strong tenancy and long-term appeal.
- Asking price reflects an approximate 8.5% capitalization rate.
- Excellent Northwest Omaha location just off 108th & Maple with immediate access to Interstate 680, allowing tenants and visitors to reach the property within approximately one minute from the interstate.
- Situated near an abundance of retail, dining, and daily amenities including restaurants, shopping centers, hotels, and service-oriented businesses that support tenant convenience and employee satisfaction.
- Positioned in close proximity to the transformative 120th & Fort redevelopment, a future regional destination expected to feature youth sports facilities, entertainment venues, restaurants, retail, and hospitality components.
- Meticulously maintained building with consistent capital improvements and strong pride of ownership evident throughout the property.
- Highly accessible location serving the greater Omaha metro, with strong surrounding demographics and continued growth throughout the Northwest Omaha corridor.

MIKE RENSCH

402.250.2310 | mrench@investorsomaha.com

JEANETTE WEBER, MPA, SIOR, CPM

402.658.5531 | jweber@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





MAPLE HEIGHTS OFFICE PARK

10675 BEDFORD AVENUE, OMAHA, NE 68134

BUILDING INFORMATION

Building Size	13,792 SF
Number Of Floors	2
Year Built	1998
Construction Status	Existing
HVAC	GFA

PARKING & TRANSPORTATION

Parking Description	Individual Stalls
Number Of Spaces	56
Parking Type	Surface
Traffic Count	55,850 - 108th & Maple (AADT 2021)

SITE INFORMATION

Cross-Streets	108th & West Maple Road
County	Douglas
Zoning	CC
Lot Size	1.1 Acres
Location Description	106th & Bedford Ave

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

OFFERING SUMMARY

SALE PRICE:	\$2,223,000
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,177	91,801	203,144
Total Households	5,512	40,426	84,772
Average HH Income	\$54,696	\$68,842	\$76,870

MIKE RENSCH

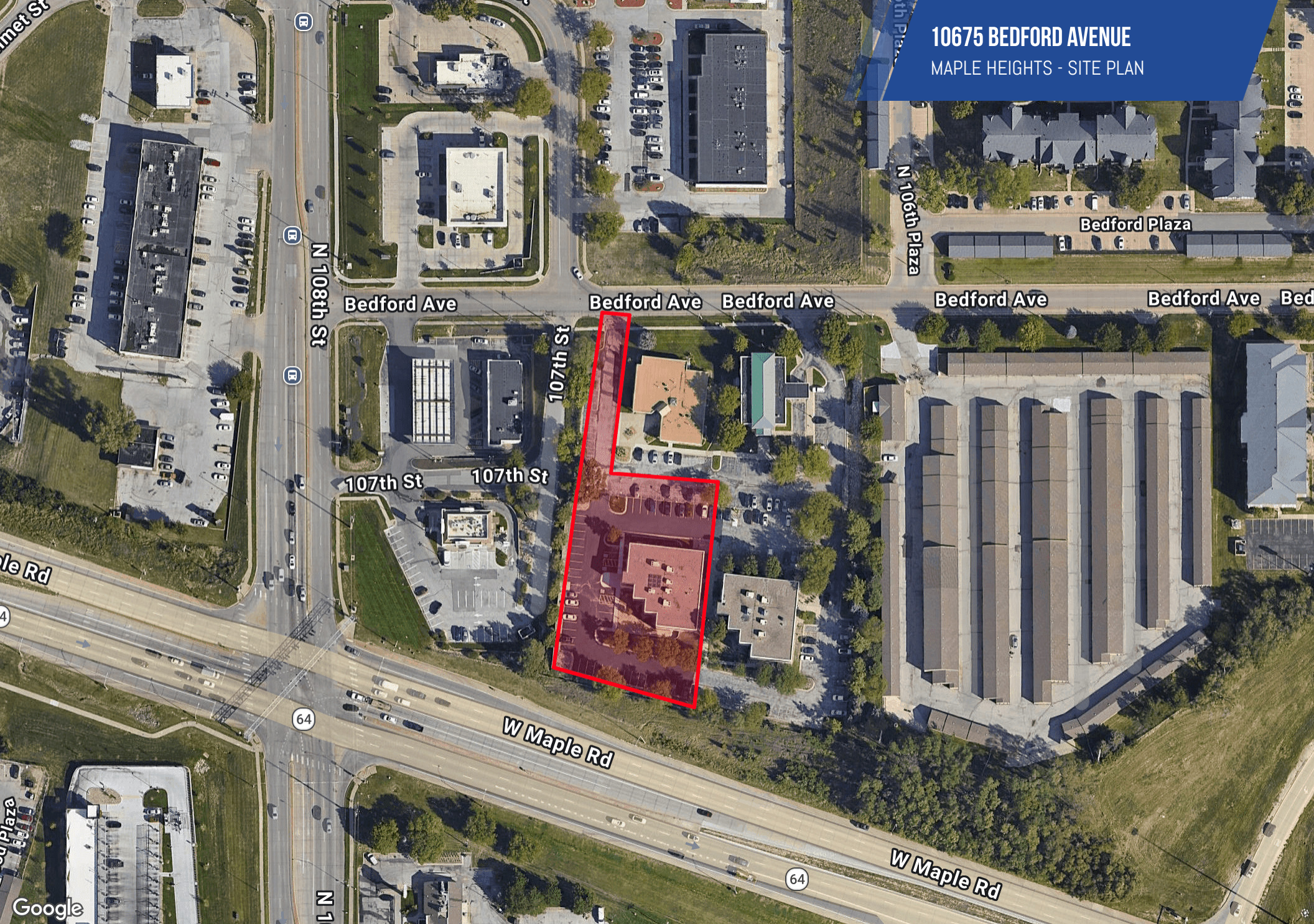
402.250.2310 | mrench@investorsomaha.com

JEANETTE WEBER, MPA, SIOR, CPM

402.658.5531 | jweber@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





10675 BEDFORD AVENUE
MAPLE HEIGHTS - SITE PLAN

MIKE RENSCH

402.250.2310 | mrensch@investorsomaha.com

JEANETTE WEBER, MPA, SIOR, CPM

402.658.5531 | jweber@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



10675 BEDFORD AVENUE
RETAILER MAP



MIKE RENSCH

402.250.2310 | mrench@investorsomaha.com

JEANETTE WEBER, MPA, SIOR, CPM

402.658.5531 | jweber@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

