

FOR SALE



NORTH 93RD PLAZA

9218 Bedford Avenue, Omaha, NE 68134

SETH V. CAMPBELL

President

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CONNER DANA

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REAL ESTATE

NORTH 93RD PLAZA | OFFICE BUILDING FOR SALE

9218 BEDFORD AVENUE, OMAHA, NE 68134



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LOCATION DESCRIPTION

We are pleased to announce the opportunity to acquire Plaza 93 North - a 100% NNN leased, 25,690 square foot, two-story office building with 10:1 parking. Located near 90th & Maple Streets in Omaha, NE, Plaza 93 North is leased by the State of Nebraska - Department of Administrative Services.

OFFERING SUMMARY

Sale Price:	\$2,500,000
Price PSF	\$97.31
Building Size:	25,690 SF
Cap Rate:	9.20%

AGENT HAS EQUITY

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Sale Price

\$2,500,000

LOCATION INFORMATION

Building Name	North 93rd Plaza
Street Address	9218 Bedford Avenue
City, State, Zip	Omaha, NE 68134
County	Douglas

BUILDING INFORMATION

Building Size	25,690 SF
Cap Rate	9.20%
Building Class	C
Tenancy	Single
Stories	2
Year Built	1977
Year Last Renovated	2001
Roof	Flat
Construction:	Brick / Stucco

UTILITIES & AMENITIES

HVAC	Complete HVAC
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TAXES & VALUATION

2022 Taxes	\$35,915
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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	CC
Lot Size	2.14 Acres
APN #	1181-3716-17

PARKING

Parking Ratio	10:1
Number of Parking Spaces	257

INVESTMENT HIGHLIGHTS

LEASE	NNN Lease; two percent (2%) annual escalations
TENANT	Department of Administrative Services, State of Nebraska
LOCATION	Located just off 90th and Bedford Ave, near Maple Street, featuring direct proximity to public transit, access to a rich amenity base
FLOORPLATES	Efficient with floor to ceiling windows
PARKING	275 stalls, directly off both levels

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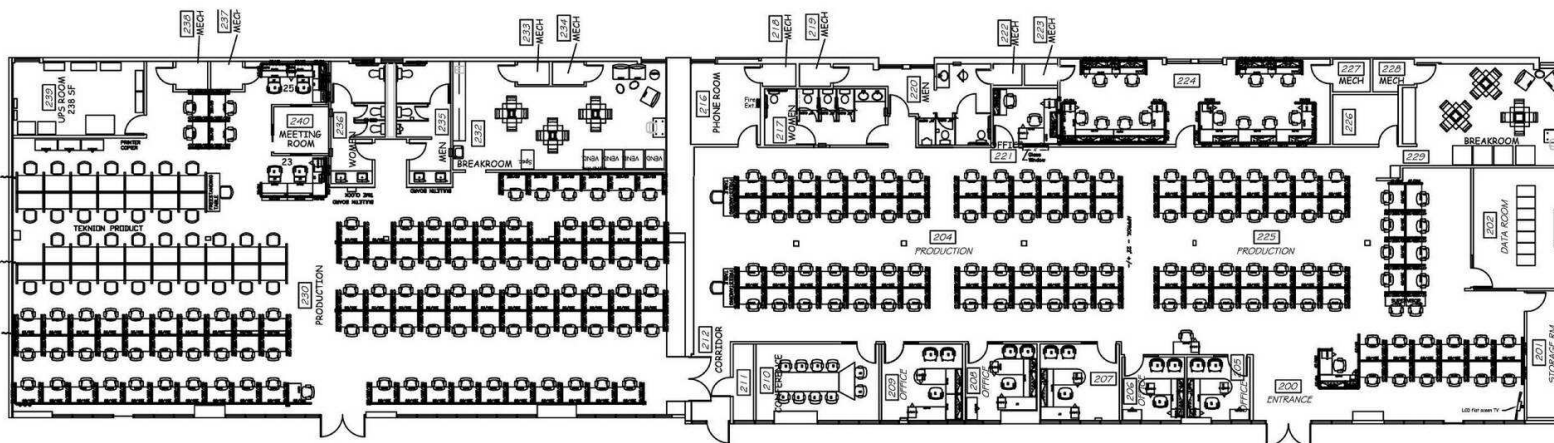
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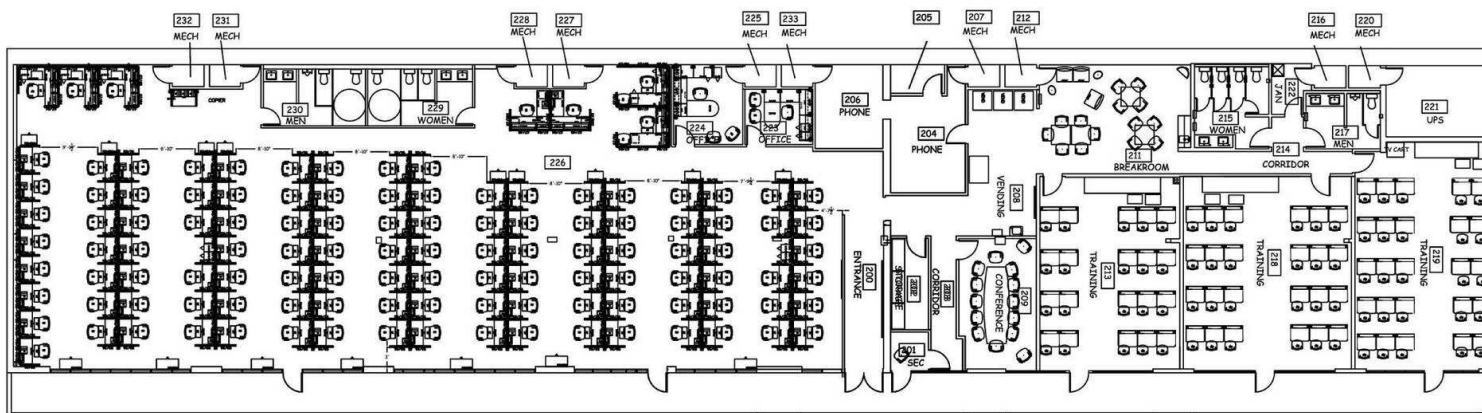


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Upper Level



Lower Level



Cubicles and furniture not included

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Tenant	Department of Administrative Services, State Building Division, State of Nebraska (Operating as the Department of Health & Human Services)
Purchase Price	\$2,500,000; \$97.31 PSF
Cap Rate	9.20%
Gross Leasable Area	± 25,690 RSF
Parking	275 Stalls, 10:1
Year Built / Remodeled	1977 / 2001
Lot Size	± 2.14 Acres
Current Net Operating Income	\$230,952
Lease Type	NNN
Rent Escalations	Approx. 2% annually
Renewal Option	One (1) two-year option with seven months notice
Financing	All cash or buyer to obtain financing

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,771	102,643	243,185
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,449	44,213	102,056
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$79,149	\$88,567	\$94,240
Average House Value	\$224,464	\$264,909	\$284,411

Demographics data derived from AlphaMap

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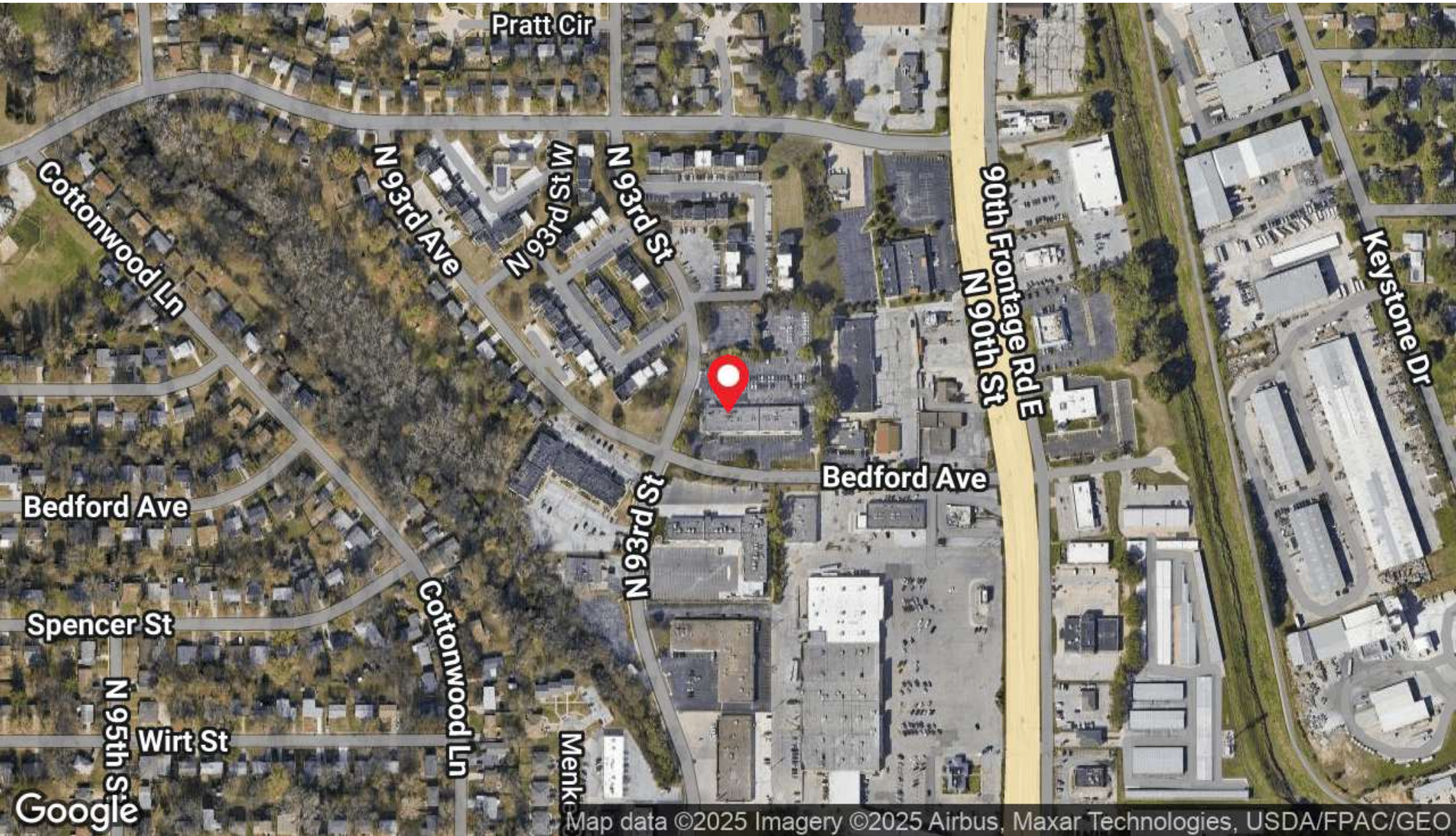
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