

# FOR LEASE - OFFICE CONDO

## 11312 DAVENPORT STREET, OMAHA, NE 68154

OFFICE | 1,145 SF | \$12.00 SF/YR (NNN)



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**PRESENTED BY:**

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## PROPERTY DESCRIPTION

Affordable and move-in ready condo available for lease.

## PROPERTY HIGHLIGHTS

- All offices have windows with exterior and Atrium vegetation views
- One of few suites that has its own restroom
- Great mix of professional tenants and updated finishes

## LOCATION DESCRIPTION

Located near the 114th & Dodge St intersection, with easy access to HWY 680. One block from Stories Coffee, Starbucks, and many restaurants.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$12.00 SF/yr (NNN)
<b>Available SF:</b>	1,145 SF

## CONTACT

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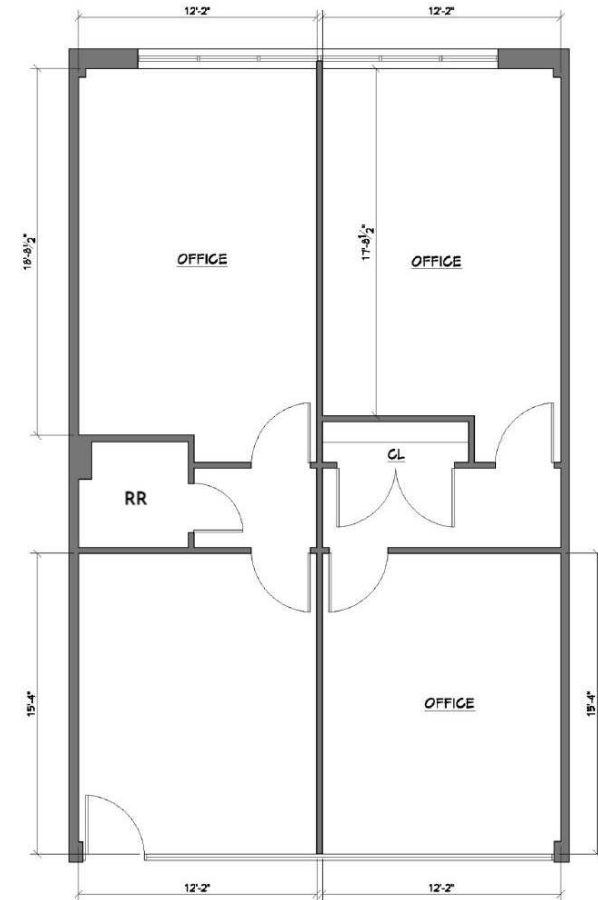
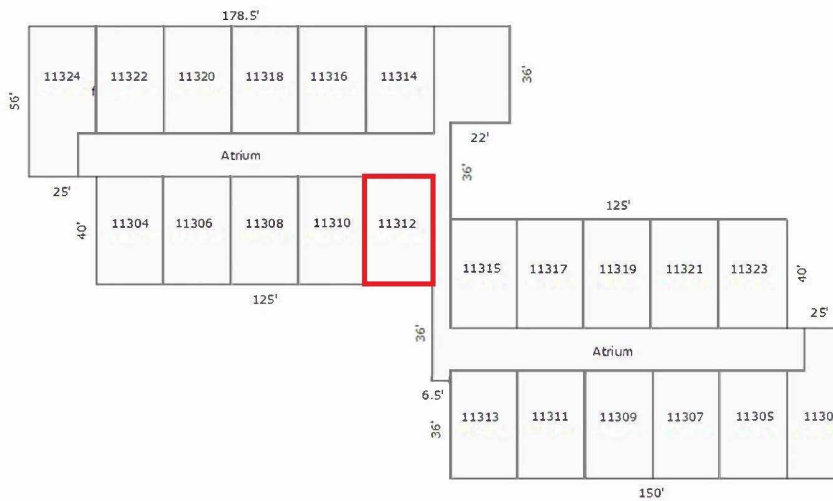
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The Atrium Condominium Property Regime  
11312 Davenport Street



NOTE: THIS DRAWING IS AN APPROXIMATION OF EXISTING STRUCTURES AND FEATURES PROVIDED FOR MARKETING AND CONVENIENCE ONLY. ALL DIMENSIONS & CALCULATIONS ARE APPROXIMATE. FIELD VERIFY ALL DIMENSIONS AND CALCULATIONS.

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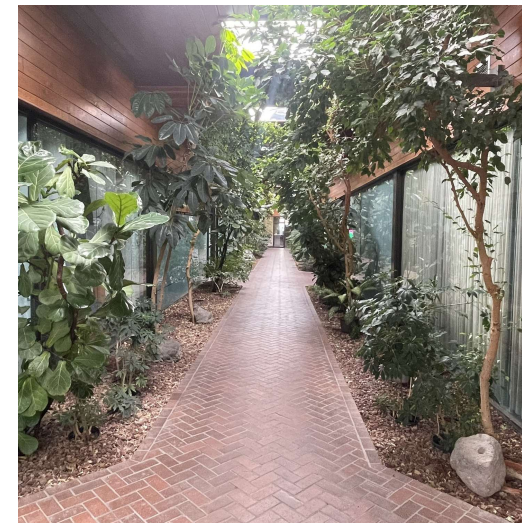
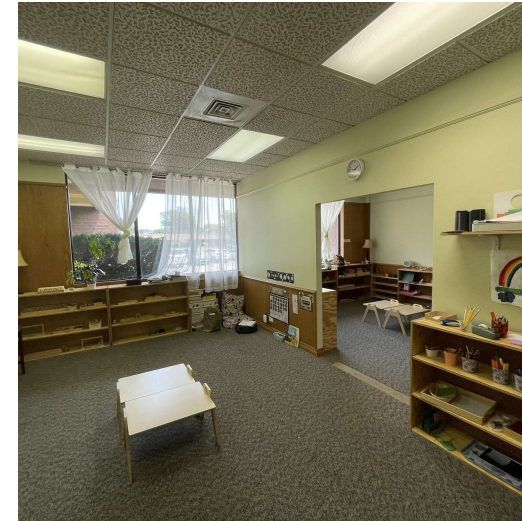
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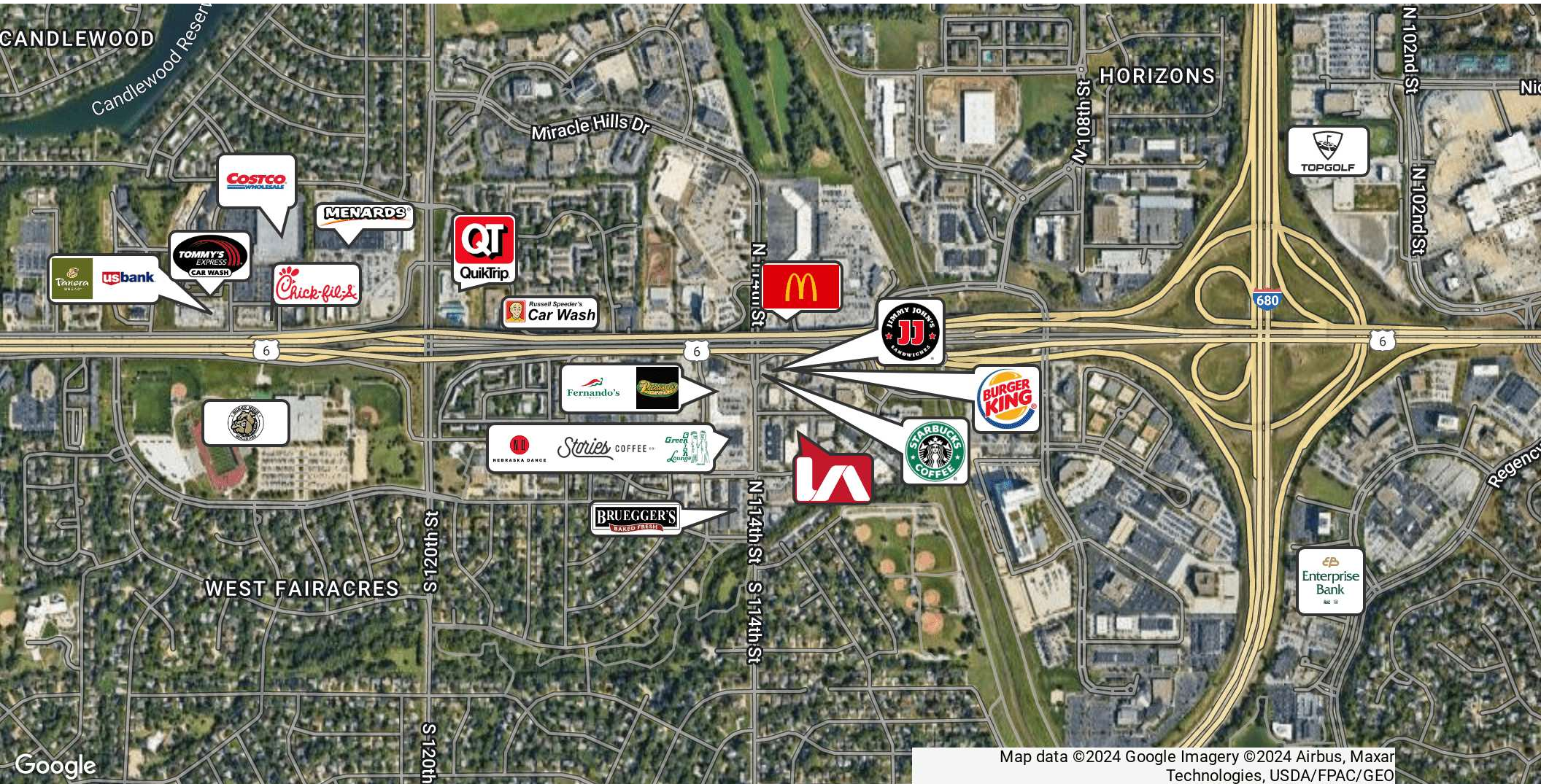
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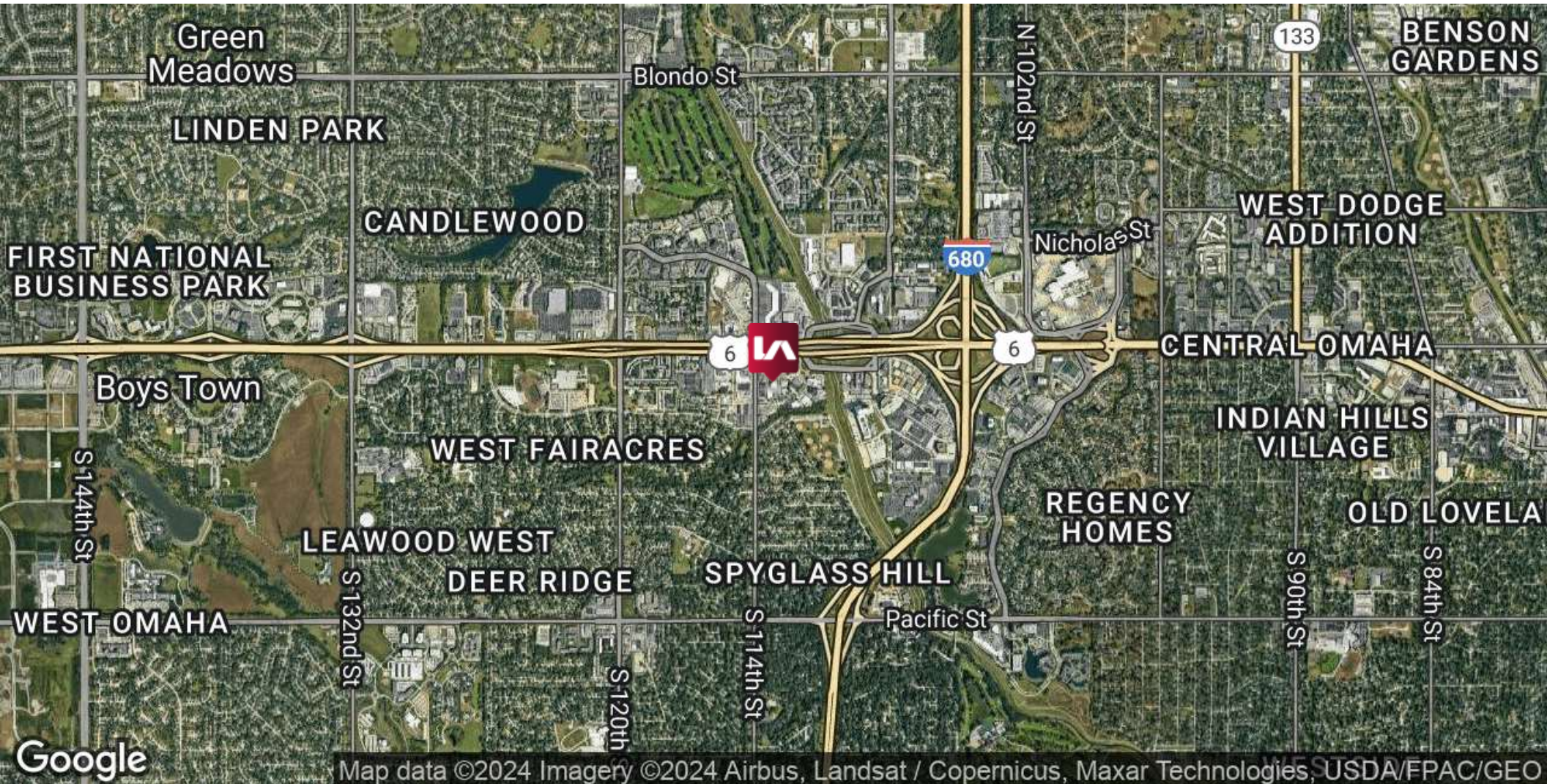
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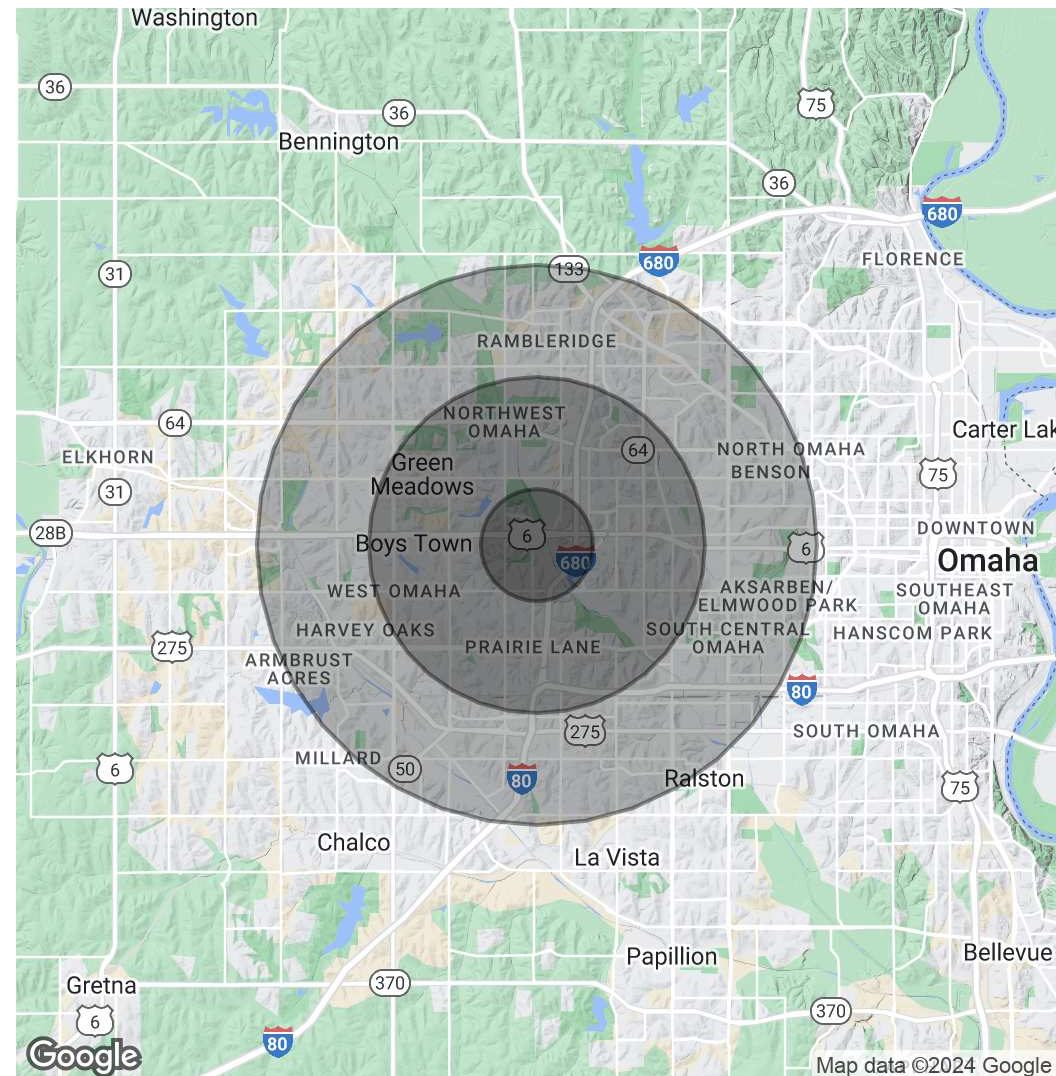
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,006	84,952	255,133
Average Age	41	41	39
Average Age (Male)	39	39	38
Average Age (Female)	42	42	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,438	37,609	108,343
# of Persons per HH	2	2.3	2.4
Average HH Income	\$90,854	\$110,424	\$108,119
Average House Value	\$349,245	\$331,147	\$308,505

*Demographics data derived from AlphaMap*



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