

# 7400 BUILDING

1,017 - 2,874 SF | \$9.50 SF/YR (NNN)

900 S 74TH PLAZA, OMAHA, NE 68114



**INVESTORS  
REALTY INC.**

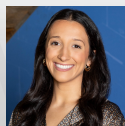
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## OFFERING SUMMARY

LEASE RATE:	<b>\$9.50 SF/YR NNN</b>
Available SF:	1,017 - 2,874 SF
Building Size:	27,391 SF
Property Type:	Office Building
Year Built:	1975
Zoning:	GI - General Industrial

## PROPERTY OVERVIEW

Located in thriving midtown area near University of Nebraska Omaha, First Data Resources & Aksarben Village.

## PROPERTY HIGHLIGHTS

- Value for the professional
- New HVAC system installed
- Exceptional tenant finish standards
- Many windows
- Amenities: near restaurants, walking trails, day care services
- Recent renovations to common areas
- Fiber Optic internet available

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# 7400 BUILDING

900 S 74TH PLAZA, OMAHA, NE 68114

## BUILDING INFORMATION

Building Size	27,391 SF
Min Divisible	1,017 SF
Max Contiguous	2,874 SF
Number Of Floors	4
Year Built	1975
Gross Leasable Area	27,391 SF
Construction Status	Existing
Restrooms	Several
Elevators	Yes

## PARKING & TRANSPORTATION

Parking Description	Surface Lot
Number Of Spaces	98
Parking Type	Surface
Traffic Count	74,800 - 72nd & Pacific St (2021 AADT)

## AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
106	1,017 SF	\$9.50 SF/yr (NNN)	\$8.70	\$1,542.45
403	1,857 SF	\$9.50 SF/yr (NNN)	\$8.70	\$2,816.45

## SITE INFORMATION

Cross-Streets	74th Plaza & Pacific
County	Douglas
Zoning	GI - General Industrial
Lot Size	1.15 Acres
Number Of Buildings	1
Location Description	Just a block west from 72nd and Pacific Street in Omaha, NE. Located in thriving midtown area near University of Nebraska-Omaha, First Data Resources, and Aksarben Village with close proximity to many services, and easy access off of Pacific Street.

## OFFERING SUMMARY

LEASE RATE	\$9.50 SF/YR NNN
Available SF	1,017 - 2,874 SF
Property Type	Office Building

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,651	101,074	311,371
Average Age	35.6	37.2	35.1
HOUSEHOLDS			
Total Households	4,014	46,728	138,477
People Per HH	2.2	2.2	2.2
Average HH Income	\$90,533	\$85,564	\$69,387
Average HH Value	\$252,589	\$186,112	\$151,908

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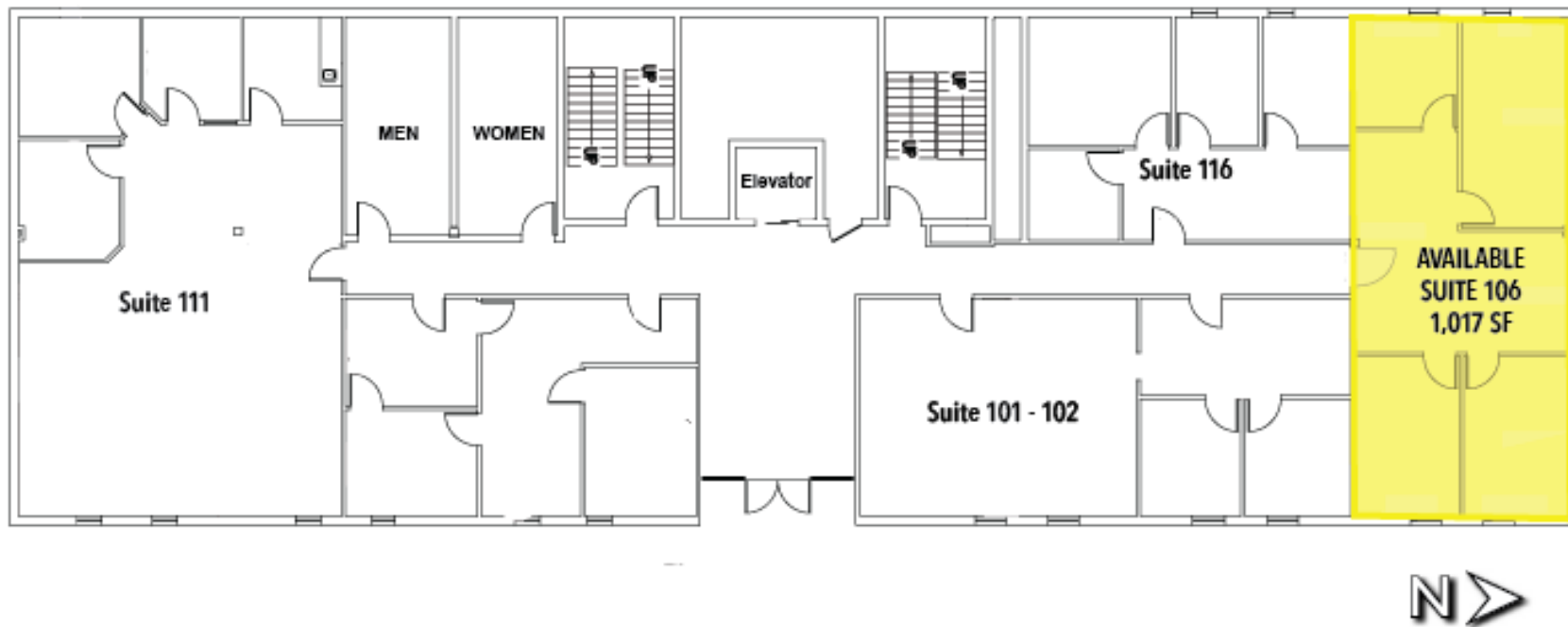
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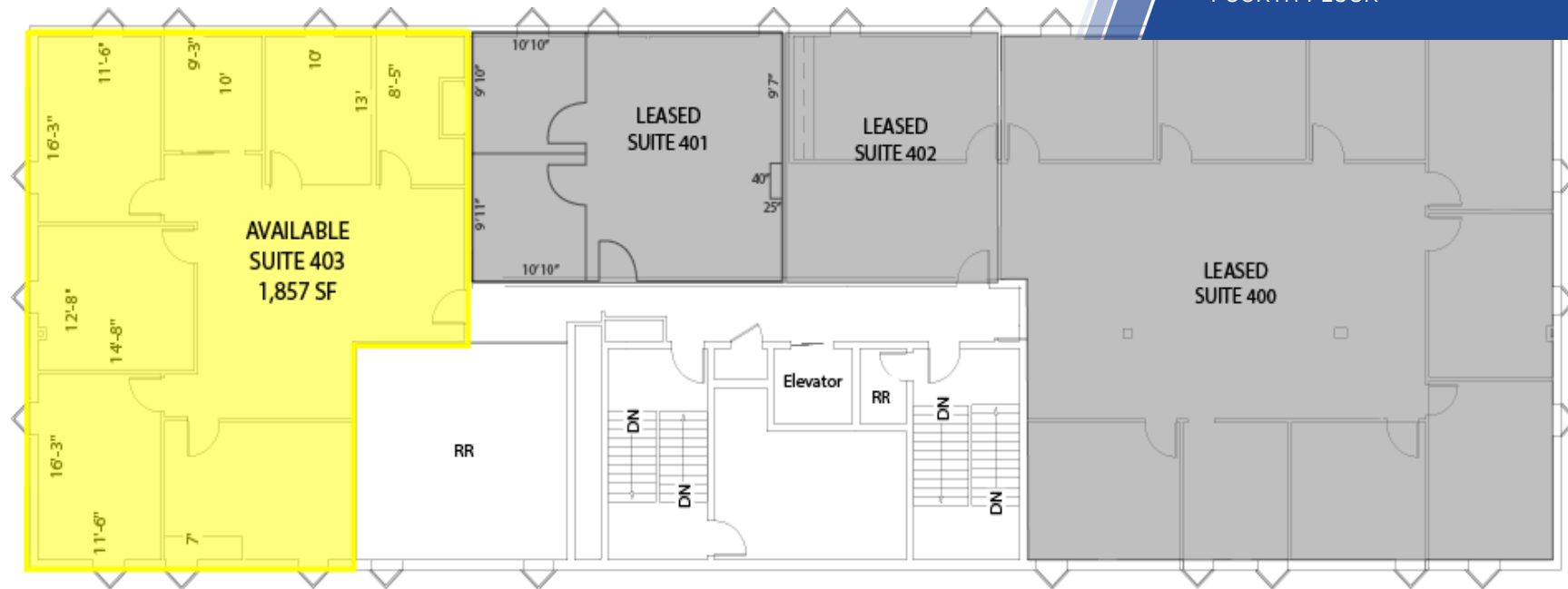
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**900 S 74TH PLAZA**  
FOURTH FLOOR



**7400 BUILDING**  
**900 S 74TH PLAZA**  
**4TH FLOOR**



SPACE	SIZE	LEASE RATE	EST OP EXP	EST TOTAL / MO
403	1,857 SF	\$9.50 (NNN)	\$8.70	\$2,816.45

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# 900 S 74TH PLAZA

## RETAIL MAP



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