

9375 BURT STREET

2,677 SF | \$22.50 SF/YR (FULL SERVICE)

9375 BURT STREET, OMAHA, NE 68114



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9375 BURT STREET

EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$22.50 SF/YR FULL SERVICE
Available SF:	2,677 SF
Building Size:	25,650 SF
Property Type:	Office Building
Year Built:	2002
Zoning:	G0

PROPERTY OVERVIEW

Well maintained and managed office building located in Central Omaha.

PROPERTY HIGHLIGHTS

- Great central location with quick and easy access to Dodge Street and Interstate 80.
- An abundance of amenities in the area to include Top Golf, Westroads Mall, Regency Court, and Whole Foods
- Space includes 8 private offices, and a conference room.
- Building has a great mix of professional office tenants.

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BUILDING INFORMATION

Building Size	25,650 SF
Min Divisible	2,677 SF
Max Contiguous	2,677 SF
Number Of Floors	2
Average Floor Size	1 SF
Year Built	2002
Load Factor	1.14
Restrooms	Common

PARKING & TRANSPORTATION

Parking Ratio	4.0
Number Of Spaces	115
Parking Type	Surface

SITE INFORMATION

Cross-Streets	94th & Burt Street
County	Douglas
Zoning	G0
Number Of Buildings	1
Location Description	Convenient location just east of Westroads Mall with easy access to I-680

OFFERING SUMMARY

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,980	90,386	252,434
Total Households	4,928	40,027	108,036
Average HH Income	\$75,207	\$70,906	\$68,733

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
100	2,677 SF	\$22.50 SF/yr (Full Service)	\$5,019.38

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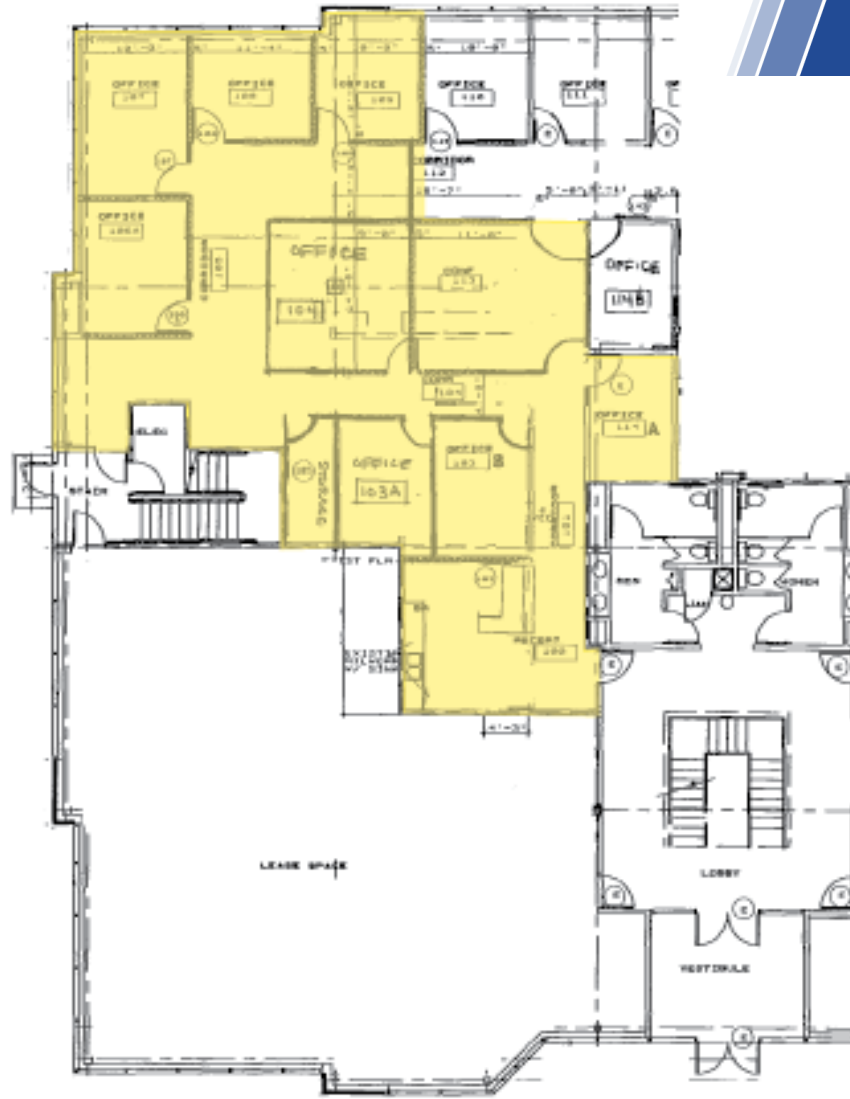
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ADDITIONAL PHOTOS

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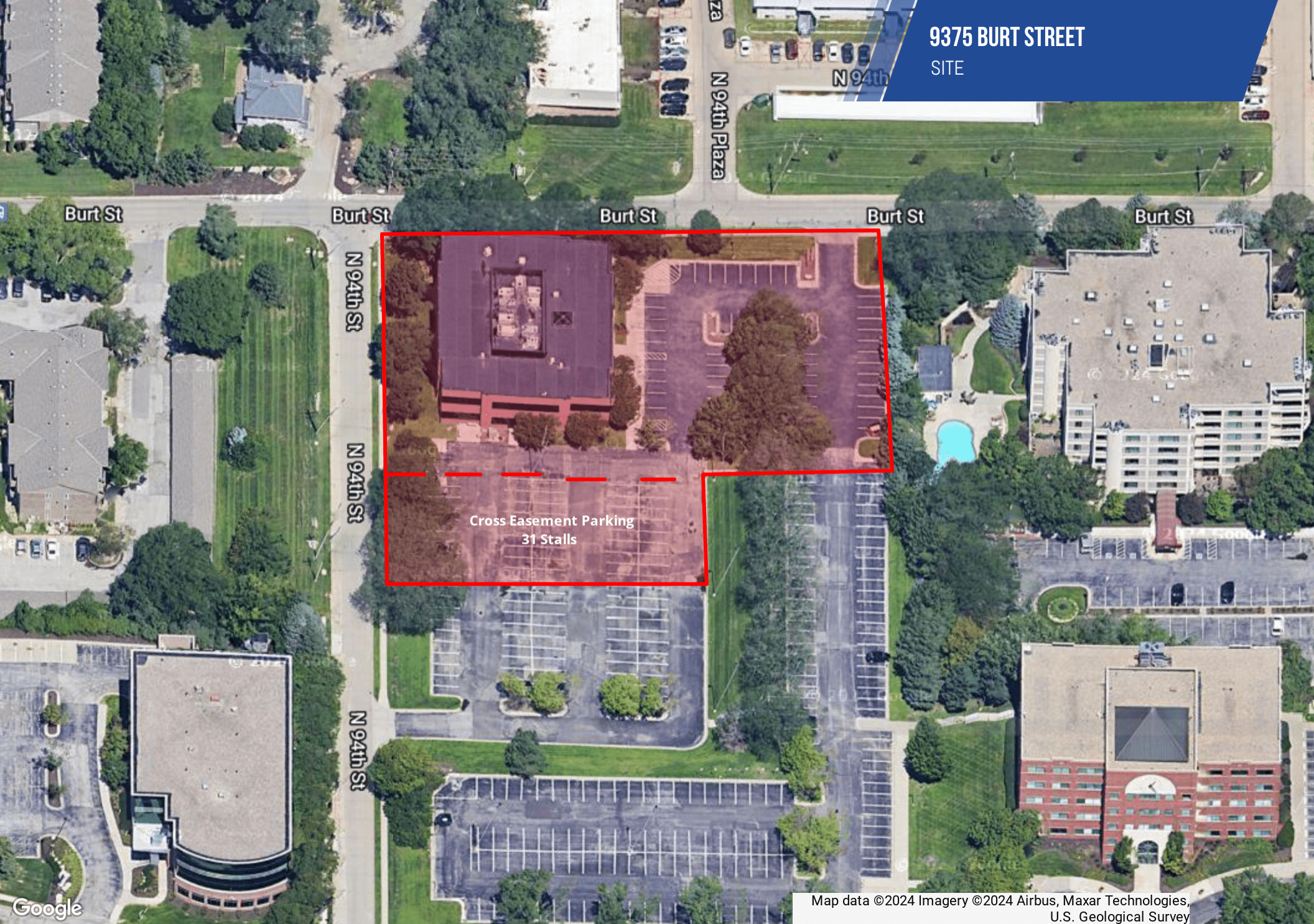
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SITE



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LOCATION MAP



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