

9744 -9770 MOCKINGBIRD DRIVE

9,344 SF | \$7.50 SF/YR (NNN)

9744 -9770 MOCKINGBIRD DRIVE, OMAHA, NE 68127

YOUR NAME HERE

**INVESTORS
REALTY INC.**

WWW.INVESTORSOMAHA.COM



MIKE RENSCH

402.778.7534

mrench@investorsomaha.com



JEANETTE WEBER, MPA, SIOR, CPM

402.769.7563

jweber@investorsomaha.com



JP RAYNOR, JD, CCIM, SIOR

402.778.7538

jpraynor@investorsomaha.com





9744 -9770 MOCKINGBIRD DRIVE

EXECUTIVE SUMMARY

OFFERING SUMMARY

| | |
|----------------|---------------------------|
| LEASE RATE: | \$7.50 SF/YR NNN |
| Est. Op. Exp. | \$4.56 SF/YR |
| Available SF: | 9,344 SF |
| Building Size: | 39,003 SF |
| Property Type: | Office Building |
| Year Built: | 1987 |
| Zoning: | CC - Community Commercial |

PROPERTY OVERVIEW

Sublease opportunity

PROPERTY HIGHLIGHTS

- Move-in ready space with furniture in place
- Great mix of open space, private offices, and break room
- Building signage available
- Generator on site
- Quick access to Interstate

MIKE RENSCH

402.778.7534 | mrench@investorsomaha.com

JEANETTE WEBER, MPA, SIOR, CPM

402.769.7563 | jweber@investorsomaha.com

JP RAYNOR, JD, CCIM, SIOR

402.778.7538 | jpraynor@investorsomaha.com

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



YOUR NAME HERE**9744 -9770 MOCKINGBIRD DRIVE**

OMAHA, NE 68127

BUILDING INFORMATION

| | |
|---------------------|-----------|
| Building Size | 39,003 SF |
| Min Divisible | 9,344 SF |
| Max Contiguous | 9,344 SF |
| Number Of Floors | 1 |
| Year Built | 1987 |
| Year Last Renovated | 2011 |
| Construction Status | Existing |

PARKING & TRANSPORTATION

| | |
|------------------|---------------------------------------|
| Number Of Spaces | 269 |
| Parking Type | Surface |
| Traffic Count | 19,550 - 96th & Mockingbird Dr (2021) |

SITE INFORMATION

| | |
|----------------------|--|
| Cross-Streets | 96th & Mockingbird Drive |
| County | Douglas |
| Zoning | CC - Community Commercial |
| Lot Size | 4.54 Acres |
| Location Description | On the southwest corner of 96th & Mockingbird Drive. |

UTILITIES & AMENITIES

| | |
|-----------------------|--------------------|
| Utilities Description | Generator in Place |
| Power Description | OPPD |
| Gas Description | MUD |

OFFERING SUMMARY

| | |
|-------------------|-------------------------|
| LEASE RATE | \$7.50 SF/YR NNN |
| Est. Op. Exp. | \$4.56 SF/YR |
| Available SF | 9,344 SF |
| Property Type | Office Building |

DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-------------------|---------------|----------------|----------------|
| Total Population | 9,393 | 80,337 | 219,236 |
| Total Households | 4,875 | 35,883 | 95,576 |
| Average HH Income | \$62,960 | \$85,661 | \$85,804 |

AVAILABLE SPACES

| SPACE | SIZE | LEASE RATE | EST. OP. EXP. | EST. TOTAL / MO. | COMMENTS |
|-----------------|-------------|--------------------|----------------------|-------------------------|---------------------------------|
| 9770 (SUBLEASE) | 9,344 SF | \$7.50 SF/yr (NNN) | \$4.56 | \$9,390.72 | Sublease expires June 30, 2026. |

MIKE RENSCH

402.778.7534 | mrench@investorsomaha.com

JEANETTE WEBER, MPA, SIOR, CPM

402.769.7563 | jweber@investorsomaha.com

JP RAYNOR, JD, CCIM, SIOR

402.778.7538 | jpraynor@investorsomaha.com

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



- Leased
- Common Area
- Available



AVAILABLE SPACES

| SPACE | SIZE | LEASE RATE | EST. OP. EXP. | EST. TOTAL / MO. | COMMENTS |
|-----------------|----------|--------------------|---------------|------------------|---------------------------------|
| 9770 (SUBLEASE) | 9,344 SF | \$7.50 SF/yr (NNN) | \$4.56 | \$9,390.72 | Sublease expires June 30, 2026. |

MIKE RENSCH

402.778.7534 | mrench@investorsomaha.com

JEANETTE WEBER, MPA, SIOR, CPM

402.769.7563 | jweber@investorsomaha.com

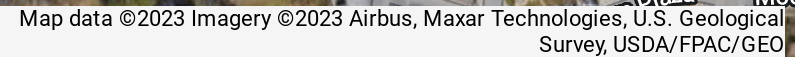
JP RAYNOR, JD, CCIM, SIOR

402.778.7538 | jpraynor@investorsomaha.com

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

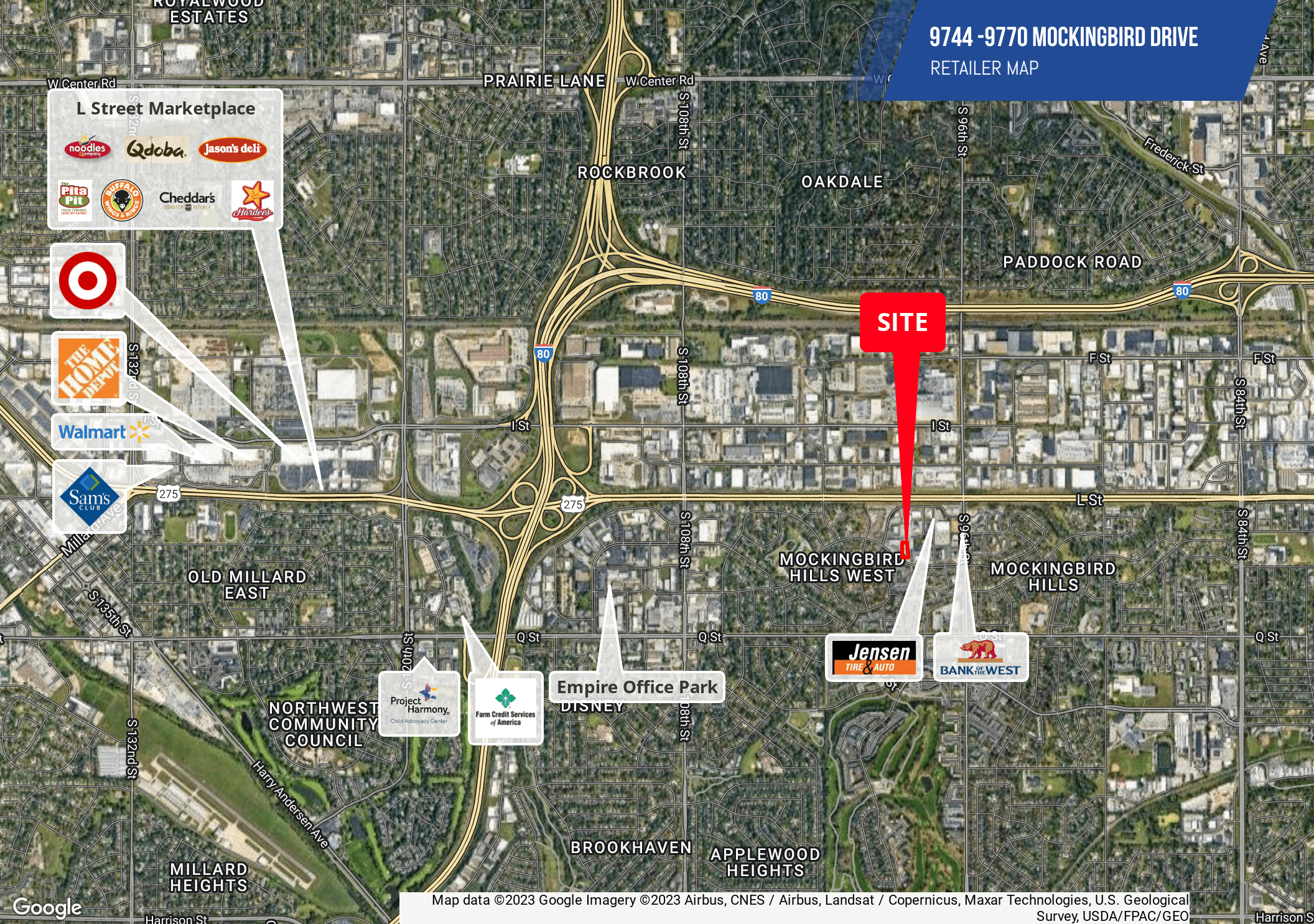


CLOSE VIEW AERIAL



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

9744 -9770 MOCKINGBIRD DRIVE RETAILER MAP



MIKE RENSCH

402.778.7534 | mrench@investorsomaha.com

JEANETTE WEBER, MPA, SIOR, CPM

402.769.7563 | jweber@investorsomaha.com

JP RAYNOR, JD, CCIM, SIOR

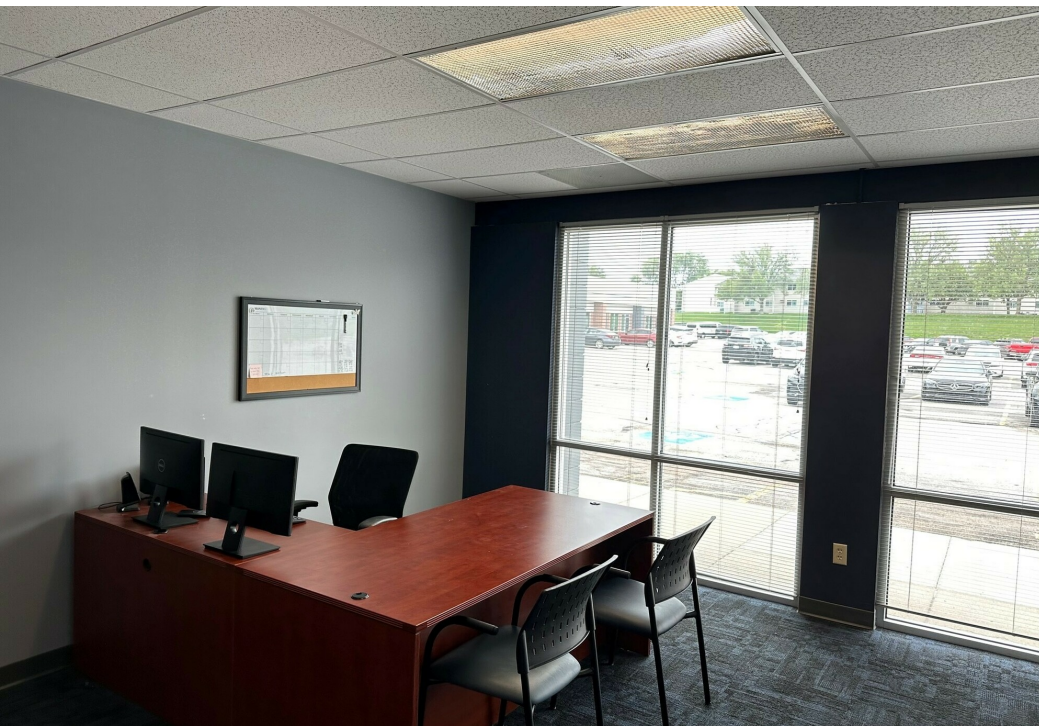
402.778.7538 | jpraynor@investorsomaha.com



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



9744 -9770 MOCKINGBIRD DRIVE
ADDITIONAL PHOTOS



MIKE RENSCH

402.778.7534 | mrench@investorsomaha.com

JEANETTE WEBER, MPA, SIOR, CPM

402.769.7563 | jweber@investorsomaha.com

JP RAYNOR, JD, CCIM, SIOR

402.778.7538 | jpraynor@investorsomaha.com

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

