

JOHN D WEAR BUILDING

3,300 SF | \$20.50 SF/YR (FULL SERVICE)

7602 PACIFIC STREET, OMAHA, NE 68114



**INVESTORS
REALTY INC.**

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OFFERING SUMMARY

LEASE RATE:	\$20.50 SF/YR FULL SERVICE
Available SF:	3,300 SF
Building Size:	23,213 SF
Property Type:	Office Building
Year Built:	1989
Zoning:	L0

PROPERTY OVERVIEW

Beautiful 3-story office building in a great central Omaha location

PROPERTY HIGHLIGHTS

- Space layout consists of private executive offices, breakroom with sink, conference room, and open office area
- Well-maintained building with ownership onsite
- Within close proximity to Aksarben Village, UNO, and CHI Bergan Hospital
- Easy and quick access to Dodge Street
- All amenities in the immediate area

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BUILDING INFORMATION

Building Size	23,213 SF
Min Divisible	3,300 SF
Max Contiguous	3,300 SF
Number Of Floors	3
Year Built	1989

PARKING & TRANSPORTATION

Parking Ratio	3.34
Number Of Spaces	76
Parking Type	Surface
Traffic Count	29,534 - Pacific St & S 76th St (2018)

SITE INFORMATION

Cross-Streets	S 76th & Pacific St
County	Douglas
Zoning	L0
Lot Size	1.04 Acres
Location Description	On the west corner of S 76th & Pacific Street

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,160	97,001	307,617
Average Age	36.6	37.5	35.3
HOUSEHOLDS			
Total Households	3,781	44,878	136,698
People Per HH	2.2	2.2	2.3
Average HH Income	\$95,868	\$87,160	\$70,442
Average HH Value	\$260,564	\$188,588	\$153,294

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
Third Floor	3,300 SF	\$20.50 SF/yr (Full Service)	\$5,637.50

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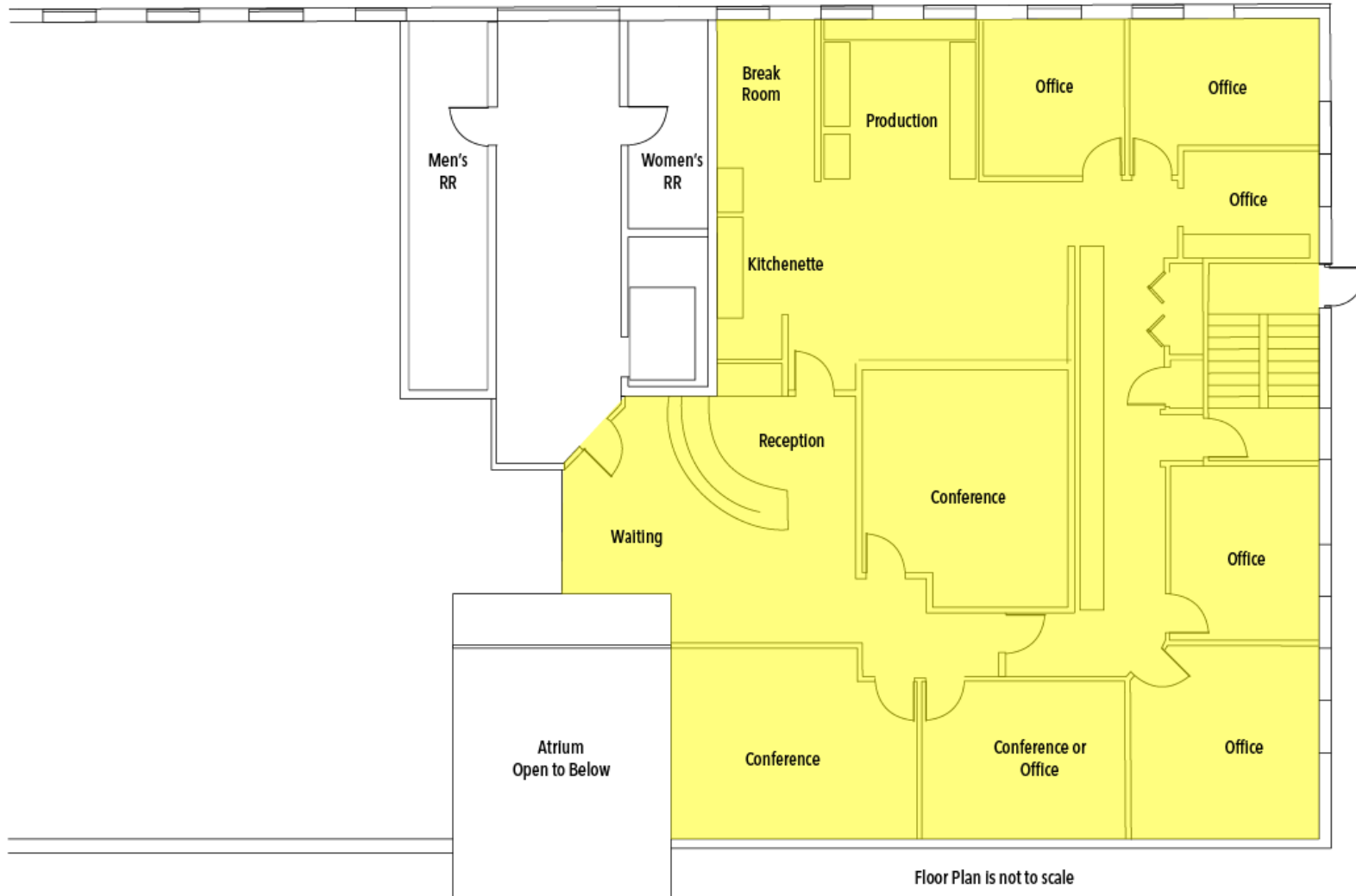
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AERIAL MAP



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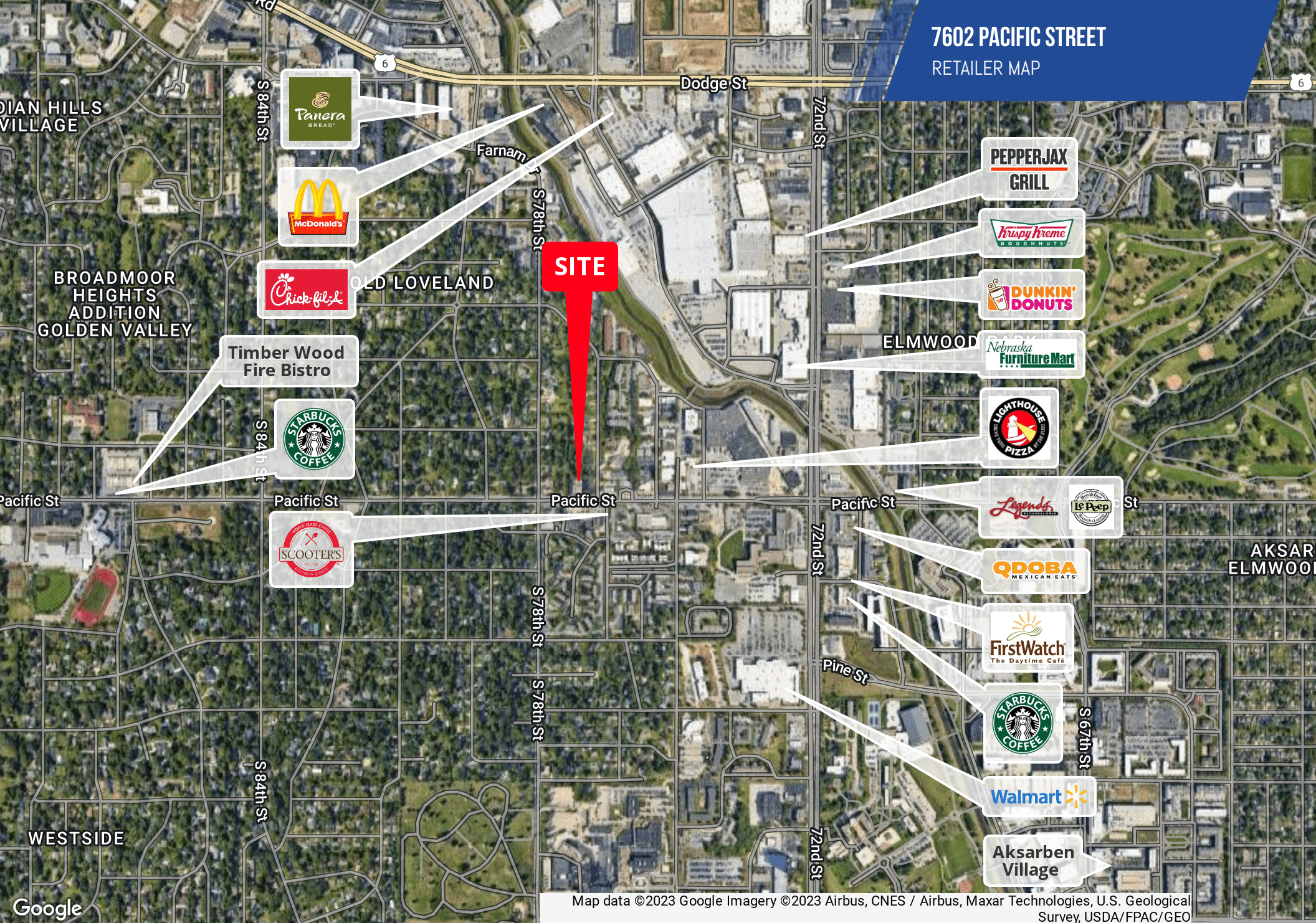
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RETAILER MAP



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