

# MCNEIL PLACE

1,983 - 14,203 SF | \$14.50 SF/YR (NNN)

4602-66 S 132ND STREET, OMAHA, NE 68137



**INVESTORS  
REALTY INC.**

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## OFFERING SUMMARY

LEASE RATE:	<b>\$14.50 SF/YR NNN</b>
Est. Op. Exp.	\$4.95 SF/YR
Available SF:	1,983 - 14,203 SF
Building Size:	40,367 SF
Property Type:	Office Building
Year Built:	1989
Zoning:	GI

## PROPERTY OVERVIEW

Excellent visibility to L Street, featuring private offices and open space.

## PROPERTY HIGHLIGHTS

- Northwest corner of 132nd and L Street, directly west of L Street Marketplace with excellent visibility.
- Building signage available with visibility to L street and 132nd street.
- Direct interstate access via L Street
- Current floorplan consists of multiple private offices, conference room, kitchenette and a 10 ft roll up door. Ideal for office or retail user.

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## BUILDING INFORMATION

Building Size	40,367 SF
Min Divisible	1,983 SF
Max Contiguous	14,203 SF
Ceiling Height	8 ft
Number Of Floors	1
Year Built	1989
Year Last Renovated	1997
Construction Status	Existing
Restrooms	1 set / bay
HVAC	RTU

## PARKING &amp; TRANSPORTATION

Parking Description	Individual stalls
Parking Type	Structure
Traffic Count	89,706 132nd & L (2018)

## AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
4642	4,538 SF	\$14.50 SF/yr (NNN)	\$4.95	\$7,355.34
4646	1,983 SF	\$14.50 SF/yr (NNN)	\$4.95	\$3,214.11

## SITE INFORMATION

Cross-Streets	132nd & L
County	Douglas
Zoning	GI
Lot Size	3.33 Acres
Location Description	NWC 132nd & L Street with high traffic counts and excellent visibility.

## UTILITIES &amp; AMENITIES

Power Description	OPPD
Gas Description	MUD

## OFFERING SUMMARY

LEASE RATE	<b>\$14.50 SF/YR NNN</b>
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Available SF	1,983 - 14,203 SF
Property Type	Office Building

## DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,353	209,089	560,981
Total Households	2,640	82,735	221,040
Average HH Income	\$60,391	\$88,660	\$81,555

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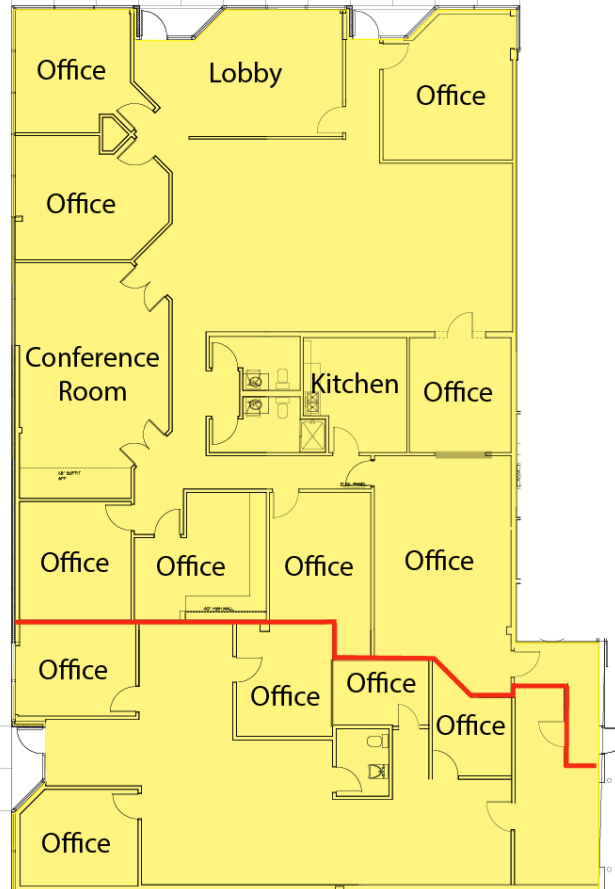
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4602-66 S 132ND STREET

BOTH SPACES COMBINED - 6,421 SF

Available  
4,538 SF  
4642



Available  
1,983 SF  
4646

< 10 ft roll up door.  
(door could be used by both tenants)

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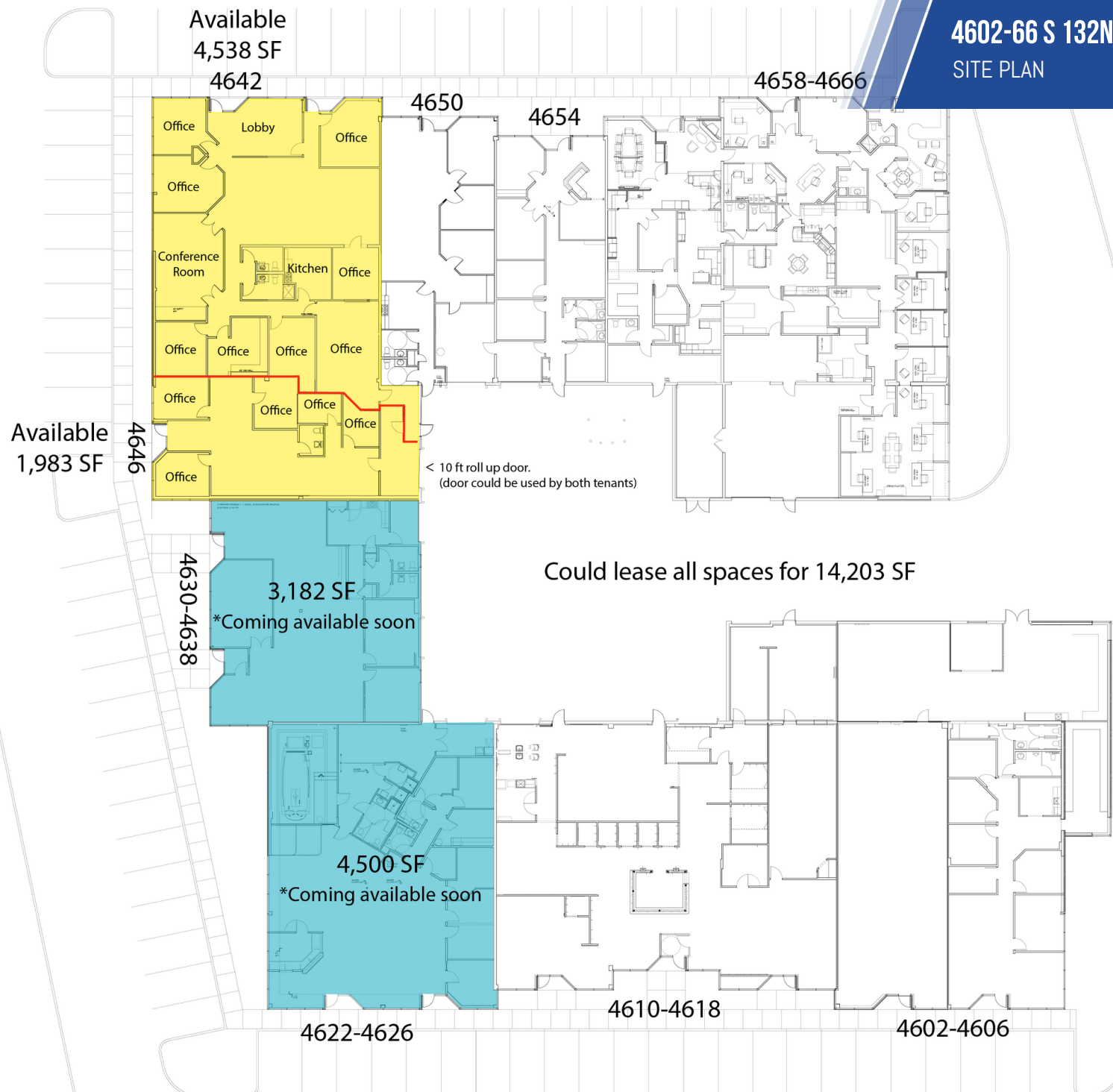
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4602-66 S 132ND STREET

AERIAL MAP

**BUILDING SIGNAGE  
VISIBLE FROM L STREET**

S 132nd St

Industrial Rd

L St

Millard Ave

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## RETAILER MAP



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## NORTHWEST



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