

# NORTH PARK BUILDING B

2,291 SF | \$10.50 SF/YR (NNN)

2102 N 117TH AVENUE, OMAHA, NE 68164

**YOUR NAME HERE**



[WWW.INVESTORSOMAHA.COM](http://WWW.INVESTORSOMAHA.COM)



**JP RAYNOR, JD, CCIM, SIOR**  
402.778.7538  
[jpraynor@investorsomaha.com](mailto:jpraynor@investorsomaha.com)



**JEANETTE WEBER, MPA, SIOR, CPM**  
402.769.7563  
[jweber@investorsomaha.com](mailto:jweber@investorsomaha.com)



## BUILDING INFORMATION

Building Size	29,556 SF
Min Divisible	2,291 SF
Max Contiguous	2,291 SF
Number Of Floors	1
Year Built	1990
Year Last Renovated	2013
HVAC	Rooftop GFA

## PARKING &amp; TRANSPORTATION

Parking Ratio	5.6
Parking Type	Surface
Traffic Count	49,000 - 120th & Blondo (2018)

## SITE INFORMATION

Cross-Streets	120th & Blondo Street
County	Douglas
Zoning	MU
Location Description	Northeast Corner of 120th & Blondo Street

## PROPERTY HIGHLIGHTS

- All services within 5 minutes
- Lodging, fitness, 10 restaurants, and many other personal services on the campus
- One of Omaha's finest office campuses with mature landscaping and walking trails
- Employees and customers come and go easily with four access points to 120th & Blondo Streets
- Close to major arterials I-680, W Dodge Rd, and W Maple Rd
- Building signage available

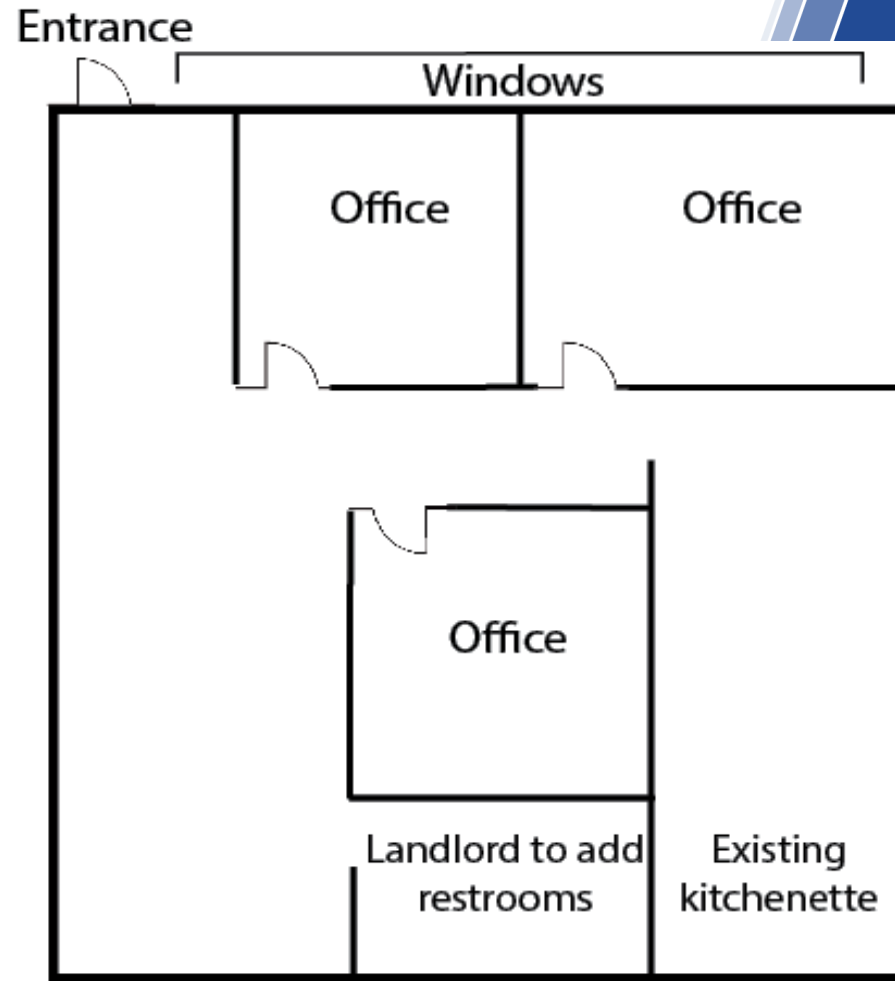
## OFFERING SUMMARY

LEASE RATE	\$10.50 SF/YR NNN
Est. Op. Exp.	\$7.35 SF/YR
Available SF	2,291 SF
Property Type	Office Building

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,178	87,206	207,704
Average Age	33.6	35.9	36.6
HOUSEHOLDS			
Total Households	5,471	37,090	85,375
People Per HH	2.0	2.4	2.4
Average HH Income	\$66,151	\$80,149	\$82,579
Average HH Value	\$165,956	\$189,011	\$183,862





## AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
2	2,291 SF	\$10.50 SF/yr (NNN)	\$7.35	\$3,407.86





2102 N 117TH AVENUE  
CLOSE VIEW AERIAL

SUITE 2

Qdoba



Pepperjax Grill



49,000 vpd

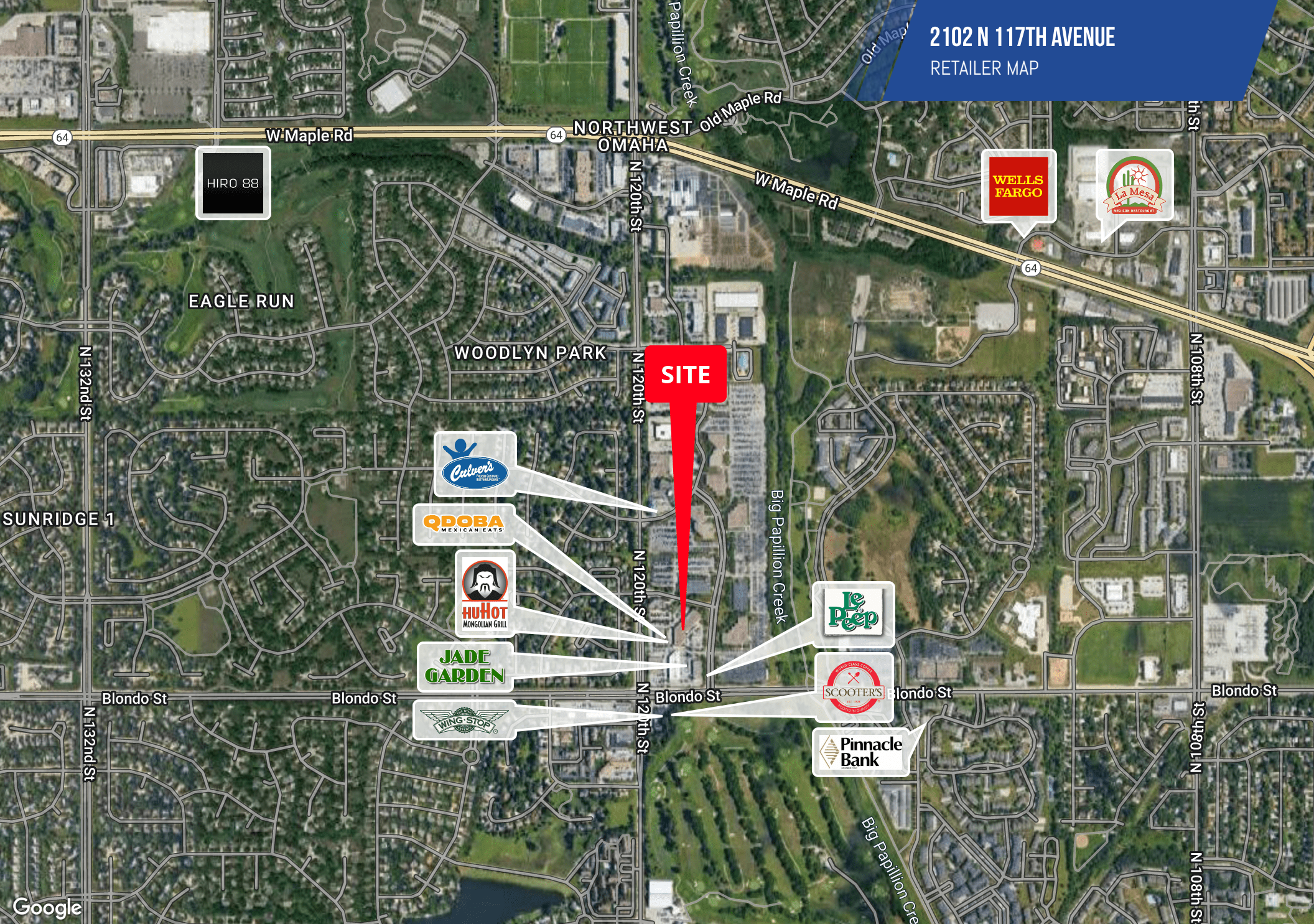


Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies,  
U.S. Geological Survey





2102 N 117TH AVENUE  
RETAILER MAP



JP RAYNOR, JD, CCIM, SIOR

402.778.7538 | jpraynor@investorsomaha.com

JEANETTE WEBER, MPA, SIOR, CPM

402.769.7563 | jweber@investorsomaha.com

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





2102 N 117TH AVENUE

ADDITIONAL PHOTOS



JP RAYNOR, JD, CCIM, SIOR

402.778.7538 | [jpraynor@investorsomaha.com](mailto:jpraynor@investorsomaha.com)

JEANETTE WEBER, MPA, SIOR, CPM

402.769.7563 | [jweber@investorsomaha.com](mailto:jweber@investorsomaha.com)

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

