

# OVERLAND WOLF

1,813 SF | \$23.00 SF/YR (FULL SERVICE)

6910 PACIFIC ST, OMAHA, NE 68106

**INVESTORS**  
**REALTY INC.**

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## OFFERING SUMMARY

LEASE RATE:	<b>\$23.00 SF/YR FULL SERVICE</b>
Available SF:	1,813 SF
Building Size:	46,263 SF
Property Type:	Office Building
Year Built:	1973
Zoning:	CC

## PROPERTY OVERVIEW

Great opportunity for small office users to lease suites in Midtown.

## PROPERTY HIGHLIGHTS

- Hard-to-find move in ready space
- Second generation improvements
- Professionally managed building with updated common areas
- Walking distance to Aksarben Village and surrounding amenities

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## OVERLAND WOLF

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## BUILDING INFORMATION

Building Size	46,263 SF
Min Divisible	1,813 SF
Max Contiguous	1,813 SF
Number Of Floors	4
Year Built	1973
Year Last Renovated	2020

## PARKING &amp; TRANSPORTATION

Parking Ratio	4.0
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## SITE INFORMATION

County	Douglas
Zoning	CC
Lot Size	2.38 Acres
Location Description	Near the northeast corner of 72nd & Pacific Street

## UTILITIES &amp; AMENITIES

Power Description	OPPD
Gas Description	MUD

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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,123	101,111	294,197
Total Households	3,783	44,058	123,779
Average HH Income	\$74,724	\$64,591	\$58,630

## AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
Suite 425	1,813 SF	\$23.00 SF/yr (Full Service)	\$3,474.92

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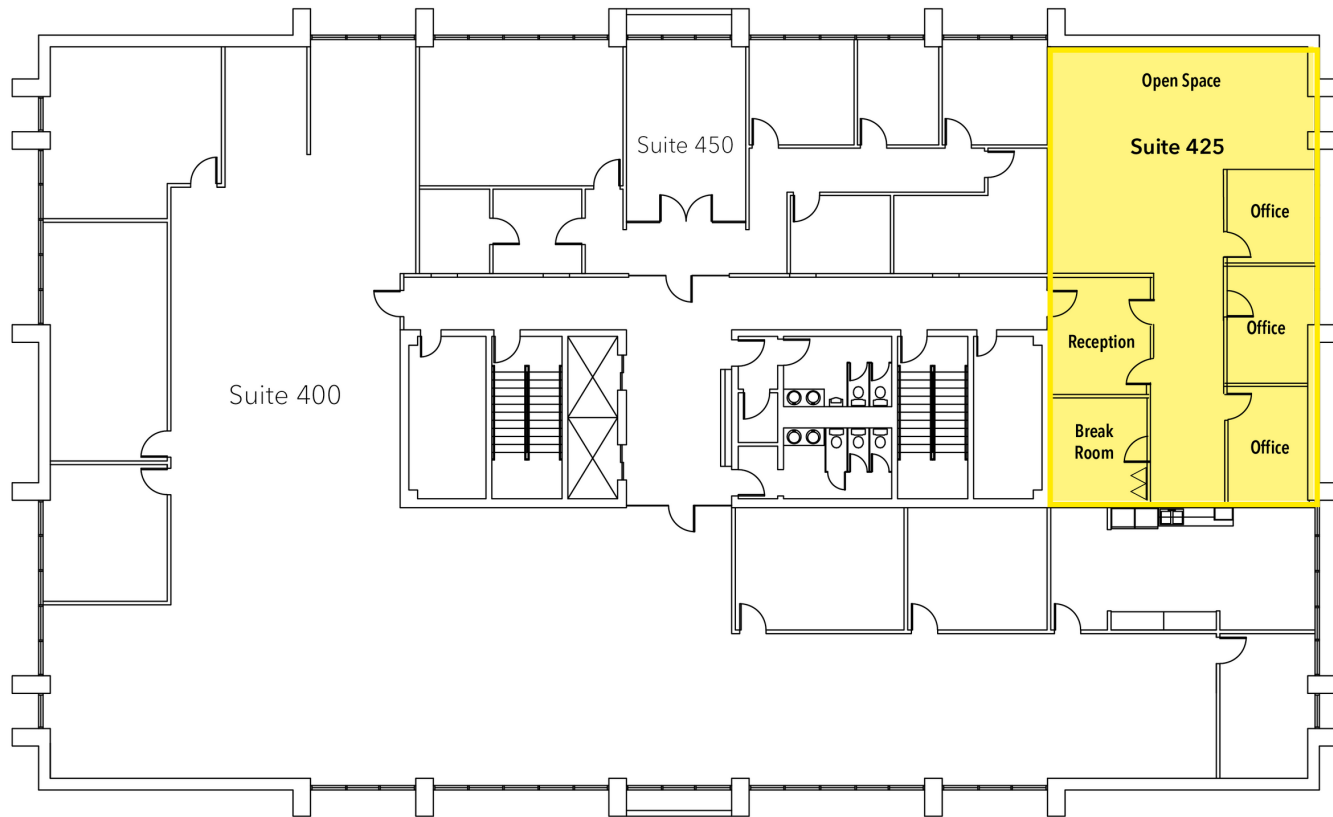
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6910 PACIFIC ST

SITE MAP



Map data ©2023 Imagery ©2023 , Airbus, Maxar Technologies,  
U.S. Geological Survey

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# 6910 PACIFIC ST RETAILER MAP



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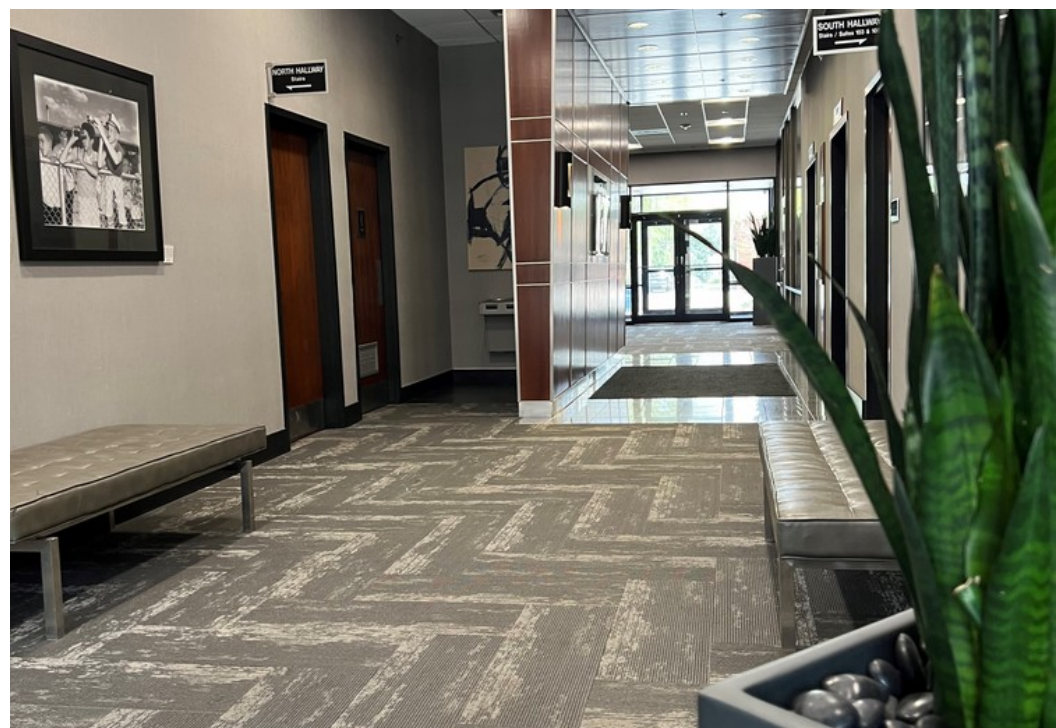
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