PARKWAY PROFESSIONAL PLAZA

13,132 SF | $13.00 SF/YR (NNN)

10202-20 F STREET, OMAHA, NE 68127

INVESTORS REALTY INC.

WWW.INVESTORSOMAHA.COM

JP RAYNOR, JD, CCIM, SIOR
402.778.7538
jpraynor@investorsomaha.com

MIKE RENSCH
402.778.7534
mrensch@investorsomaha.com

CoStar POWER BROKER 2019 Top Firm Award
CERTIFIED PROPERTY MANAGER
SIOR
CCIM
CRE THE COUNSELORS OF REAL ESTATE

Map data ©2024 Google

OFFERING SUMMARY

LEASE RATE:	**$13.00 SF/YR NNN**
Est. Op. Exp.	$5.79 SF/YR
Available SF:	13,132 SF
Building Size:	39,892 SF
Property Type:	Office Building
Year Built:	1973
Zoning:	GI

PROPERTY HIGHLIGHTS

- Quick and easy access to I-80 and I-680
- Modern office buildout with a great mix of open space and private offices
- Many dining and shopping amenities in the general area
- Monument signage available

JP RAYNOR, JD, CCIM, SIOR
402.778.7538 | jpraynor@investorsomaha.com

MIKE RENSCH
402.778.7534 | mrensch@investorsomaha.com

INVESTORS REALTY INC.

PARKWAY PROFESSIONAL PLAZA
10202-20 F STREET, OMAHA, NE 68127

BUILDING INFORMATION

Building Size	39,892 SF
Min Divisible	13,132 SF
Max Contiguous	13,132 SF
Number Of Floors	1
Year Built	1973
Year Last Renovated	2010
HVAC	Rooftop

PARKING & TRANSPORTATION

Parking Ratio	4.6
Number Of Spaces	185
Parking Type	Surface
Traffic Count	21,988 96th & F Street (2016)

SITE INFORMATION

Cross-Streets	102nd & F Street
County	Douglas
Zoning	GI
Lot Size	3.52 Acres
Location Description	NWC 102nd & F Street

OFFERING SUMMARY

LEASE RATE	**$13.00 SF/YR NNN**
Est. Op. Exp.	$5.79 SF/YR
Available SF	13,132 SF
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,601	214,881	724,352
Total Households	2,847	91,773	283,670
Average HH Income	$88,880	$73,652	$71,457

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
10202	13,132 SF	$13.00 SF/yr (NNN)	$5.79	$20,562.52

JP RAYNOR, JD, CCIM, SIOR
402.778.7538 | jpraynor@investorsomaha.com

MIKE RENSCH
402.778.7534 | mrensch@investorsomaha.com

INVESTORS REALTY INC.

SCALE: 1/16" = 1'-0"

0' 2'   10'
1'   5'   20'

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
10202	13,132 SF	$13.00 SF/yr (NNN)	$5.79	$20,562.52

JP RAYNOR, JD, CCIM, SIOR
402.778.7538 | jpraynor@investorsomaha.com

MIKE RENSCH
402.778.7534 | mrensch@investorsomaha.com

Investors REALTY Inc.

10210

10220

10216

brick patio

10202 AVAILABLE 13,132 SF

JP RAYNOR, JD, CCIM, SIOR
402.778.7538 | jpraynor@investorsomaha.com

MIKE RENSCH
402.778.7534 | mrensch@investorsomaha.com

Investors REALTY INC.

ROCKBROOK

OAKDALE

PADDOCK ROAD

S 108th St

S 96th St

I-80

SITE

F St

F St

Kellogg's

I St

I St

I St

ASTORIA BIRYANI HOUSE INDIAN RESTAURANT

Village Inn vi

SCOOTER'S WORLD-CLASS COFFEE EST. 1998 ROOTED IN QUALITY

QT QuikTrip

Arby's

HEARTLAND QUALITY OMAHA STEAKS SINCE 1917

S 108th St

L St

L St

L St

S 96th St

ROMEO'S MEXICAN FOOD AND PIZZA

MOCKINGBIRD HILLS WEST

MOCKINGBIRD HILLS

Google

Map data ©2023 Google Imagery ©2023 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

JP RAYNOR, JD, CCIM, SIOR
402.778.7538 | jpraynor@investorsomaha.com

MIKE RENSCH
402.778.7534 | mrensch@investorsomaha.com

INVESTORS REALTY INC.

JP RAYNOR, JD, CCIM, SIOR
402.778.7538 | jpraynor@investorsomaha.com

MIKE RENSCH
402.778.7534 | mrensch@investorsomaha.com

Investors REALTY Inc.