

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
mrench@investorsomaha.com





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

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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

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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

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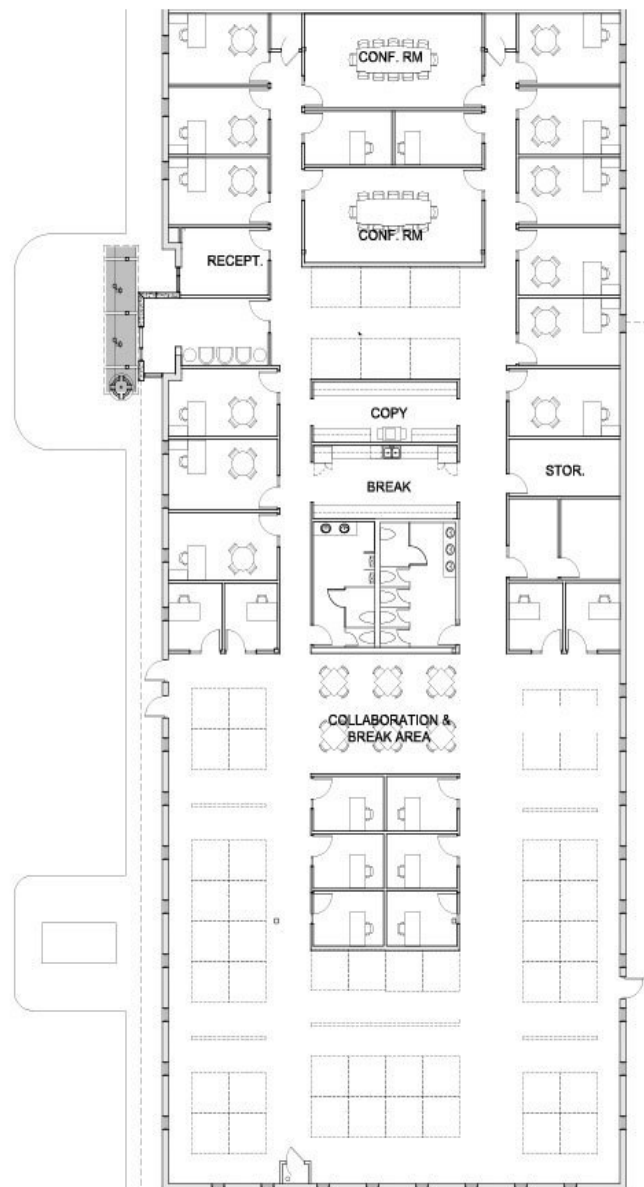
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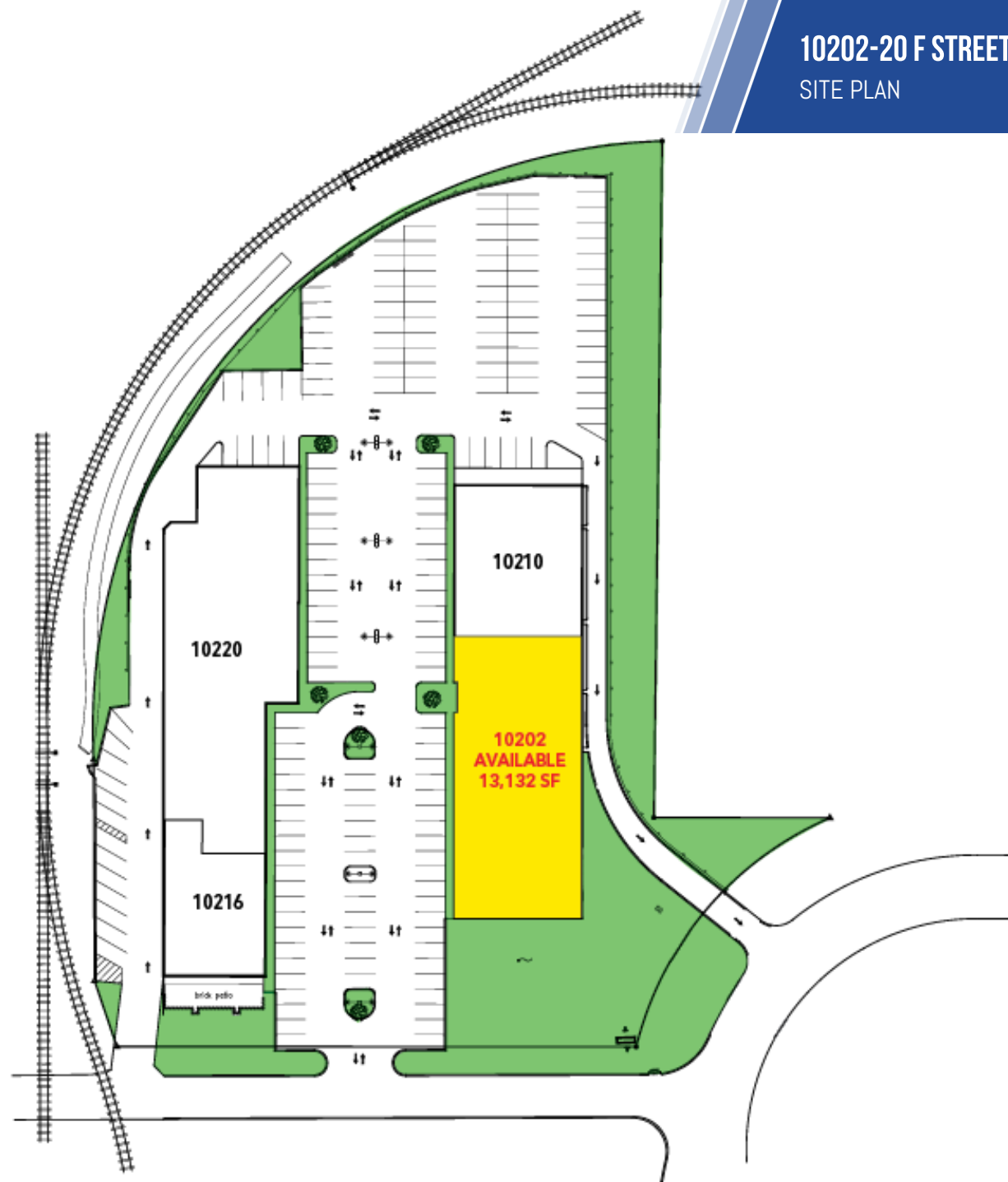


SCALE: 1/16" = 1'-0"

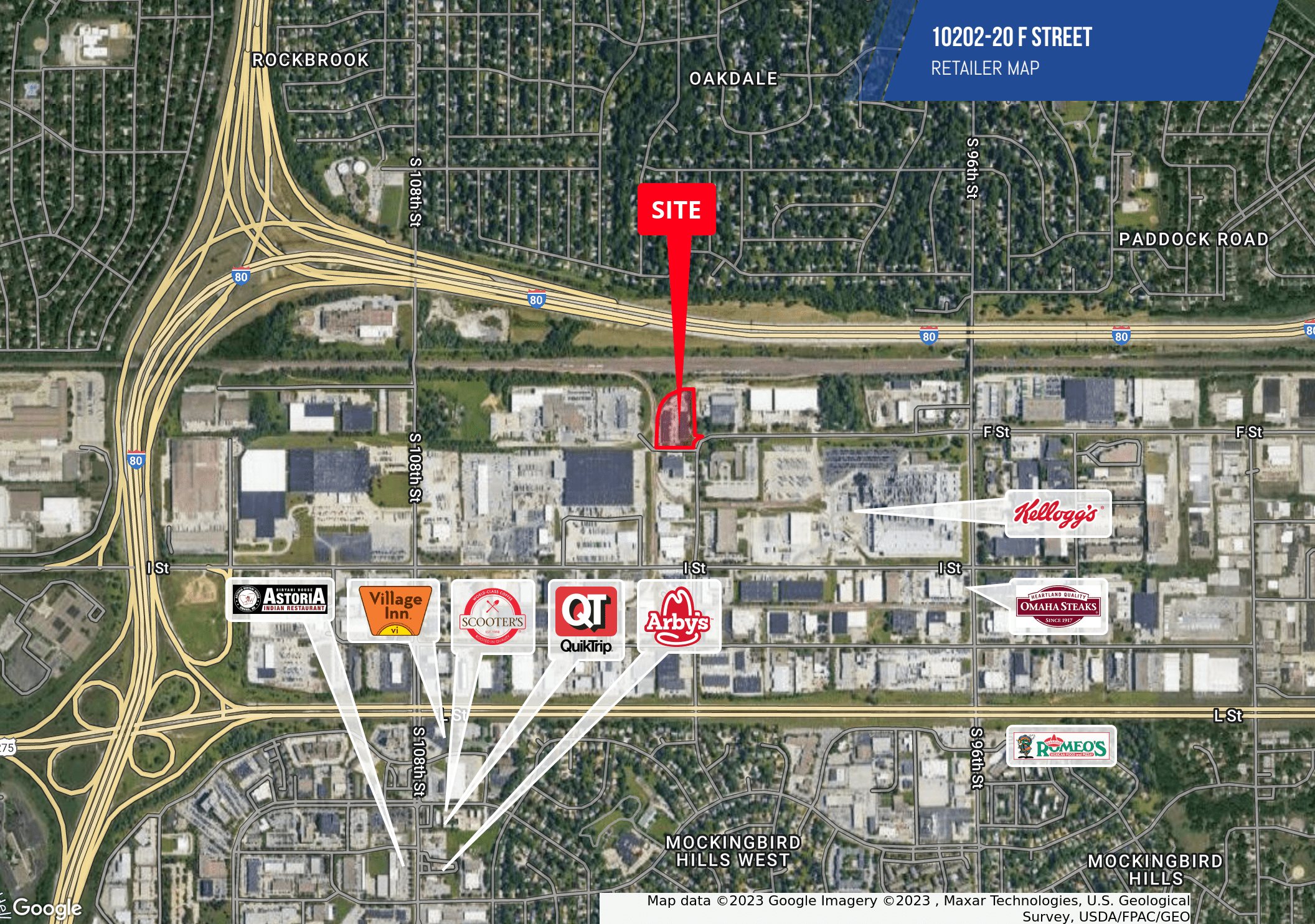


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SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
10202	13,132 SF	\$13.00 SF/yr (NNN)	\$5.79	\$20,562.52



10202-20 F STREET
RETAILER MAP



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10202-20 F STREET
SUITE 10202



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