

THE MARK BUILDING

4,978 SF | \$13.50 SF/YR (NNN)

9290 W DODGE RD, OMAHA, NE 68114



**INVESTORS
REALTY INC.**

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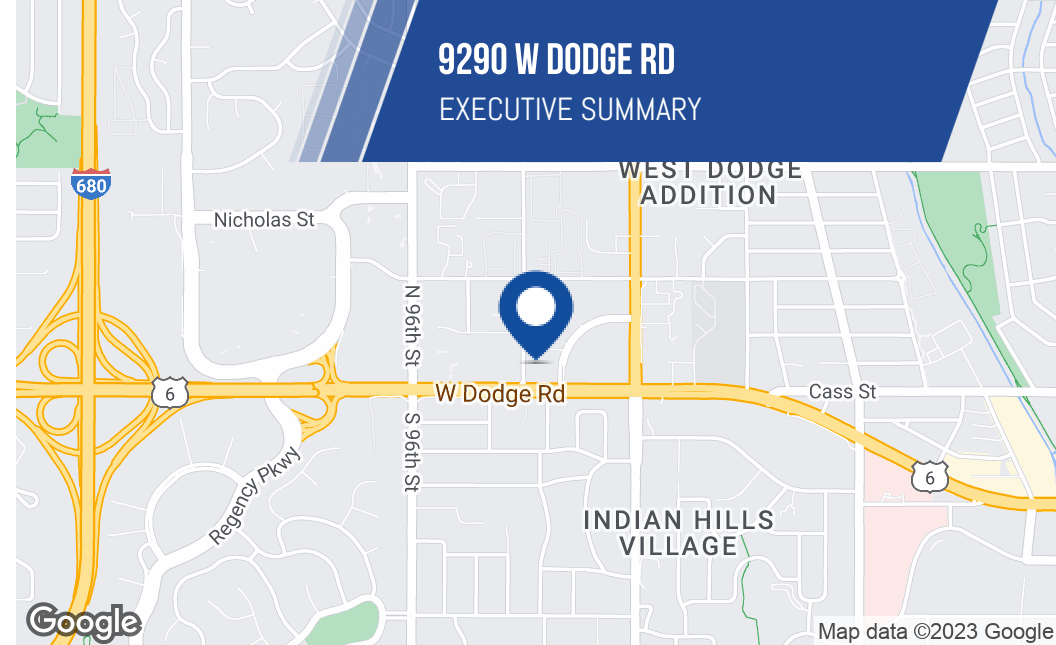


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OFFERING SUMMARY

LEASE RATE:	\$13.50 SF/YR NNN
Est. Op. Exp.	\$9.16 SF/YR
Available SF:	4,978 SF
Building Size:	95,880 SF
Property Type:	Office Building
Year Built:	1986
Zoning:	G0

PROPERTY OVERVIEW

Great location on 93rd and West Dodge Road with immediate access to Interstate 680.

PROPERTY HIGHLIGHTS

- Prestigious location on 93rd and West Dodge Road
- Well maintained property with management onsite
- Great mix of open space and private offices
- Windows surrounding the perimeter of the premises allowing for ample sunlight throughout the space
- One Pacific Place Shopping Center, Regency Shopping Center, Westroads Mall, and Top Golf all within the immediate area

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BUILDING INFORMATION

Building Size	95,880 SF
Min Divisible	4,978 SF
Max Contiguous	4,978 SF
Number Of Floors	4
Year Built	1986
Construction Status	Existing

PARKING & TRANSPORTATION

Parking Description	Surface and underground
Number Of Spaces	338

SITE INFORMATION

Cross-Streets	90th & Dodge Road
County	Douglas
Zoning	G0
Lot Size	2 Acres
Location Description	On the northeast corner of 93rd and West Dodge Road.

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,958	97,014	277,443
Total Households	4,971	45,266	123,714
Average HH Income	\$101,919	\$85,438	\$77,263

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
Suite 400	4,978 SF	\$13.50 SF/yr (NNN)	\$9.16	\$9,400.12	Utilities and 3 day per week janitorial included in Operating Expenses.

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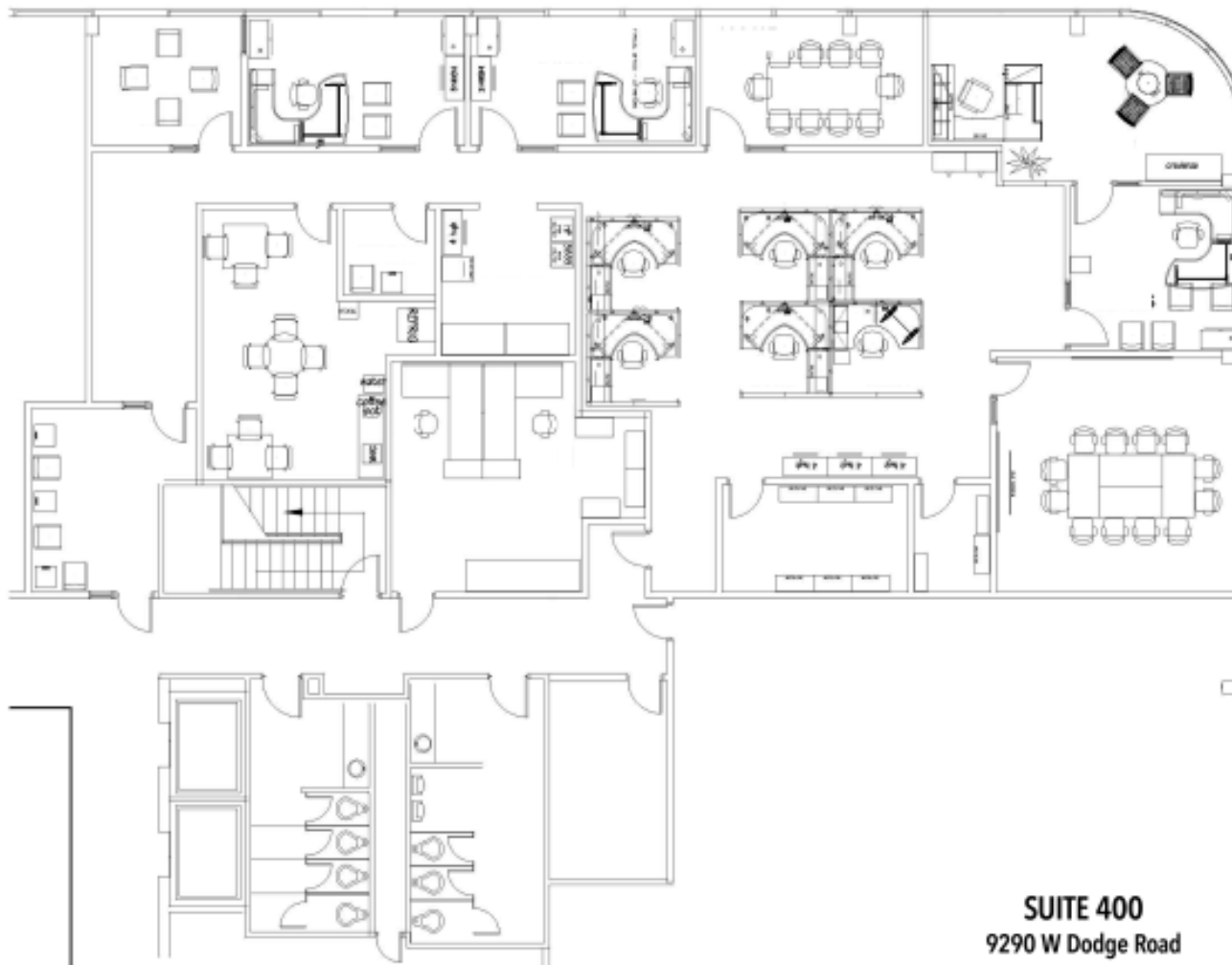
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9290 W DODGE RD
CLOSE VIEW AERIAL



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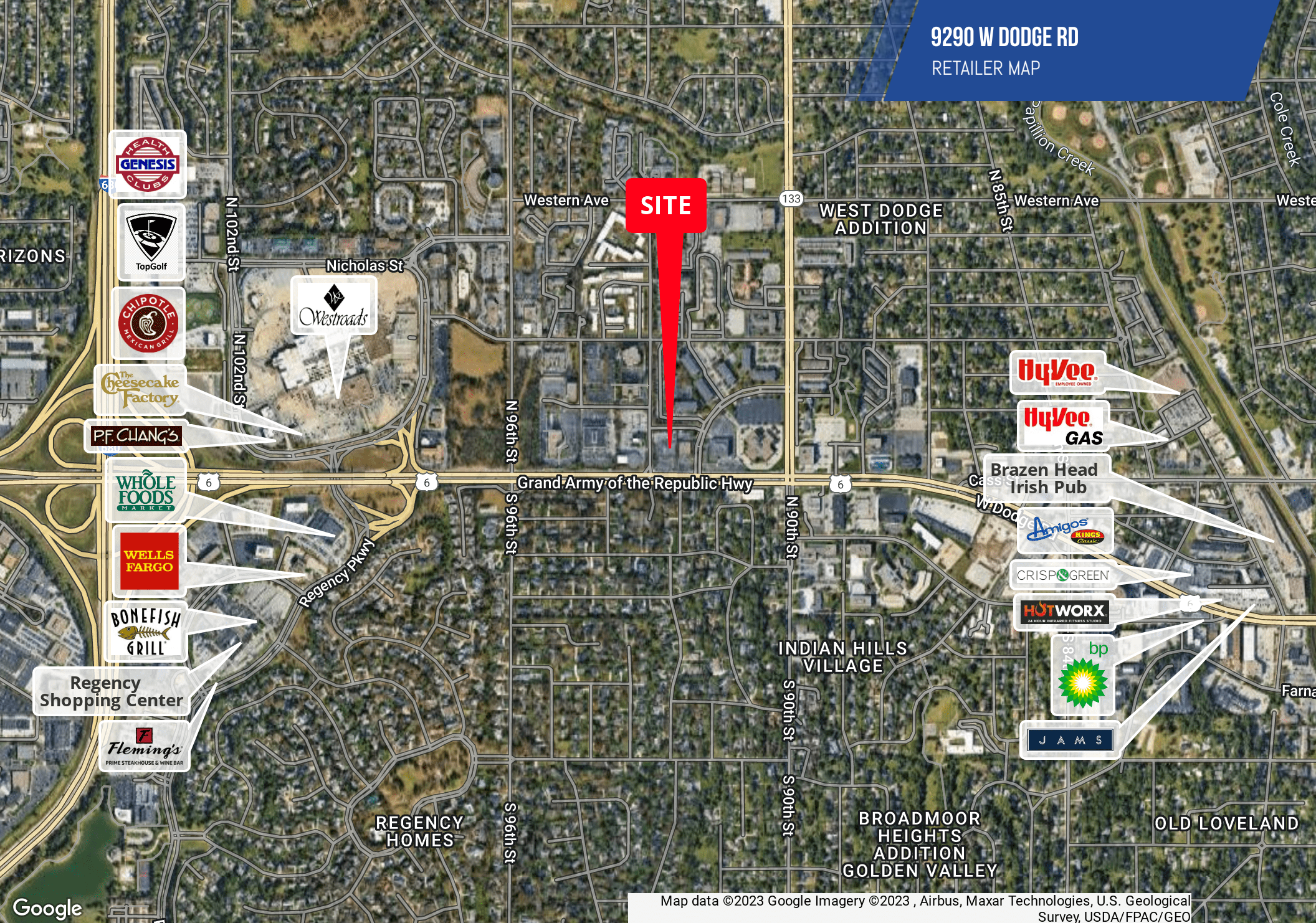
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9290 W DODGE RD
RETAILER MAP



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ADDITIONAL PHOTOS

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