

WALNUT GROVE PROFESSIONAL

12,120 SF | \$1,935,120

5005 SOUTH 153RD STREET, OMAHA, NE 68137



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5005 SOUTH 153RD STREET

EXECUTIVE SUMMARY

OFFERING SUMMARY

| | |
|----------------|--------------------|
| SALE PRICE: | \$1,935,120 |
| Building Size: | 12,120 SF |
| Price / SF: | \$1,935,120.00 |
| Lot Size: | 1.99 Acres |
| Property Type: | Office Condo |
| Year Built: | 2006 |
| Zoning: | MU |

PROPERTY OVERVIEW

Excellent, rare opportunity to purchase an owner/user property in Southwest Omaha. This office condo is currently 1 of 3 owner user opportunities in the Southwest Submarket. The entire space on the market is 12,120 SF that can be sold as two separate units: Suites 202 & 204 = 5,472 SF and Suites 201, 203, and 205 = 6,648 SF. There is a lease currently on the entirety of the space through June 2026 allowing a Buyer to have flexibility if they did not want to occupy the space right away. The Tenant in Suites 201, 203, & 205 would also be willing to terminate their lease with a 30-60 day notice. The Tenant currently pays \$189,708 annually plus Operating Expenses. This is a great opportunity with flexibility for a buyer!

PROPERTY HIGHLIGHTS

- Located within Walnut Grove Business Park on 156th & Q Street. Some of the amenities located within the business park include: bank, medical offices, restaurants, gym, Walgreens, financial services and a Scooters Coffee Shop
- The layout is very functional as it includes a great mix of open space, private offices, conference/training rooms and break rooms.
- Windows surrounding the perimeter of the office allowing for natural throughout the space.
- Purchasing the office condo(s) is much less than the replacement costs of a similar asset and allows for a quick occupancy once the property closes.

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BUILDING INFORMATION

| | |
|---------------------|-----------|
| Building Size | 12,120 SF |
| Ceiling Height | 9 ft |
| Number Of Floors | 2 |
| Year Built | 2006 |
| Load Factor | 1.1196 |
| Construction Status | Existing |
| Roof | 2006 |
| Restrooms | Yes |
| HVAC | GFA |
| Elevators | 1 |

PARKING & TRANSPORTATION

| | |
|---------------|---------------------------|
| Parking Ratio | 4.0 |
| Traffic Count | 42,550 - 156th & Q (2021) |

SITE INFORMATION

| | |
|----------------------|--|
| Cross-Streets | 153rd & Q Street |
| County | Douglas |
| Zoning | MU |
| Lot Size | 1.99 Acres |
| Location Description | Located in Walnut Grove Development. Great southwest location. Many services nearby. |

UTILITIES & AMENITIES

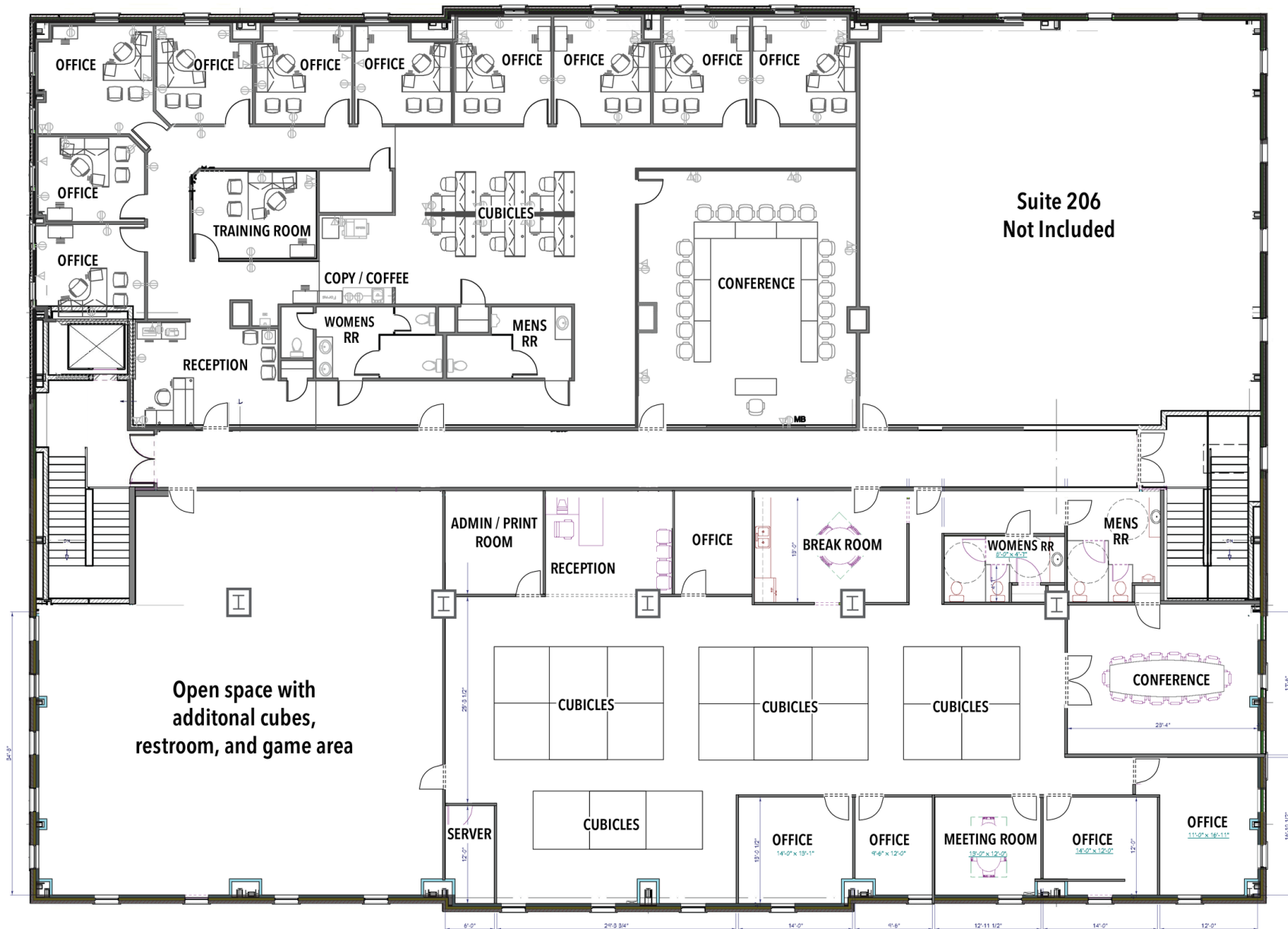
| | |
|-------------------|------|
| Power Description | OPPD |
| Gas Description | MUD |

OFFERING SUMMARY

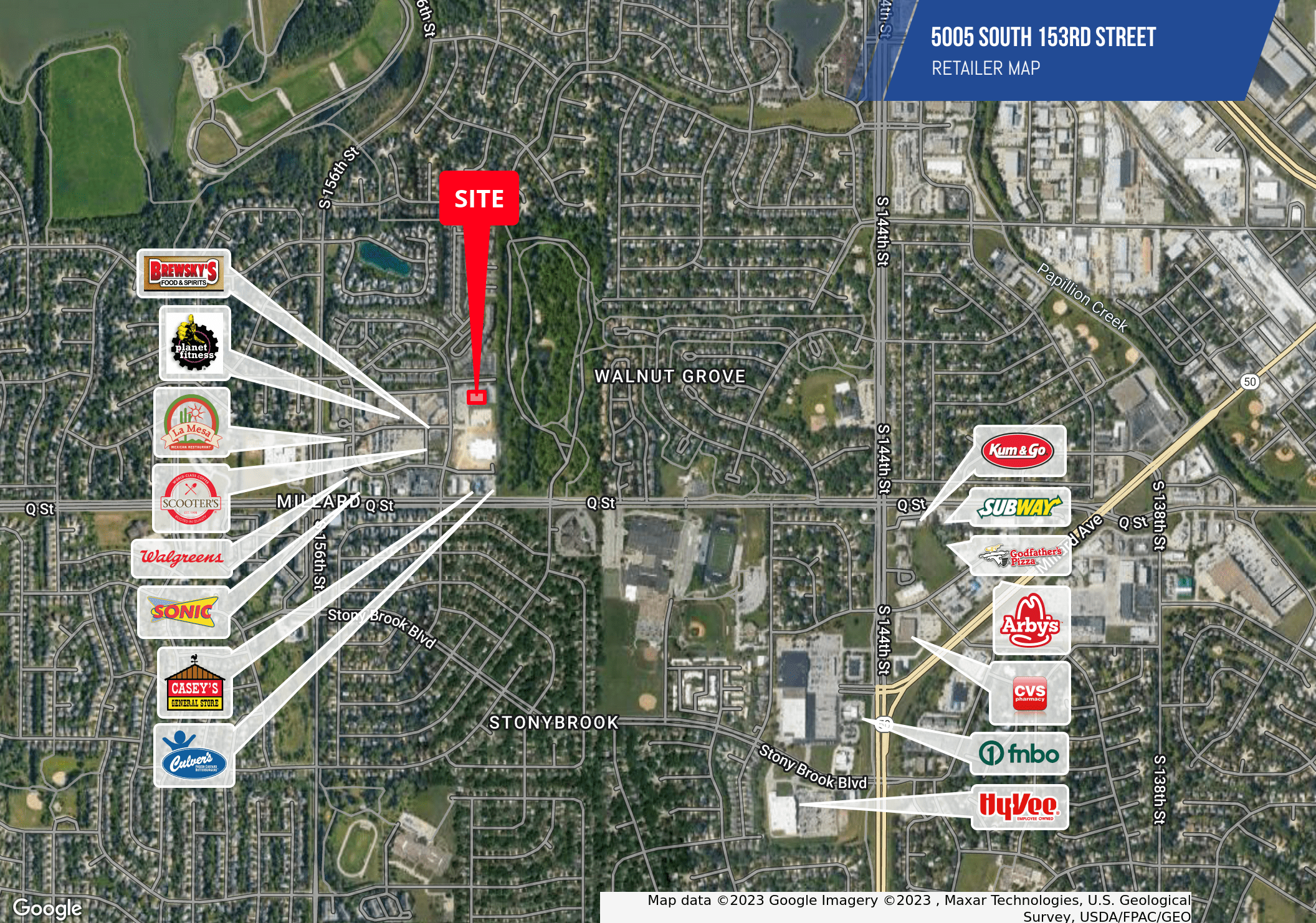
| | |
|---------------|--------------|
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DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Population | 13,824 | 92,980 | 178,642 |
| Total Households | 5,145 | 34,081 | 66,279 |
| Average HH Income | \$86,319 | \$90,183 | \$96,199 |



5005 SOUTH 153RD STREET
RETAILER MAP



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