



SEC 192nd & Maple Street | Elkhorn, NE 68022

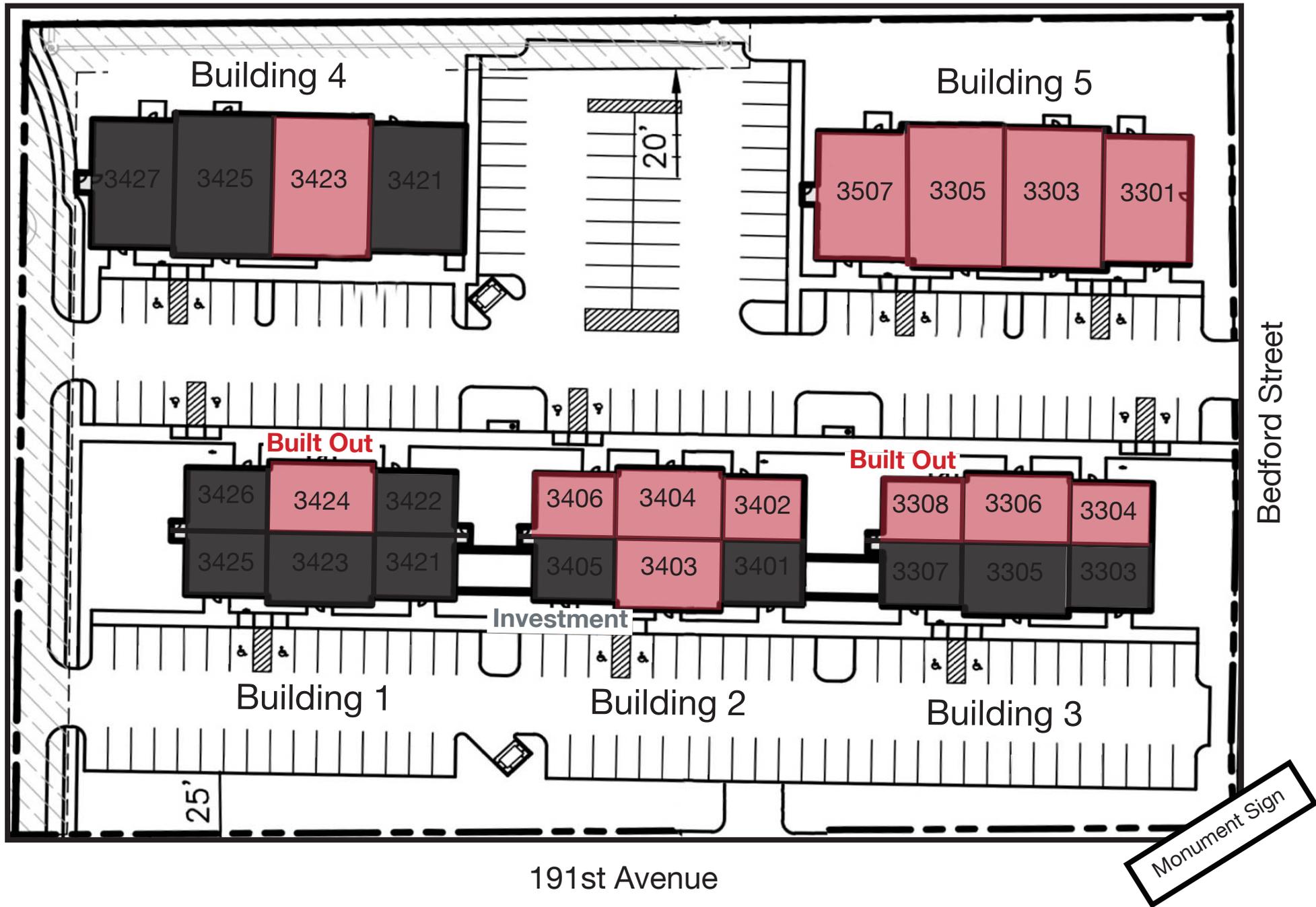
Antler View Office Park

Property Features

- 13 units available
- 1,664-7,968 SF
- For Sale: \$232,900-\$485,000 per unit
- For Lease: \$16.50 PSF (NNN)
- Listing agent has equity

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Building 1

Suite	Tenant	Size	Type	Lease Rate	Sale Price
3425 N 191st Ave	-	1,664 SF	NNN	-	SOLD
3423 N 191st Ave	-	2,320 SF	NNN	-	SOLD
3421 N 191st Ave	-	1,664 SF	NNN	-	SOLD
3426 N 190th Plaza	-	1,664 SF	NNN	-	SOLD
3424 N 190th Plaza	Available - Built Out	2,320 SF	NNN	\$16.50/yr	\$485,000
3422 N 190th Plaza	-	1,664 SF	NNN	-	SOLD

Building 2

Suite	Tenant	Size	Type	Lease Rate	Sale Price
3405 N 191st Ave	-	1,664 SF	NNN	-	SOLD
3403 N 191st Ave	Available	2,320 SF	NNN	\$16.50/yr	\$324,800
3401 N 191st Ave	-	1,664 SF	-	-	SOLD
3406 N 190th Plaza	-	1,664 SF	Investment	-	\$370,000
3404 N 190th Plaza	Available	2,320 SF	NNN	\$16.50/yr	\$324,800
3402 N 190th Plaza	Available	1,664 SF	NNN	\$16.50/yr	\$232,960

Building 3 - Delivery Q4 - 2020

Suite	Tenant	Size	Type	Lease Rate	Sale Price
3307 N 191st Ave	-	1,664 SF	NNN	-	SOLD
3305 N 191st Ave	-	2,320 SF	NNN	-	SOLD
3303 N 191st Ave	-	1,664 SF	NNN	-	SOLD
3308 N 190th Plaza	Available - Built Out	1,664 SF	NNN	\$16.50/yr	\$365,000
3306 N 190th Plaza	Available	2,320 SF	NNN	\$16.50/yr	\$324,800
3304 N 190th Plaza	Available	1,664 SF	NNN	\$16.50/yr	\$232,960

Building 4

Suite	Tenant	Size	Type	Lease Rate	Sale Price
3427 N 190th Plaza	-	1,664 SF	NNN	-	SOLD
3425 N 190th Plaza	-	2,320 SF	-	-	SOLD
3423 N 190th Plaza	Available	2,320 SF	NNN	\$16.50/yr	\$324,800
3421 N 190th Plaza	-	1,664 SF	NNN	-	SOLD

Building 5

Suite	Tenant	Size	Type	Lease Rate	Sale Price
3307 N 190th Plaza	Available	1,664 SF	NNN	\$16.50/yr	\$232,960
3305 N 190th Plaza	Available	2,320 SF	NNN	\$16.50/yr	\$324,800
3303 N 190th Plaza	Available	2,320 SF	NNN	\$16.50/yr	\$324,800
3301 N 190th Plaza	Available	1,664 SF	NNN	\$16.50/yr	\$232,960

Ownership Benefits

- Full ownership and control
- Equity growth
- No more escalating rents
- Value appreciation
- Unique tax planning opportunities
- Pay yourself vs. your landlord
- Own for the same per month (or less)
- Customized floor plans
- Individual signage



Antler View Office Park



DEMOGRAPHICS

Stats	Population	Avg. HH Income	Total Households
1 Mile	2,881	\$92,825	1,011
3 Miles	20,255	\$108,725	7,150
5 Miles	83,495	\$111,883	29,564

Site improvements and building shell: An interest in the land and site improvements per site plan including storm sewers, sanitary sewers, water lines, fire hydrants, concrete curb and gutters, sidewalks, parking lot, exterior building, and monument sign lighting, parking lot, lot striping, electrical service to the purchase place, landscaping, irrigation system, and trash enclosure. All common areas are owned and maintained by the Antler View Office Park Condominium Association. Building shell will be constructed per plans and specifications including foundation, poured 4" thick concrete floor (for lower level units and slab on grade), demising wall installed top to bottom, exterior finish, sidewalks, landscaping, glass and glazing, aluminum storefront, exterior doors and windows. Pest control will be at the sole expense of each unit owner for the interior/exterior of each owned unit.

Condo Association Dues: Buyer understands that all units in Antler View Office Park belong to a condominium association. The condo association will consist of 26 units containing approximately 49,824 square feet total. Each unit will receive one (1) vote right when regarding voting matters. Association dues will be based on square footage ownership and paid quarterly. For example, if operating expenses are budgeted at \$1.25 PSF per year, owners containing a 2,320 square foot unit will pay approximately \$725.00 per quarter and owners containing a 1,664 square foot unit will pay \$520.00 per quarter. Association dues will be evaluated annually and all excess dues from previous year will be retained in account for reserves. Association dues will be assessed at time of closing on a monthly pro rata basis. The association dues cover the following: Liability insurance for exterior (and interior buildout), electricity for parking lot lights, exterior building, and monument sign lighting, water for the irrigation system, lawn care, snow removal, trash service, common area maintenance, and rubbish removal. ESTIMATED Association Dues will be \$1.25 PSF annually for 2020. Seller to provide a copy of the covenants and restrictions as soon as practical, but prior to title conveyance.

Capital Facilities Fees and Meter Fee: Buyer acknowledges that they are required to pay the required Capital Facility Fees and Meter Fees when required by M.U.D as part of their buildout expense and at their sole expense.