

FOR SALE

**11718 Nicholas Street
Omaha, NE 68154**



Owner-User Opportunity!



26,443 SF
Sale Price: \$5,495,000

Property Highlights

- Class A office building
- 26,443 SF owner-user opportunity
- 5:1,000 parking ratio
- Golf course views
- On-site generator
- Numerous upgrades:
 - EFIS
 - Roof
 - Exterior painting
 - HVAC
 - Restrooms

Area Amenities

- Office park setting
- Miracle Hills Golf Course proximity
- Abundant services:
 - Restaurants
 - Retail
 - Lodging
 - Financial
- Immediate accessibility to 120th Street, 114th Street, West Dodge Road and I-680

Contact Information

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Property Highlights

Sale Price	\$5,495,000
Price Per SF	\$207.80
Building Size	26,443 SF
Year Built/Renovated	1988/2017
No. of Floors	2
Total Site Area	1.73 AC
Zoning	GO (General Office)
Parking	5.0:1000 SF



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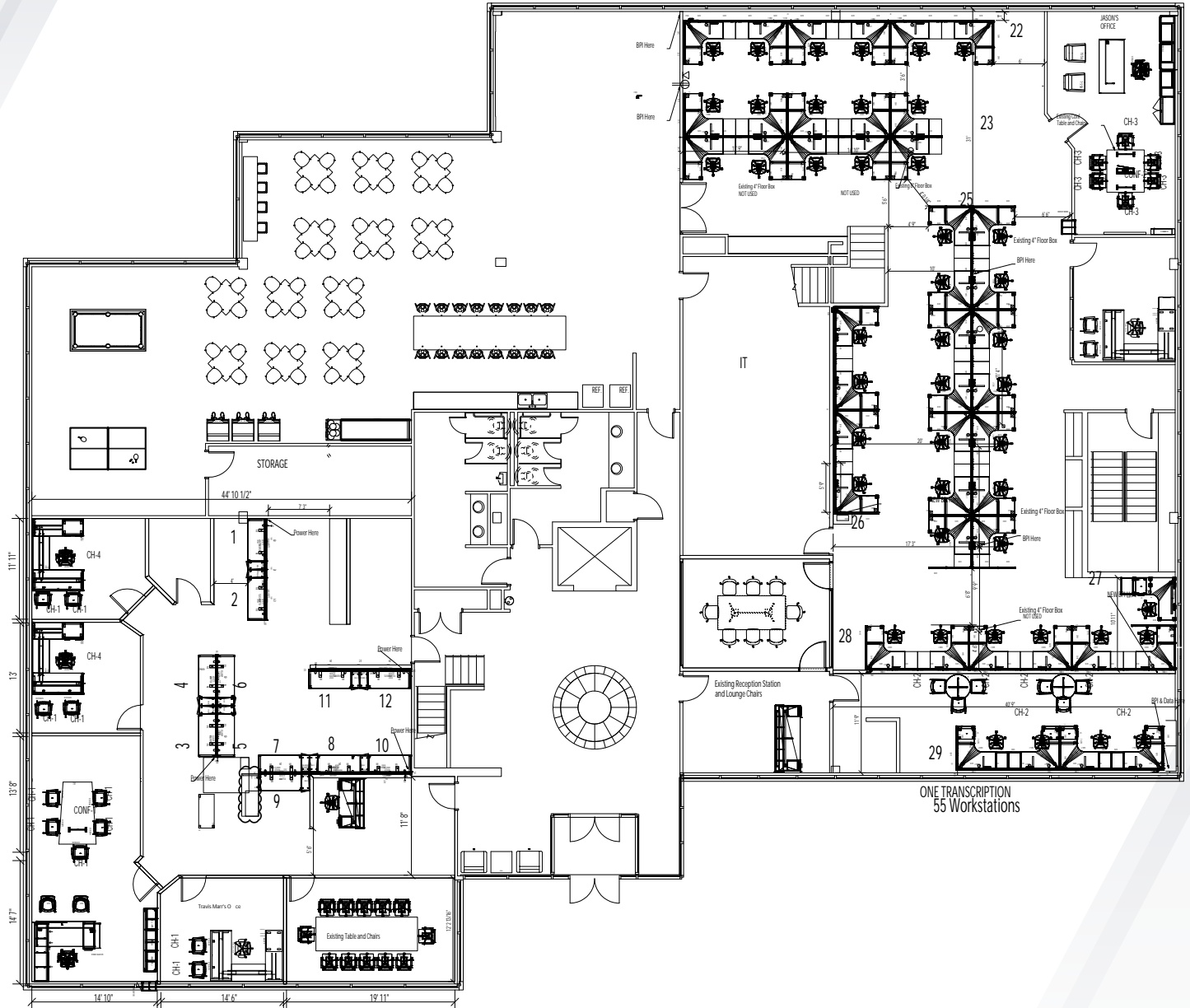
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FIRST FLOOR PLAN



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SECOND FLOOR PLAN



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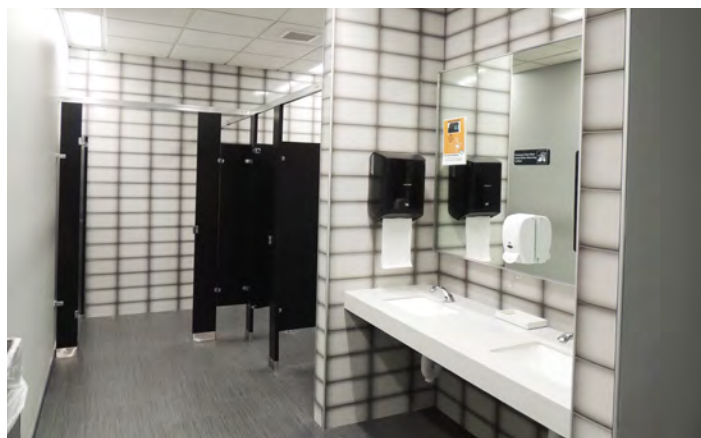
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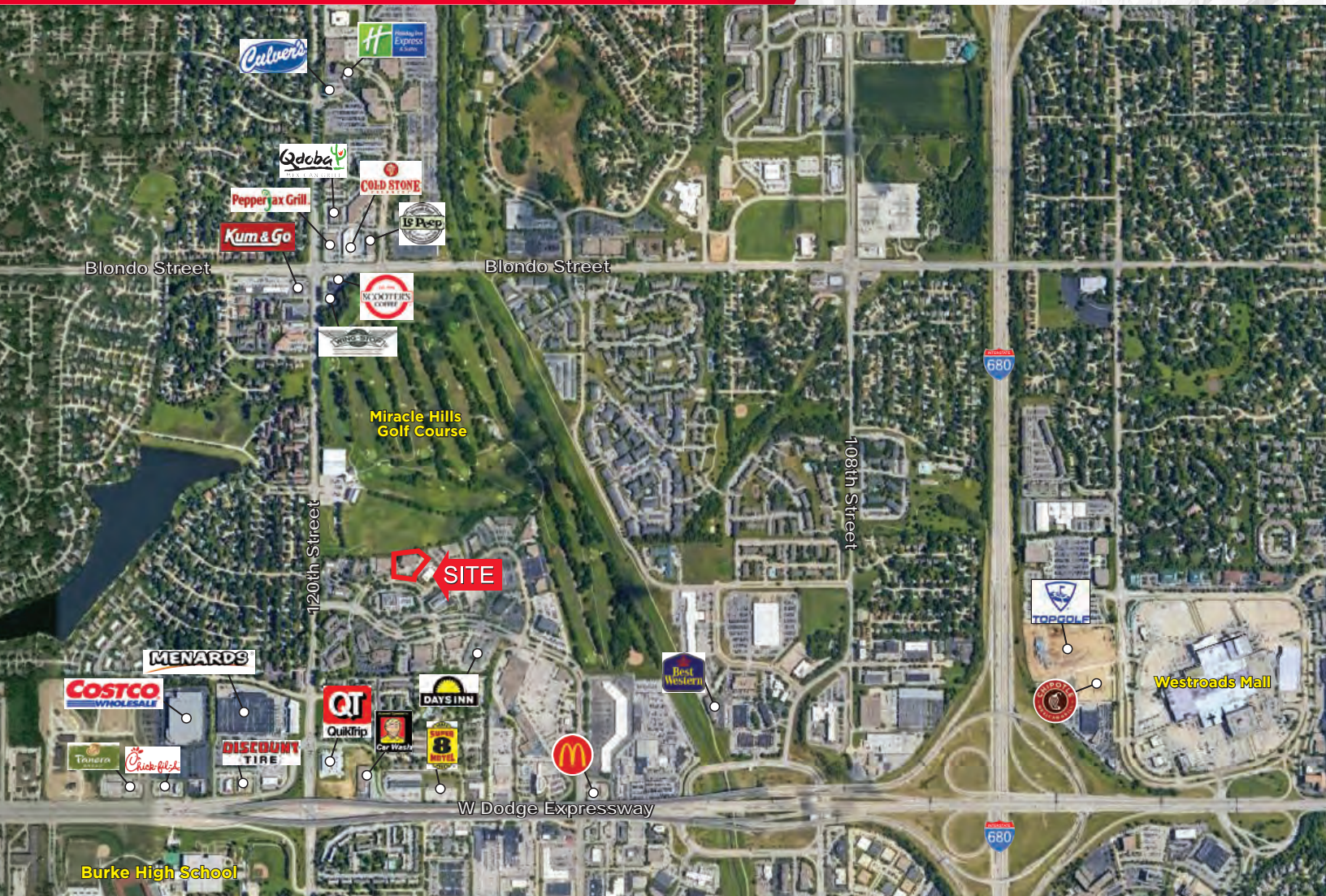
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Demographics

	Population	Median HH Income	No. of Households
1-mile	12,069	\$58,243	6,248
3-mile	96,736	\$71,774	42,705
5-mile	247,745	\$75,918	103,118

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