

OFFICE CONDOS FOR SALE:

PAPILLION PROFESSIONAL PARK

10601 S 72nd Street • Omaha, Nebraska

11301 Davenport Street
Omaha, NE 68154
402.330.8000
www.investorsomaha.com

**INVESTORS
REALTY INC.**

\$160.00 psf | 2,500 - 10,788 SF



HIGHLIGHTS

- Terrific 72nd Street (main north-south thoroughfare in Sarpy County) exposure and full access with highly visible signage.
- Professional park atmosphere with golf course views.
- Minutes to Shadow Lake, Market Pointe and Settler's Creek.
- 10 minutes to Nebraska Medicine Bellevue Hospital and 3 minutes to Midlands Hospital.

AGENTS

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**CERTIFIED
PROPERTY
MANAGER®**

*INDIVIDUAL MEMBERS

Information presented is deemed reliable and is subject to change.
Investors Realty, Inc. makes no warranties or guarantees regarding this information.

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Papillion Professional Park • 10601 S 72nd Street • Papillion, NE (72nd & Halleck Street)



\$160.00 PSF

BUILDING DATA

Building SF **21,435**
 Vacant SF **12,660**
 Year Built **2014**
 # of Floors **1**
 Max Ceiling Ht **9'**
 Fire Sprinkler **Yes**
 Restrooms **Common**
 Drive-in **No**
 Basement **No**
 Construction **Brick**
 Elevator **No**
 Remarks

SITE DATA

Area **2.14 AC**
 Dimensions **Varies**
 Zoning **Office**
 SID **#232**
 Traffic Ct **23,450 cpd @ 72nd & 1st St (2014)**
 Parking **5:1 / 211 stalls**
 Gas **Yes**
 Sewer **Yes**
 Water **Yes**
 Electric **Yes**
 Legal **Lot 1 Papillion Professional Park Replat 1**
 Remarks

COVENANTS/RESTRICTIONS

Easements **Those of record**
 Covenants **Those of record**
 Restrictions **Those of record**

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AGENTS

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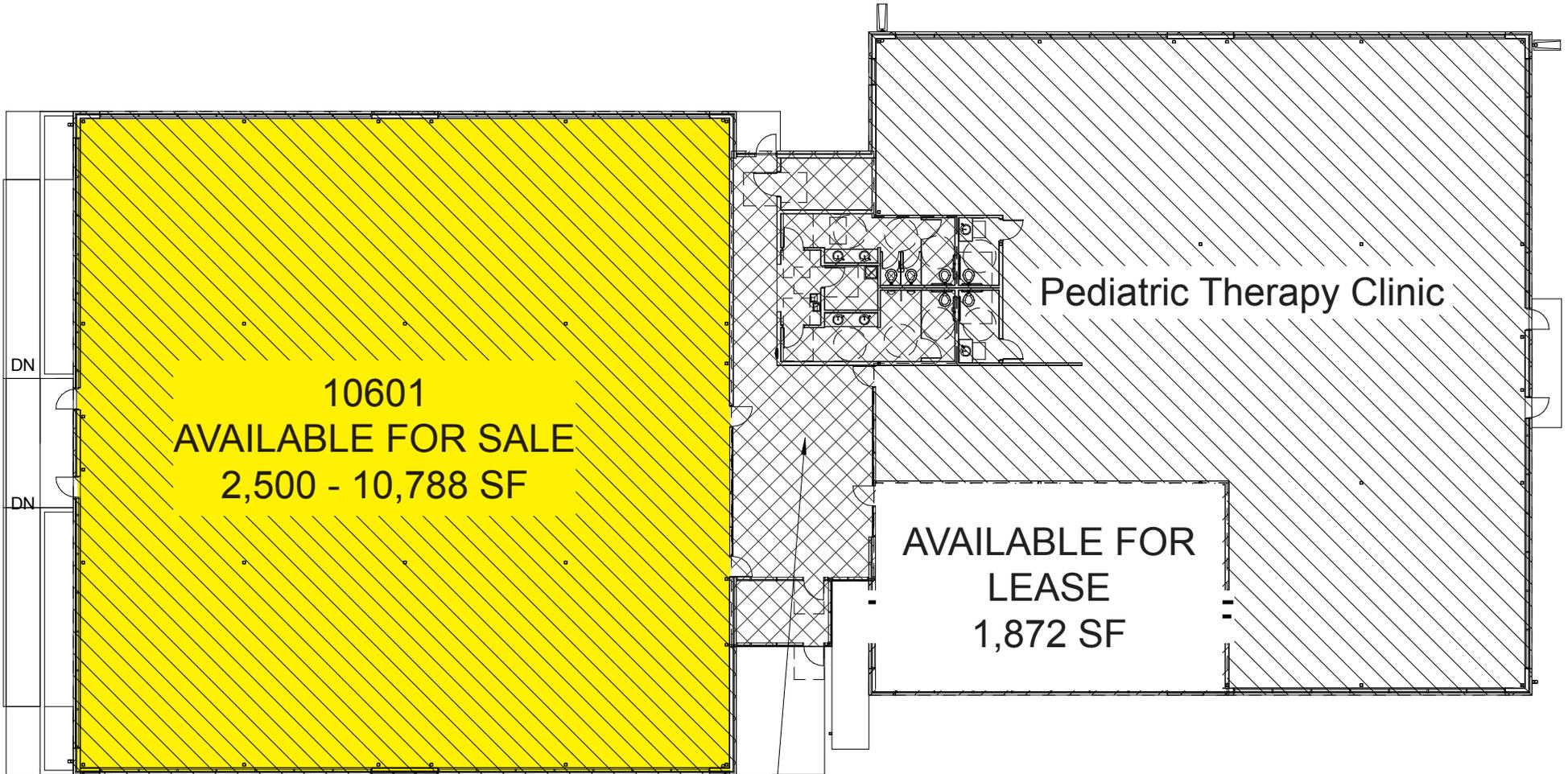
UNIT	SIZE	RATE	TOTAL PRICE	AVAIL
10601	10,788 sf	\$160.00 psf		
	2,500 - 10,788 sf available			

AREA PLAN

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~~Eleven~~

~~Ten~~ Good Reasons to Own vs Lease

Ownership offers the potential for:

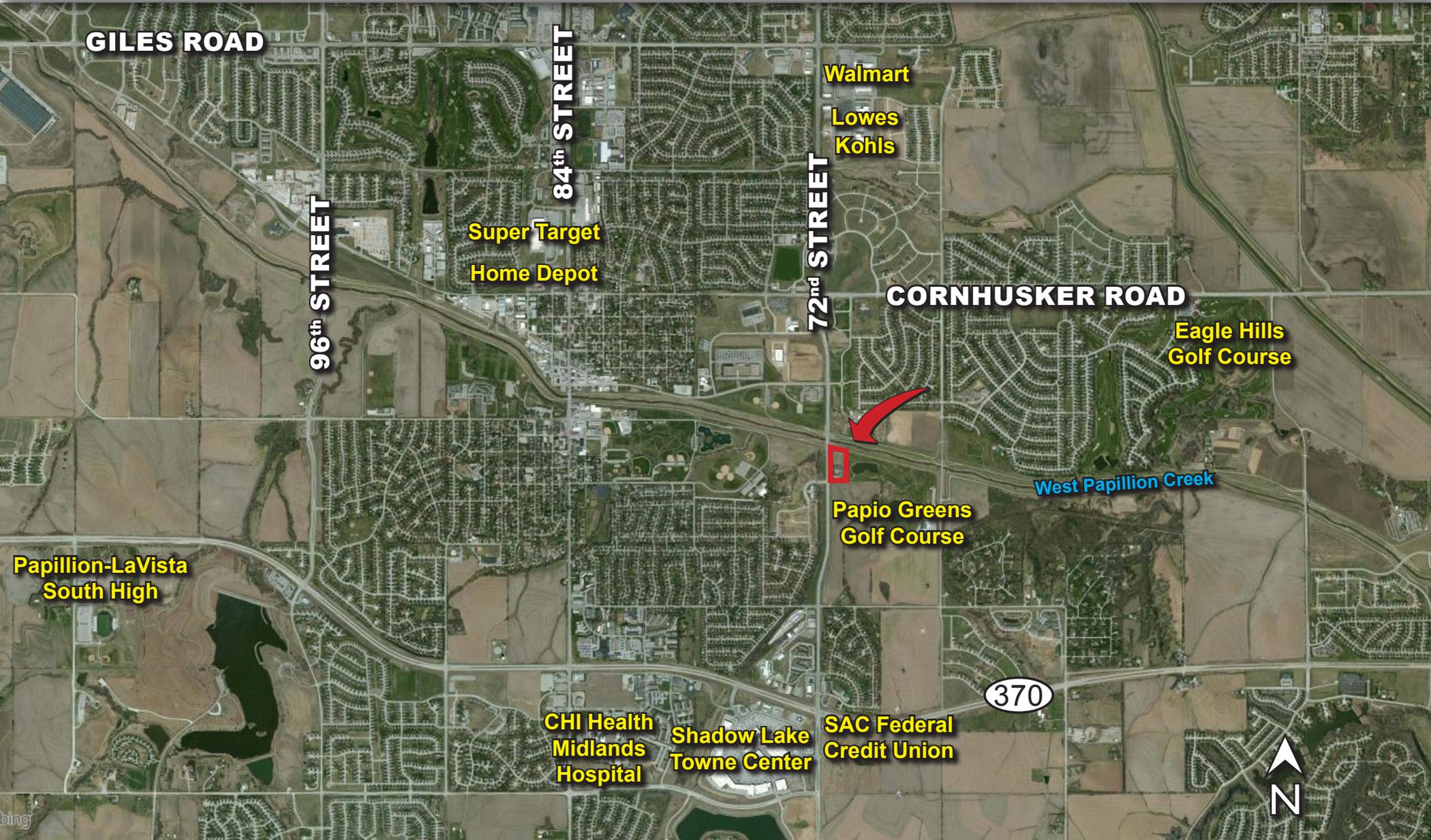
- 1) NO more escalating rent bills!
- 2) Capital preservation.
- 3) Capital appreciation.
- 4) Tax planning opportunities.
- 5) Equity growth.
- 6) Limited liability protection.
- 7) Pride of ownership.
- 8) Prestigious location.
- 9) Income potential.
- 10) Full ownership and control.
- 11) **OWN FOR LESS THAN LEASING!**

EXTENDED VIEW AERIAL

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DEMOGRAPHICS

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2016 DEMOGRAPHIC PROJECTION

	1 MILE	3 MILE	5 MILE
Population:	9,374	61,741	151,096
Avg. HH Income:	\$89,592	\$88,446	\$75,333
Total Households:	3,156	22,534	56,897



2021 DEMOGRAPHIC PROJECTION

	1 MILE	3 MILE	5 MILE
Population:	10,312	67,642	162,811
Avg. HH Income:	\$99,103	\$97,612	\$82,998
Total Households:	3,477	24,769	61,385

