

15,386 RSF OFFICE BUILDING FOR SALE

11620 ARBOR STREET

OMAHA, NE 68144



This building is located along the quiet office corridor of Arbor Street between 114th and 120th Streets. Great central location with immediate access to West Center Road via stoplight intersection at 114th and West Center. The property is less than half a mile from I-680 to the east allowing quick access to anywhere in the metro. This property is within close vicinity are multiple dining, retail and services options.



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PROPERTY HIGHLIGHTS

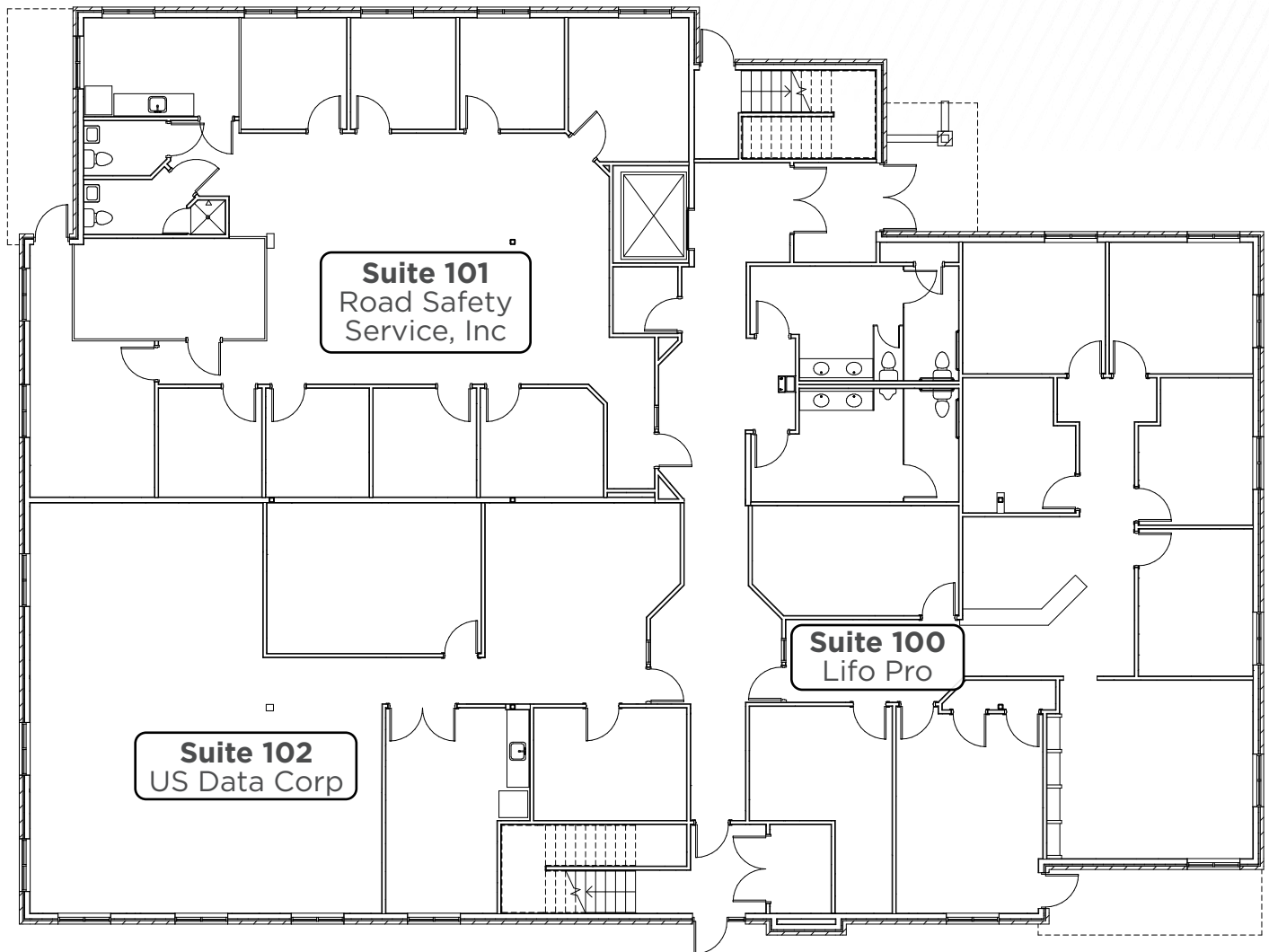
Address	11620 Arbor Street Omaha, NE 68144	Zoning	LO (Limited Office)
Description	Two-Story Office Building	Suite Status	Six (6); Occupied <i>(Rent roll available upon request)</i>
Year Built/Renovated	1984/2019	Construction	Brick, Glass Windows
Sale Price	\$1,795,000	Roof	<u>Composition Davinci Room</u> System
Gross Square Feet	17,184	Mechanical	Ten (10) Split System Units: One (1) Bryant 5-Ton Unit Seven (7) Rudd 3.5-Ton Units One (1) Lennox 5-Ton Unit One (1) Trane 4-Ton Unit
Rentable Square Feet	First Floor: 7,761 Second Floor: 7,625 Total 15,386		
Price/SF	\$117		
Land Area	1.19 Acres (51,839 SF)		
Parking	55 Stalls <i>(Cross easement with adjacent building)</i>		

PROPERTY PHOTOS



FLOOR PLANS

FIRST FLOOR



**Floor plans are approximate and for illustration purposes only.*



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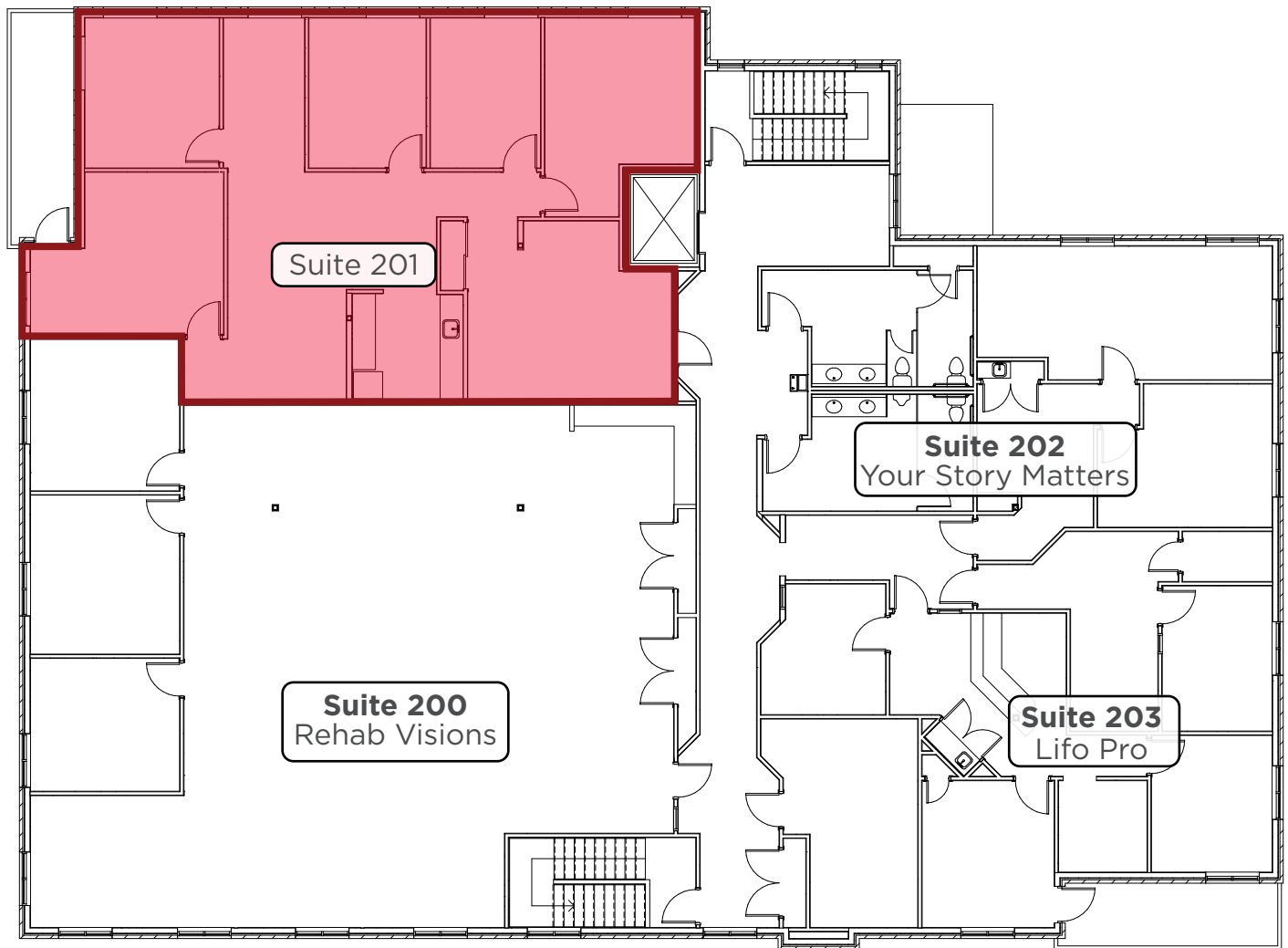
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FLOOR PLANS

SECOND FLOOR



 Vacancies



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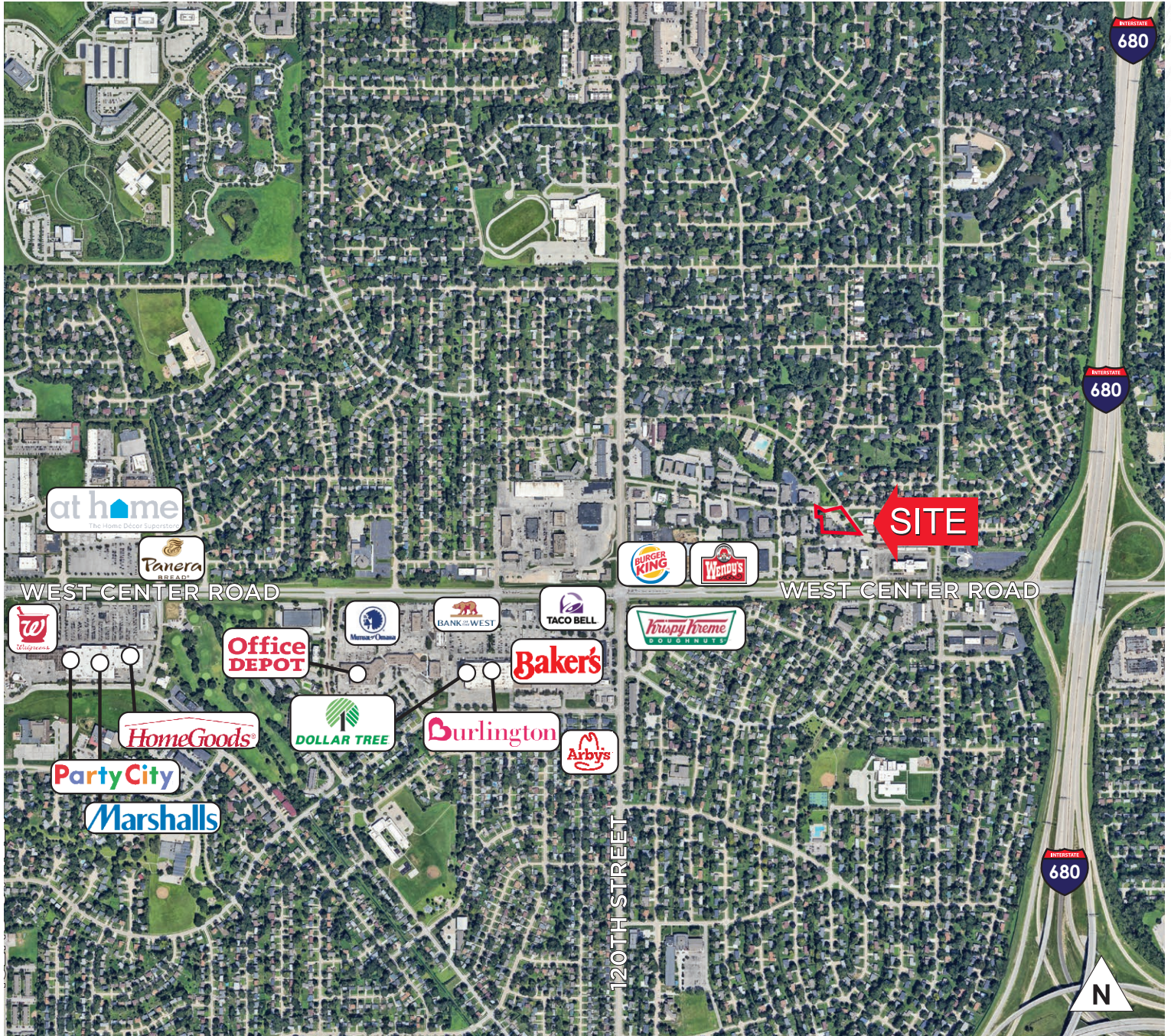
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TRADE MAP



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FOR MORE INFORMATION, PLEASE CONTACT:

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