



EGGERS PLAZA

11261 - 11273 WRIGHT CIRCLE
OMAHA, NE 68144

Sale Price: \$1,736,100





PROPERTY HIGHLIGHTS

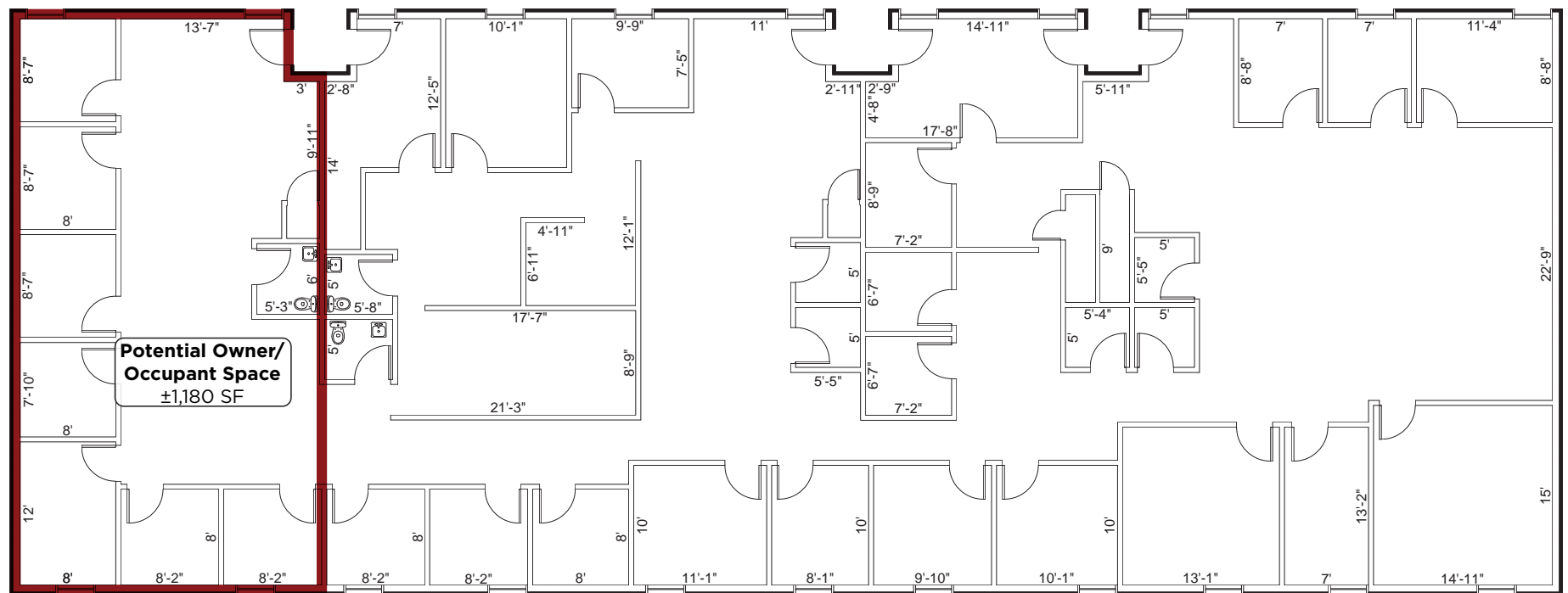
Strategically positioned along Interstate 680, this well-located office property offers convenience and accessibility. The lower level is 100% leased to three established tenants, while the owner occupies the upper level. All levels are on grade and current leases are modified gross. Rent roll is available upon request.

The seller is open to downsizing their upper level presence to accommodate an owner/user opportunity.

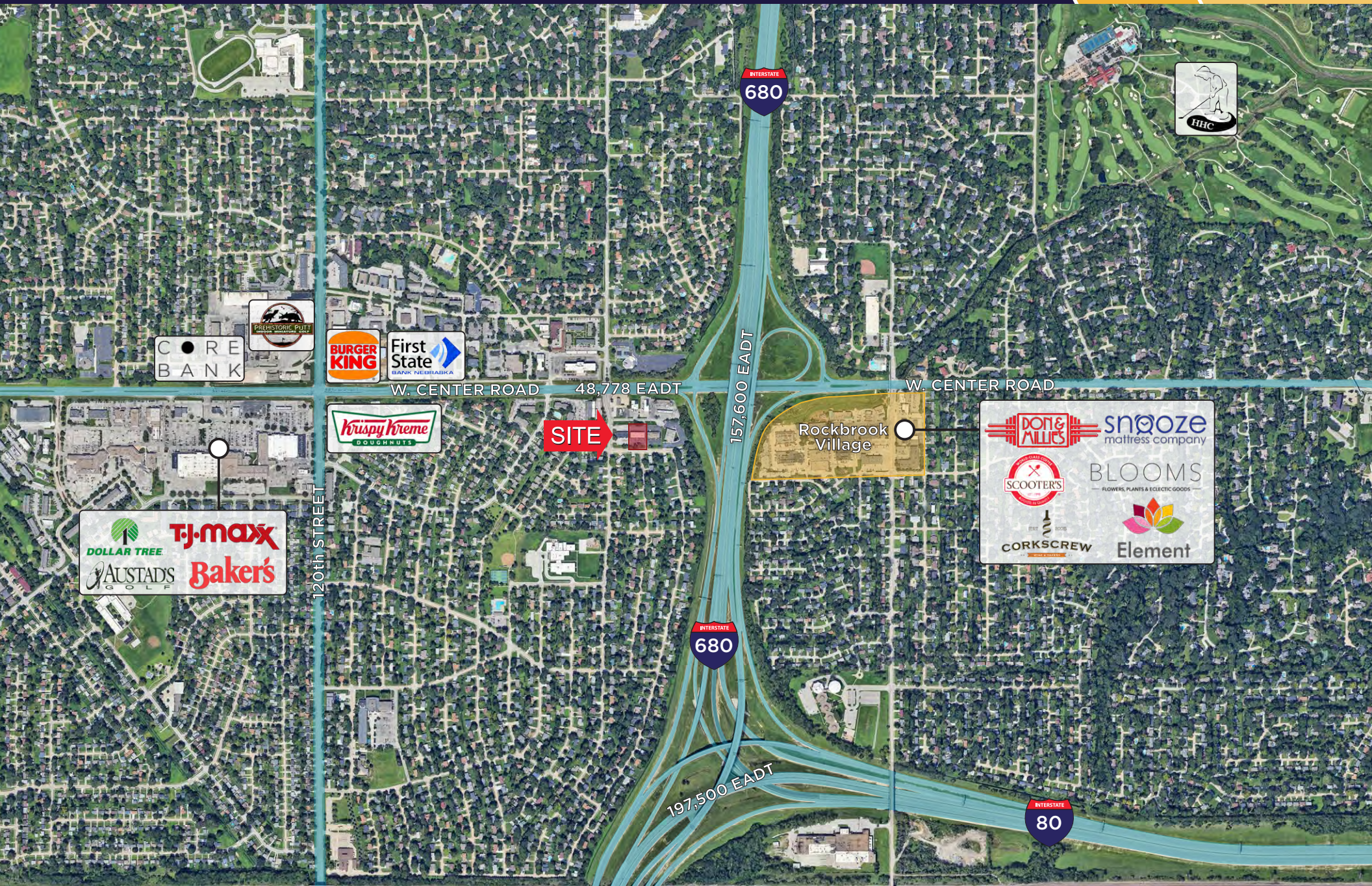
PROPERTY DETAILS

Sale Price:	\$1,736,100
Price/SF:	\$135.42
Expenses:	\$12,568 Utilities
	\$2,210 Insurance
	\$21,035 Taxes
	\$10,964 CAM
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	\$46,777 \$3.65 PSF Total
Total Building Size:	12,820 SF
Max Contiguous:	6,410 SF
Number of Floors:	Two
Parking Ratio:	4.14:1000
Total Site Area:	0.82 AC
Year Built:	1975
Zoning:	GO

6,410 RSF



TRADE MAP





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