

1503



1505



1 Year FREE BASE RENT with a 5 Year Lease!!

PROPERTY FEATURES

PRICE PSF \$7.50 psf NNN
AVAILABLE SIZE 800 - 1,300 sq. ft.
FLOORS 1
PARKING 123 stalls

PROPERTY BENEFITS

- Close to Bellevue University and Offut Airforce Base
- Across the street from many national chains such as KFC, Arby's and Taco Bell
- Professionally managed buildings at very economical prices
- 1505A is a former salon

AGENTS

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Emporium Plaza
1501-07 Galvin Road
16th Ave & Galvin Road
Bellevue, NE
\$7.50 psf NNN

****1 year FREE BASE RENT on a 5 Year Lease!**** Close to Bellevue University & Offutt Airforce Base. Across the street from many national restaurant chains such as KFC, Arbys & Taco Bell. Professionally managed buildings at very economical prices.

BUILDING DATA

Building SF **17,679**
 Avail SF **5,741**
 Min SF **800**
 Max SF **1,300**
 Year Built **1978**
 Min Ceiling Ht **9'**
 Fire Sprinkler **No**
 HVAC **GFA**
 Restrooms **2 ADA mens & womens**
 Power **200 amp single phase**
 O.H. Doors **No**
 Elevator **No**
 Remarks

SITE DATA

Zoning **Commercial**
 Traffic Ct **19,300 cars/day***
 Parking **123 stalls**
 Remarks
***Taken at Harvell & Galvin (2010)**

COVENANTS/RESTRICTIONS

Easements **Those of Record**
 Covenants **Those of Record**
 Restrictions **Those of Record**

LEASE TERMS

<u>Services</u>	<u>PD BY</u>	<u>EST PSF</u>
Gas	Tenant	
Sewer/Water	Tenant	
Electric	Tenant	
Janitorial	Tenant	
HVAC Maint	Tenant	
R.E. Taxes	Tenant	
Insurance	Tenant	
C.A.M	Tenant	
Cost To Tenants		\$3.40 psf (2014)
Finish Allowance		Negotiable
Rent Escalator		Negotiable
Lease Term		2-10 years
Lease Form		BOMA
Will Sell		Yes
Remarks		

UNIT	SIZE	RATE	RENT	AVAIL
1503-B	800 sf	\$7.50 psf	\$500.00	Now
1503-C	1,300 sf	\$7.50 psf	\$812.50	Now
1503-D	1,280 sf	\$7.50 psf	\$800.00	Now
1503-E	1,163 sf	\$7.50 psf	\$726.88	Now
1505-A	1,198 sf	\$7.50 psf	\$748.75	Now

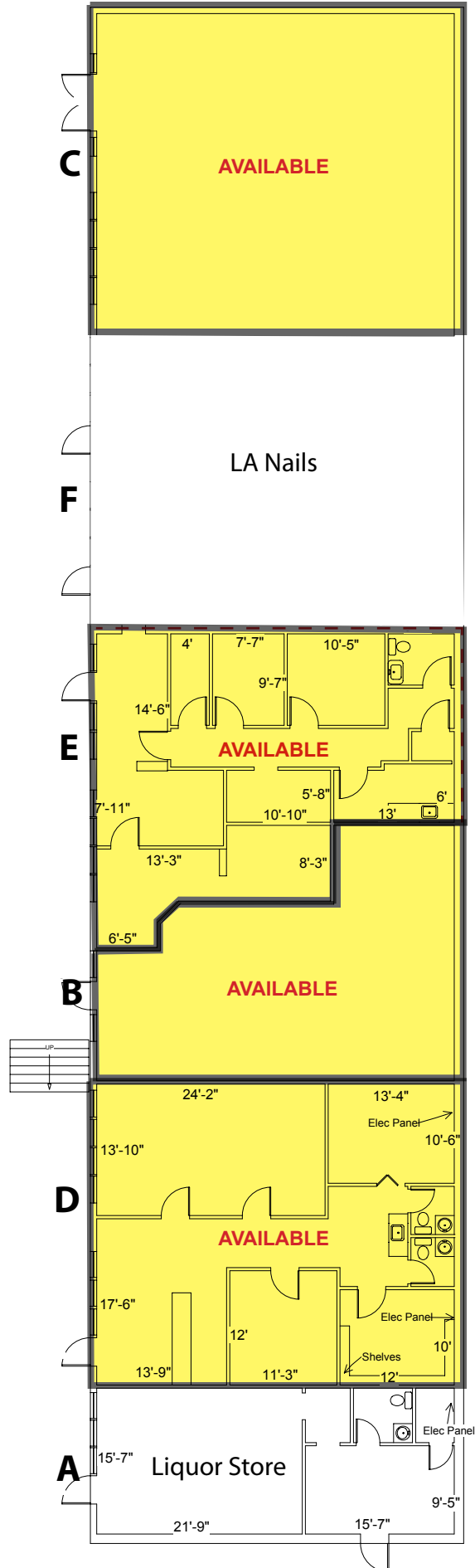
GENERAL DETAILS

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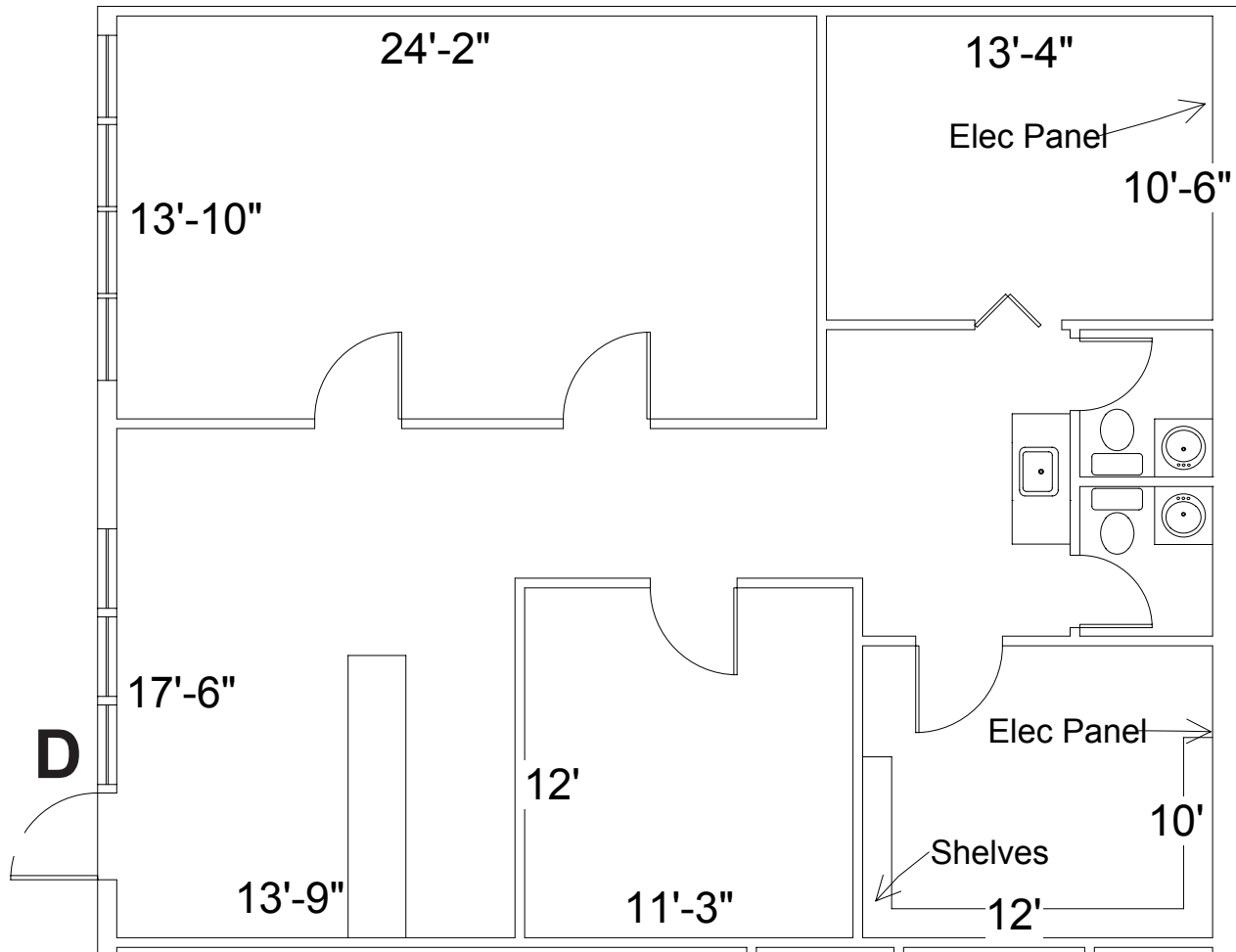
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Emporium Plaza 1503 Overall Floor Plan



Emporium Plaza - 1503-D Galvin Rd Floor Plan

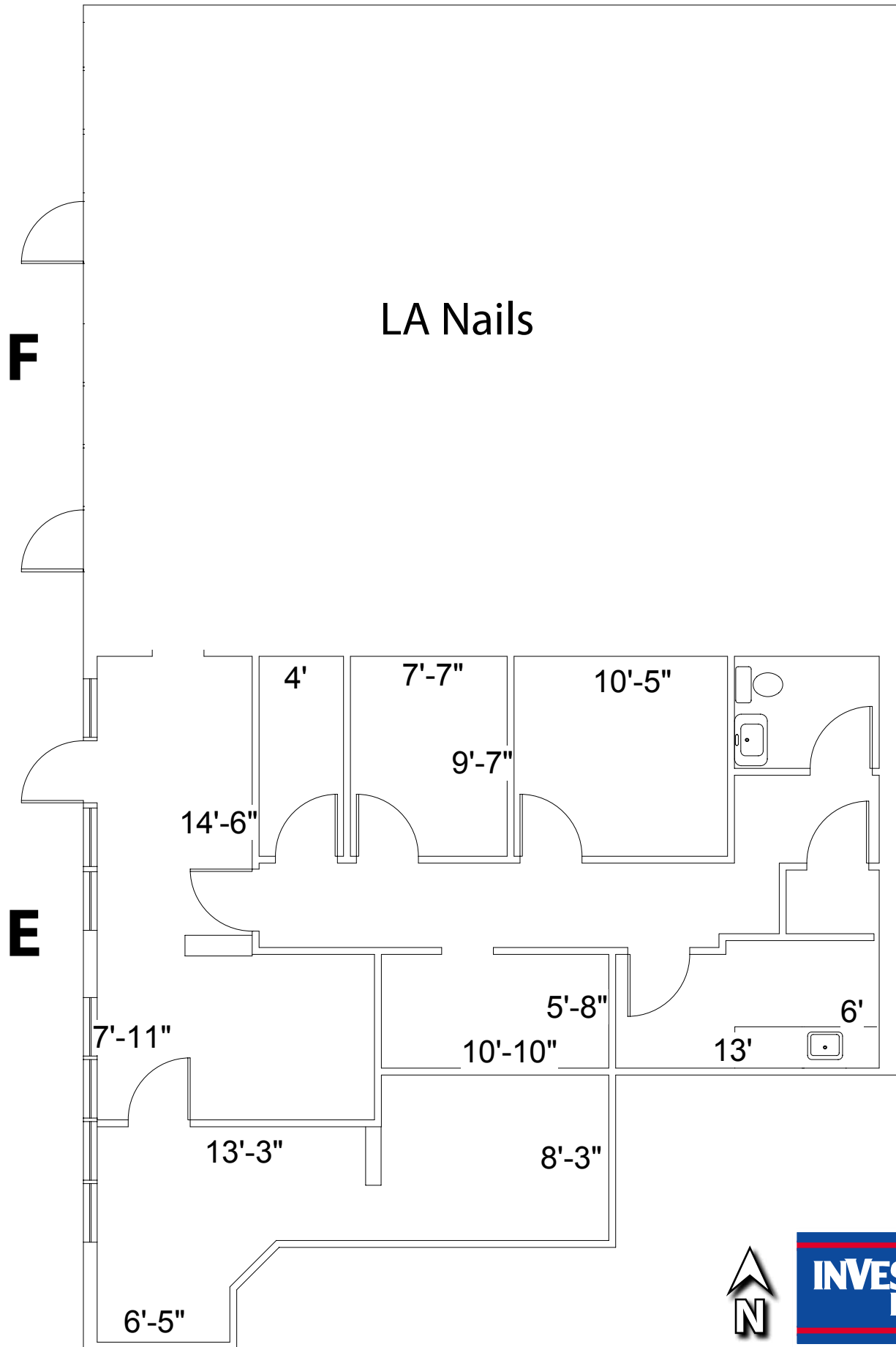


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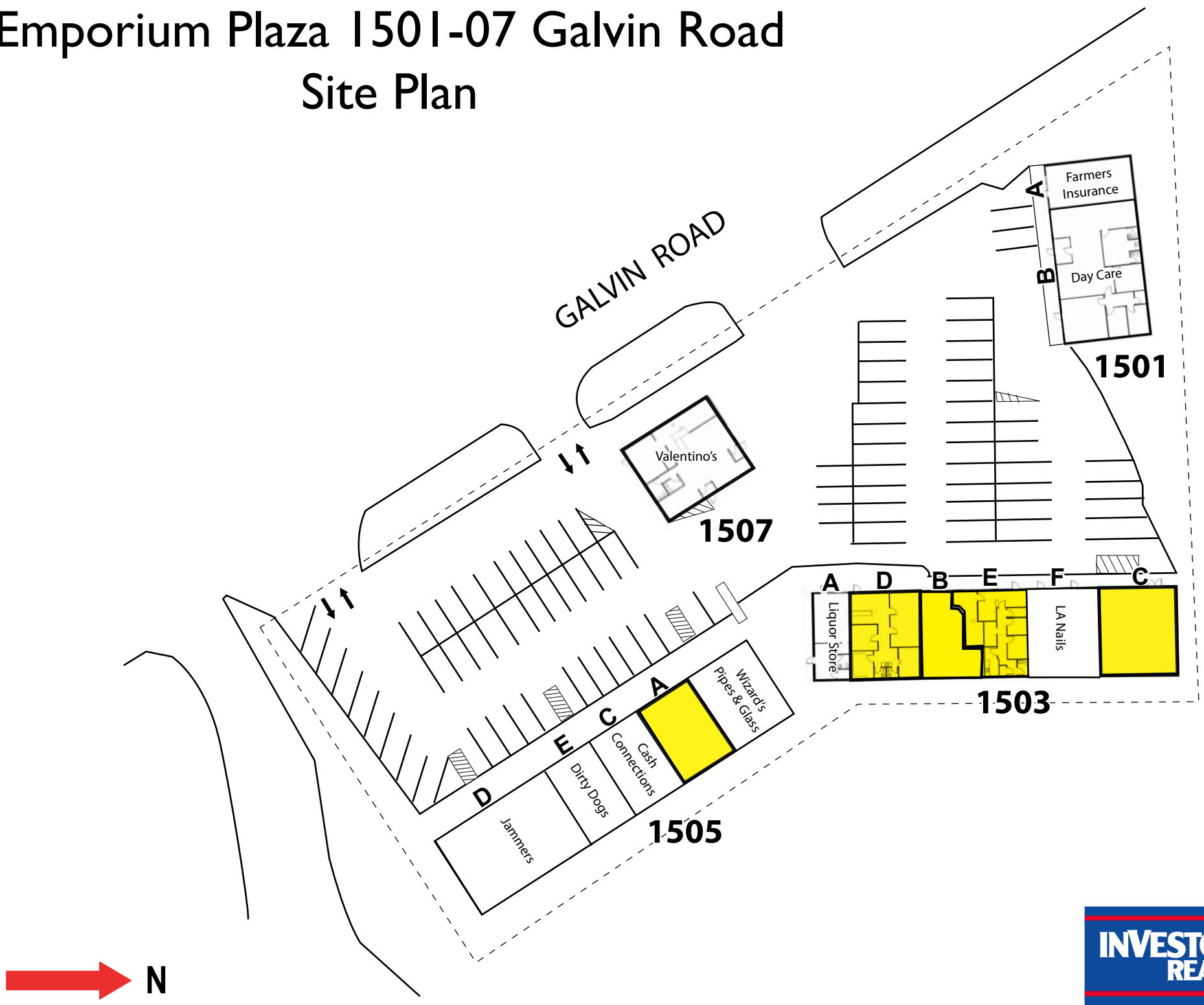


Emporium Plaza - 1503 E & F

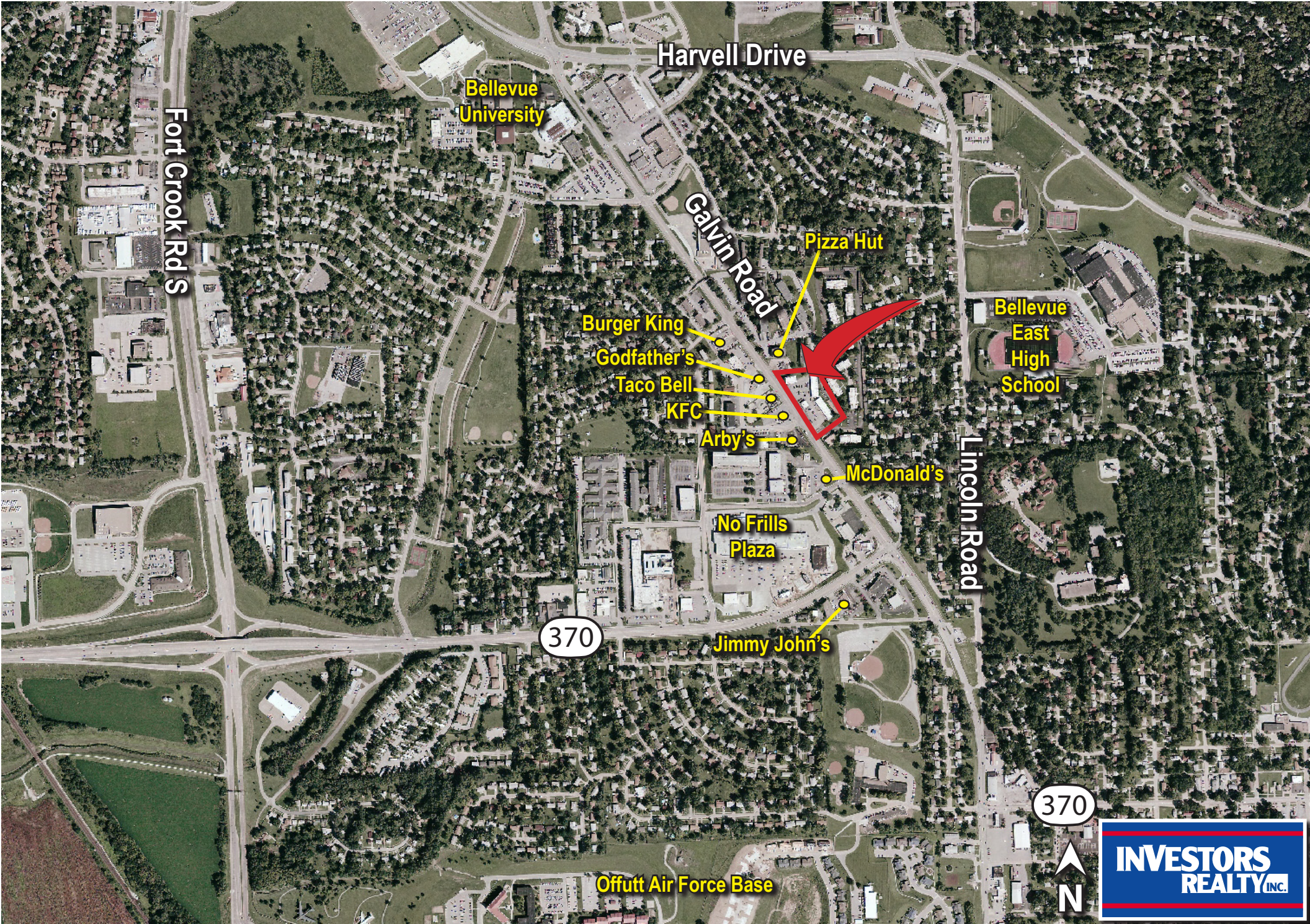
Floor Plans



Emporium Plaza 1501-07 Galvin Road Site Plan



Emporium Plaza -- 1501-1507 Galvin Road, Bellevue



2013 Demographic Highlights

1501-07 Galvin Road, Bellevue, NE 68005

	1.0 mile radius	3.0 mile radius	5.0 mile radius
Population	10,194	40,131	89,665
Households	3,986	15,549	32,156
Income (Median Household)	\$46,147	\$52,576	\$53,696
Income (Average Household)	\$59,850	\$68,679	\$72,213
Daytime Population	4,845	16,434	27,750



*These are projected numbers from the 2010 Census