



11340 BLONDO STREET
76,570 SF

OFFICE BUILDING | FOR SALE



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PJ MORGAN
REAL ESTATE



PROPERTY DETAILS

PRICE	\$7,100,000
BUILDING SIZE	76,570 SF
PROPERTY TYPE	Owner-user, Investment
BUILDING CLASS	B

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DESCRIPTION

Own a stabilized commercial property with immediate income!

This recently updated, all-brick office building presents a rare opportunity for both investors and owner-users. Located in a highly visible, central location, the property is currently 86% occupied, anchored by a primary tenant with many years remaining on their lease, ensuring strong, reliable cash flow from day one.

With over 6 acres of land, the building offers ample parking for staff and clients. The property's central location is close to a wealth of shopping, restaurants, and entertainment. Don't miss the chance to acquire a secure asset with built-in income. A special buyer incentive is available for the remaining vacant space - perfect for an owner-user seeking immediate supplementary income or an investor looking to achieve 100% occupancy fast!



BUILDING INFORMATION

BUILDING SIZE	76,570 sf
LEASED SF	66,001 sf
VACANT SF	10,569 sf
PROPERTY TAXES	\$93,899
YEAR BUILT	1989
ZONING	GO-PUD
LOT SIZE (ACRES)	6.19
TRAFFIC COUNT	27,425

PARKING & TRANSPORTATION

PARKING RATIO	5:1000sf
PARKING TYPE	Surface Lot
PARKING SPACES	388

PROPERTY & LOCATION HIGHLIGHTS

- Centrally located in the Omaha metro
- 85% of the building has been updated in the last 5 years
- Financially stable tenant base, with many lease years left
- Primary tenant Duet has strong support from city, county, state and federal agencies
- Second largest user is national tenant Data Axle, Inc.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,907	92,765	234,777
AVERAGE AGE	34.4	38.3	37.7

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,555	40,278	96,102
PEOPLE PER HH	1.9	2.2	2.4
AVERAGE HH INCOME	\$74,792	\$94,716	\$100,183
AVERAGE HH VALUE	\$222,117	\$240,441	\$237,376

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Annualized Proforma Summary	
Rents	\$729,817.44
CAM Income	\$473,272.44
Total Income	\$1,203,089.88
Operating Expenses	\$525,077.04
NOI	\$678,012.84
CAP Rate	9.5%
Purchase Price	\$7,100,000

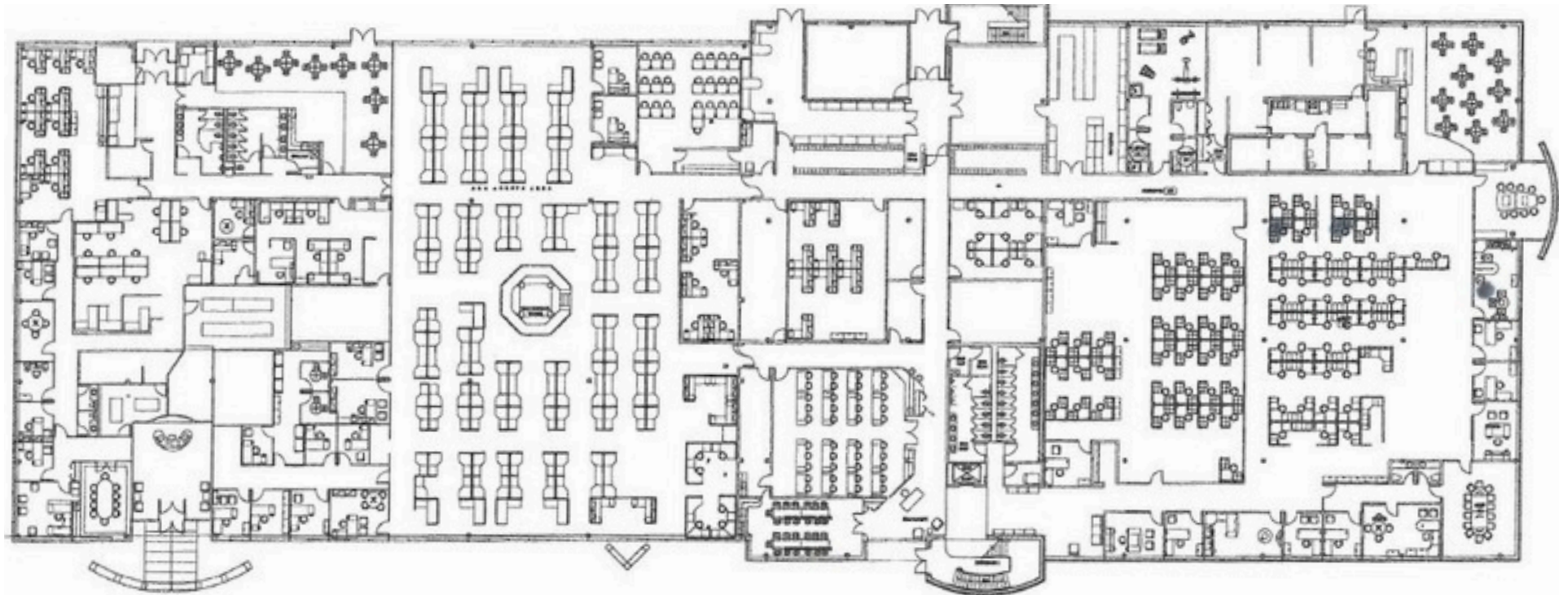
PROFORMA SUMMARY

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PHOTOS

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1ST FLOOR PLAN

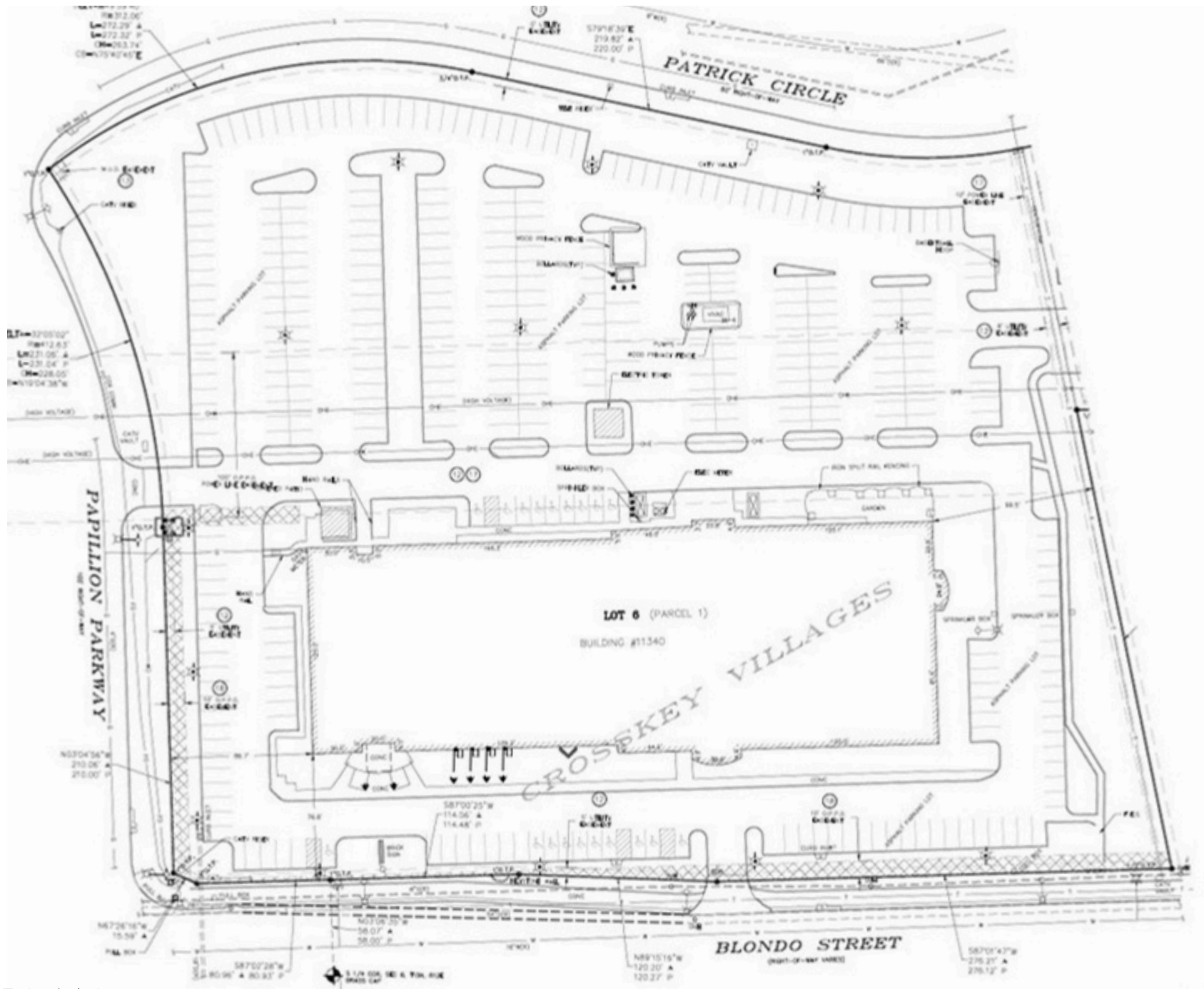
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FLOOR PLAN



PLOT PLAN

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AREA BUSINESSES

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