



OFFICE FOR SUBLEASE

10828 JOHN GALT BLVD, OMAHA NE 68137



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## PROPERTY DETAILS

Lease Rate	\$18 / SF
Building Clas	B
Available SF	2,000
Lease Type	Full Service

## DESCRIPTION

Join A Step Ahead Daycare and AXT Insurance! This office building is conveniently located near I-80 and L St. This prior dental office can easily be converted to a traditional office, medical office, salon services, or light retail! Excellent signage and ample parking make this building a good fit for many industries!



## PARKING & TRANSPORTATION

PARKING RATIO	4/1000
PARKING SPACES	55
TRAFFIC COUNT	21,888

## PROPERTY & LOCATION HIGHLIGHTS

- Conveniently located near I-80 and L ST
- Ample Parking
- Good Signage
- Rent includes utilities (internet optional)

## BUILDING INFORMATION

BUILDING SIZE	12,000 SF
MIN DIVISIBLE	2,000 SF
MAX CONTIGUOUS	2,000 SF
NUMBER OF FLOORS	2
YEAR BUILT	1977

## ADDITIONAL INFORMATION

ZONING	GI
NUMBER OF ACRES	0.884

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,469	84,972	217,623
AVERAGE AGE	36	38	37

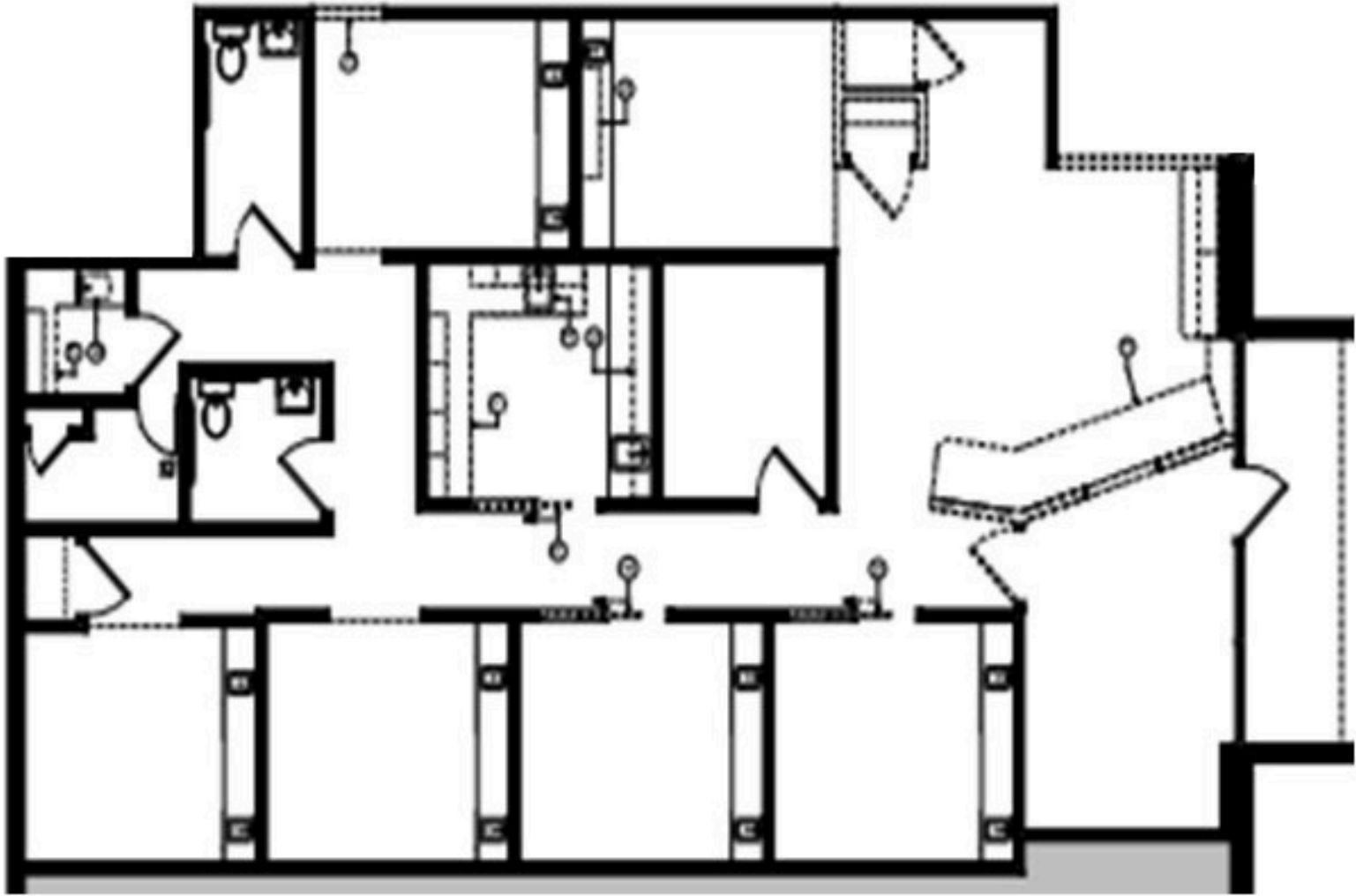
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,746	36,048	89,574
PEOPLE PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$75,239	\$90,926	\$97,334
AVERAGE HH VALUE	\$186,596	\$225,622	\$235,348

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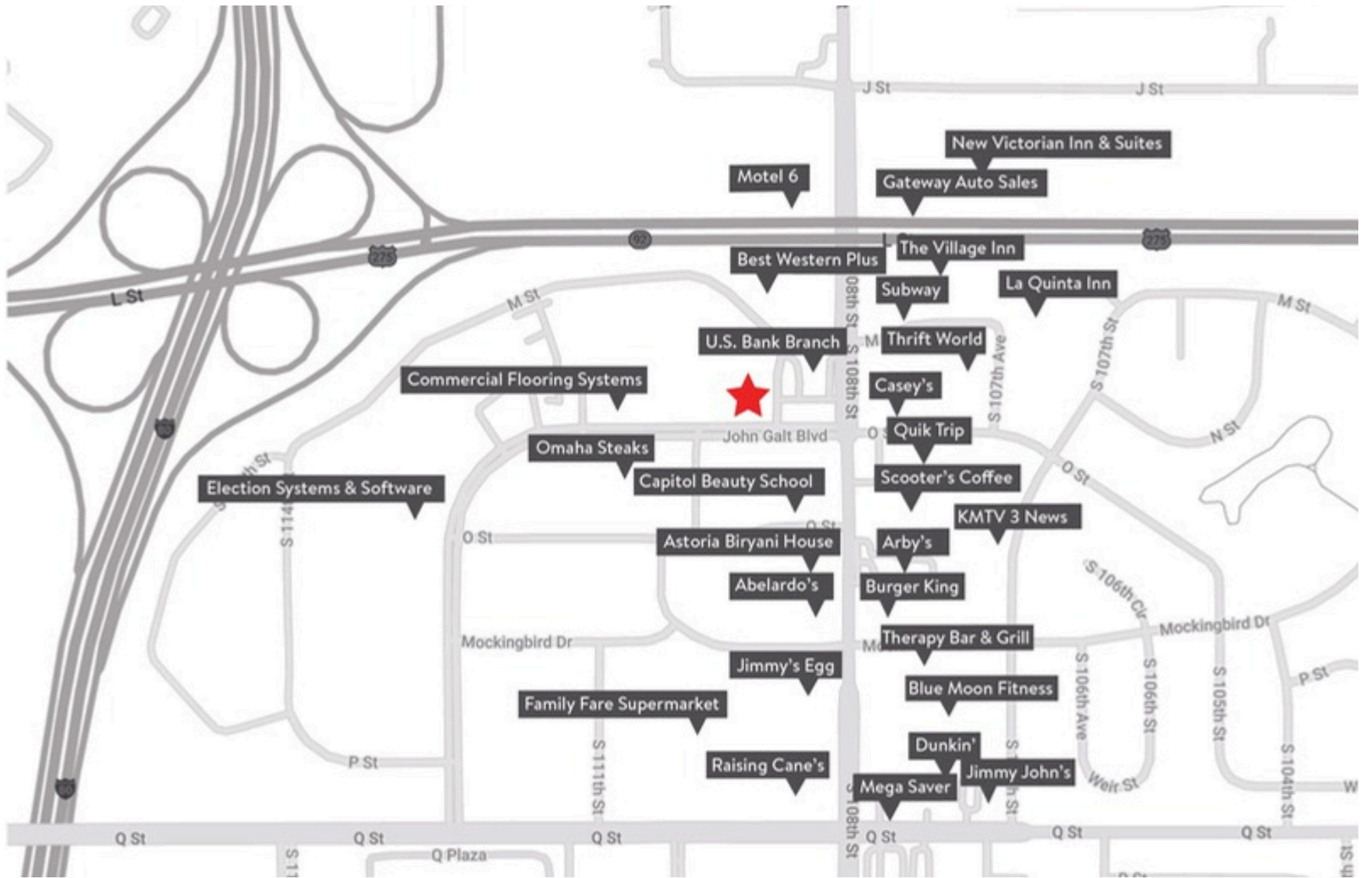
## OFFICE/SALON RENDERINGS

These renderings are examples of potential improvements



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## FLOOR PLAN



## AREA BUSINESSES