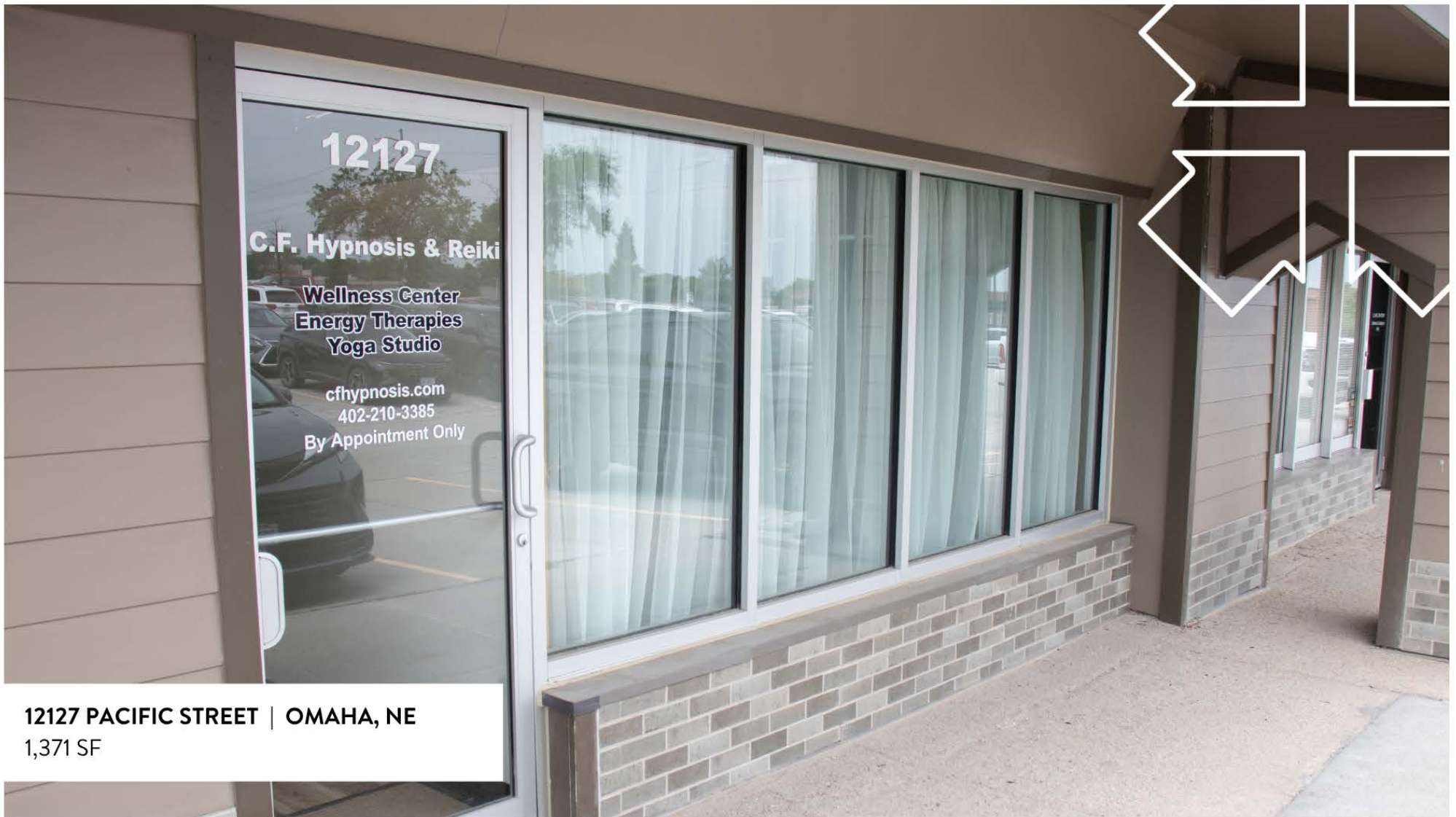




12127 PACIFIC STREET | OMAHA, NE
1,371 SF

OFFICE/RETAIL | FOR LEASE



LAUREN ROBB
lrobb@pjmorgan.com
402-619-4888



PROPERTY DETAILS

RENT	\$12.25/sf
NNN	\$6/sf
SF AVAILABLE	1,371
BUILDING CLASS	C

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DESCRIPTION

- 3 dedicated office spaces
- Large kitchenette & breakroom area
- Modern updates throughout the space
- ADA restroom in place
- Outdoor patio space



PROPERTY & LOCATION HIGHLIGHTS

- Excellent location for office or retail visible just off of the 120 & Pacific intersection
- Park at your door
- Monument signage available

DEMOGRAPHICS

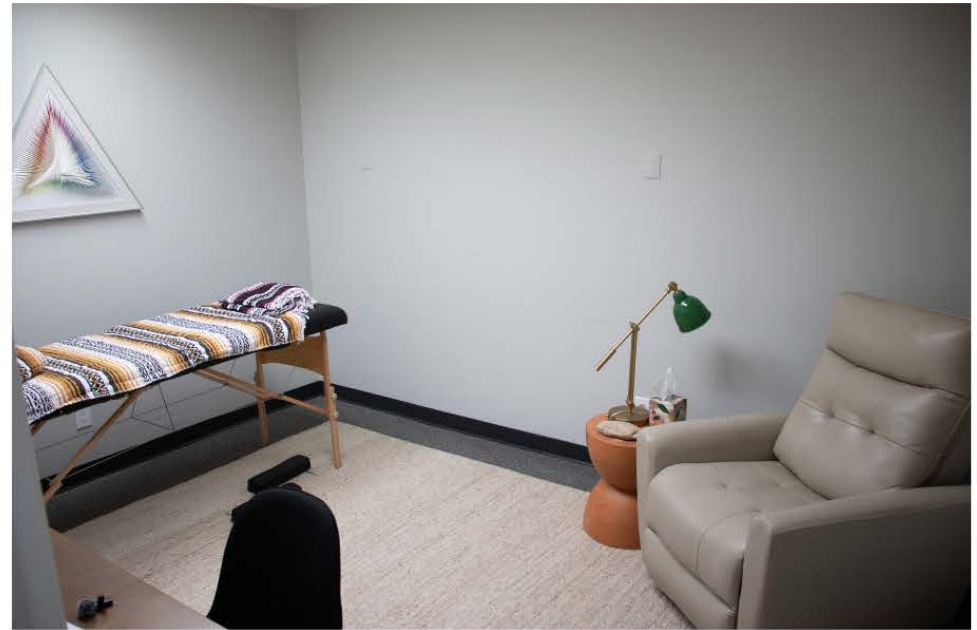
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	24,493	141,600	364,346
AVERAGE AGE	39.8	38.3	37.3
AVERAGE HH INCOME	\$79,334	\$82,426	\$91,850

BUILDING INFORMATION

BUILDING SIZE	23,936 sf
MAX CONTIGUOUS	1,371 sf
NUMBER OF FLOORS	2
YEAR BUILT	1976
ZONING	LC
TRAFFIC COUNT	45,482

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PHOTOS

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