

13710 FNB PKWY

5,000 - 12,929 SF | \$22 SF/YR (NNN)

13710 FNB PKWY, OMAHA, NE 68154



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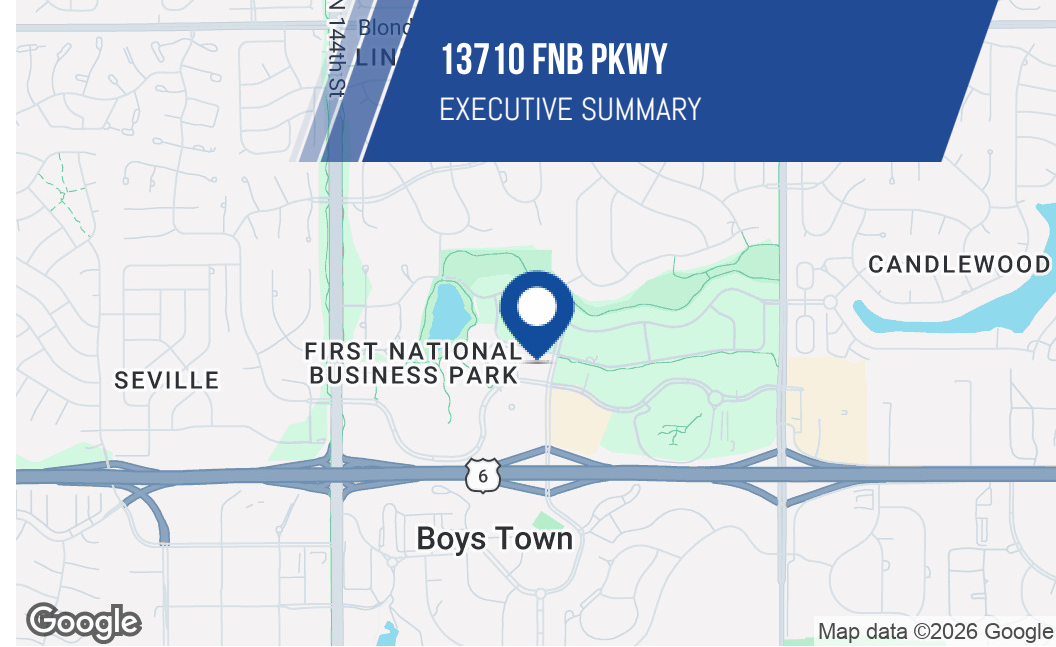


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13710 FNB PKWY
EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$22 SF/YR NNN
Est. Op. Exp.	\$13.44 SF/YR
Available SF:	5,000 - 12,929 SF
Building Size:	63,664 SF
Property Type:	Office Building
Year Built:	1998
Zoning:	MU

PROPERTY OVERVIEW

Move-in ready office space with furniture.

PROPERTY HIGHLIGHTS

- Beautiful 4 story Class A building conveniently located in the First National Business Park.
- Suite 200: divisible between 5,000 SF - 12,929 SF suite available with furniture in place.
- Shared Conference Room located on the 2nd floor.
- Restaurants within walking distance.
- Easy access to the West Dodge Expressway.
- Monument signage available along FNB Parkway.

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BUILDING INFORMATION

Building Size	63,664 SF
Min Divisible	5,000 SF
Max Contiguous	12,929 SF
Number Of Floors	4
Year Built	1998
Construction Status	Existing
Roof	Membrane
Restrooms	Common - per floor
Elevators	2

PARKING & TRANSPORTATION

Parking Description	Underground stalls at \$100 per stall monthly.
Parking Type	Underground and Surface
Parking Ratio	4:1,000

SITE INFORMATION

Cross-Streets	137th & West Dodge Road
County	Douglas
Zoning	MU
Lot Size	2.64 Acres
Location Description	Near 137th Street in the First National Bank Business Park.

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

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DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,649	213,304	544,464
Total Households	1,570	84,386	215,589
Average HH Income	\$168,691	\$89,753	\$80,605

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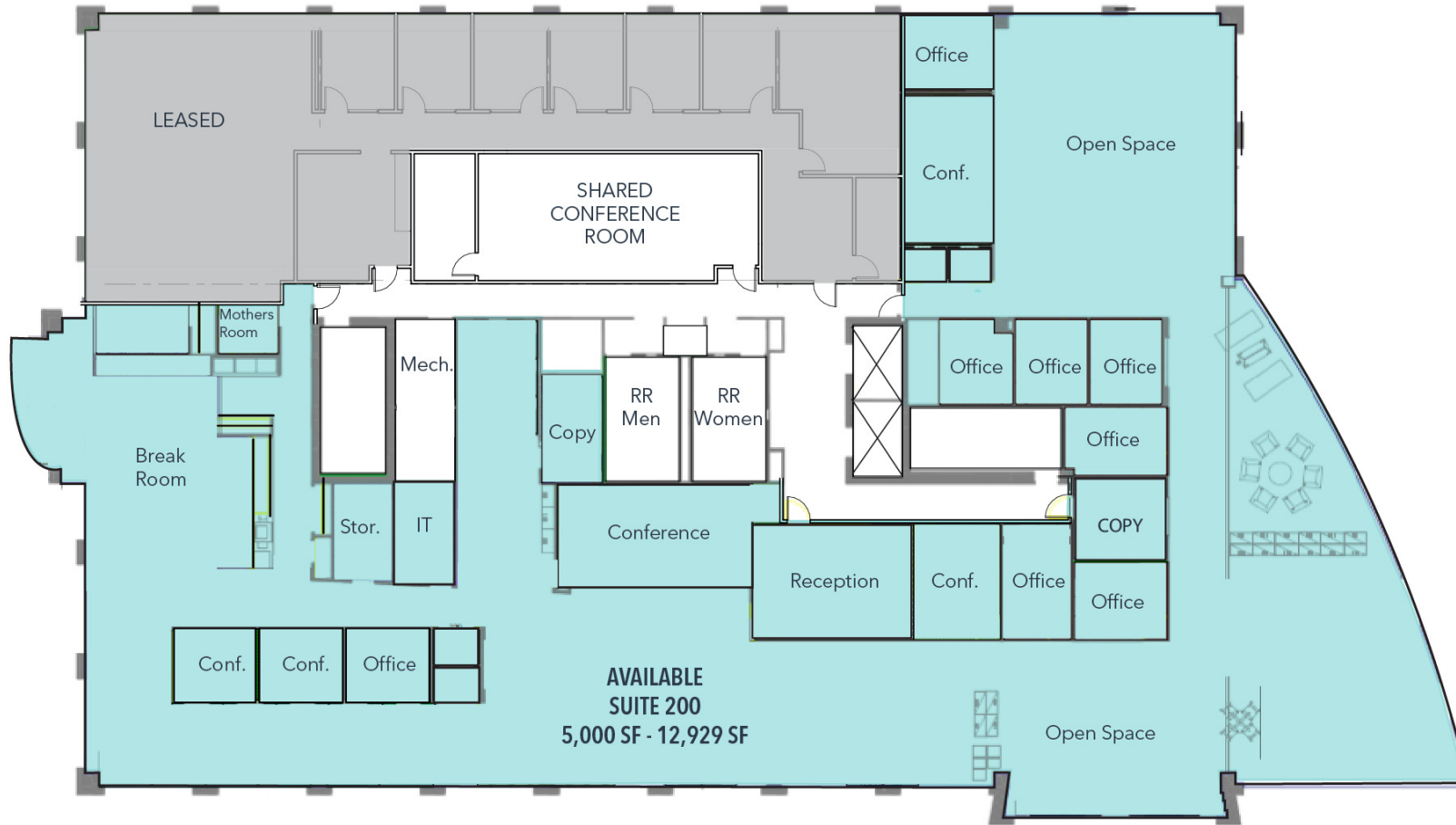
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AVAILABLE SPACES

SPACE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
Suite 200	\$22.00 SF/yr (NNN)	\$13.44	\$38,183.65	Devisable between 5,000 SF - 12,929 SF

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LOCATION MAP



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RETAILER MAP



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ADDITIONAL PHOTOS



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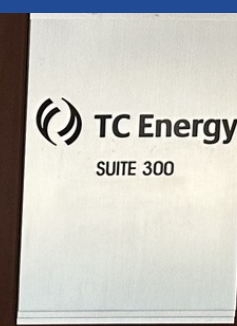
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