

COMMERCIAL FOR LEASE

WEST POINT BUILDING A

15505 Ruggles St. • Omaha, Nebraska

11301 Davenport Street
Omaha, NE 68154
402.330.8000
www.investorsomaha.com

**INVESTORS
REALTY INC.**

Rent Special \$3.00 off psf NNN 1st Year of 5 year deal

\$14.50 psf NNN | 2,031 - 4,573 SF



HIGHLIGHTS

- Anchored by Tanners Bar & Grill, Anytime Fitness and other long term tenants
- 51,340 cars drive past this location every day
- Excellent visibility to 156th Street
- Large monument sign with electronic display
- Former Credit Union space with drive thru lanes available

AGENTS

BRIAN KUEHL
bkuehl@investorsomaha.com

(402) 778-7537



**CERTIFIED
PROPERTY
MANAGER®**

*INDIVIDUAL MEMBERS

Information presented is deemed reliable and is subject to change.
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West Point Retail Building A • 15505 Ruggles Street • Omaha, NE (156th & Ruggles)



\$14.50 PSF NNN

Anchored by Tanners Bar & Grill, Anytime Fitness and several other long term tenants. Located on the NEC of 156th & Ruggles, 1 block North of Maple Street.

BUILDING DATA

Building SF **20,234**
 Avail SF **2,542**
 Min SF **2,542**
 Max SF **2,542**
 Year Built **2003**
 Min Ceiling Ht **14'**
 Fire Sprinkler **Yes**
 HVAC **GFA**
 Restrooms **Building Standard**
 Power **230 3 phase**
 O.H. Doors **None**
 Elevator **No**
 Remarks

SITE DATA

Zoning **Mixed Use**
 Traffic Ct **37,050 cars/day (2014)***
 Parking **5.19 per 1,000 sq. ft.**
 Remarks
***Taken at 156th & W Maple Rd**

COVENANTS/RESTRICTIONS

Easements **Those of Record**
 Covenants **Those of Record**
 Restrictions **Cross parking easements**

LEASE TERMS

Services	PD BY	EST PSF
Gas	Tenant	
Sewer/Water	Tenant	
Electric	Tenant	
Janitorial	Tenant	
HVAC Maint	Tenant	
R.E. Taxes	Tenant	\$3.00 psf
Insurance	Tenant	\$0.49 psf
C.A.M	Tenant	\$2.64 psf
Cost To Tenants		\$6.13 psf (2018 est)
Finish Allowance		Negotiable
Rent Escalator		3% annually
Lease Term		5 years
Lease Form		In House
Will Sell		No
Remarks		

AGENTS

Brian Kuehl 402.778.7537

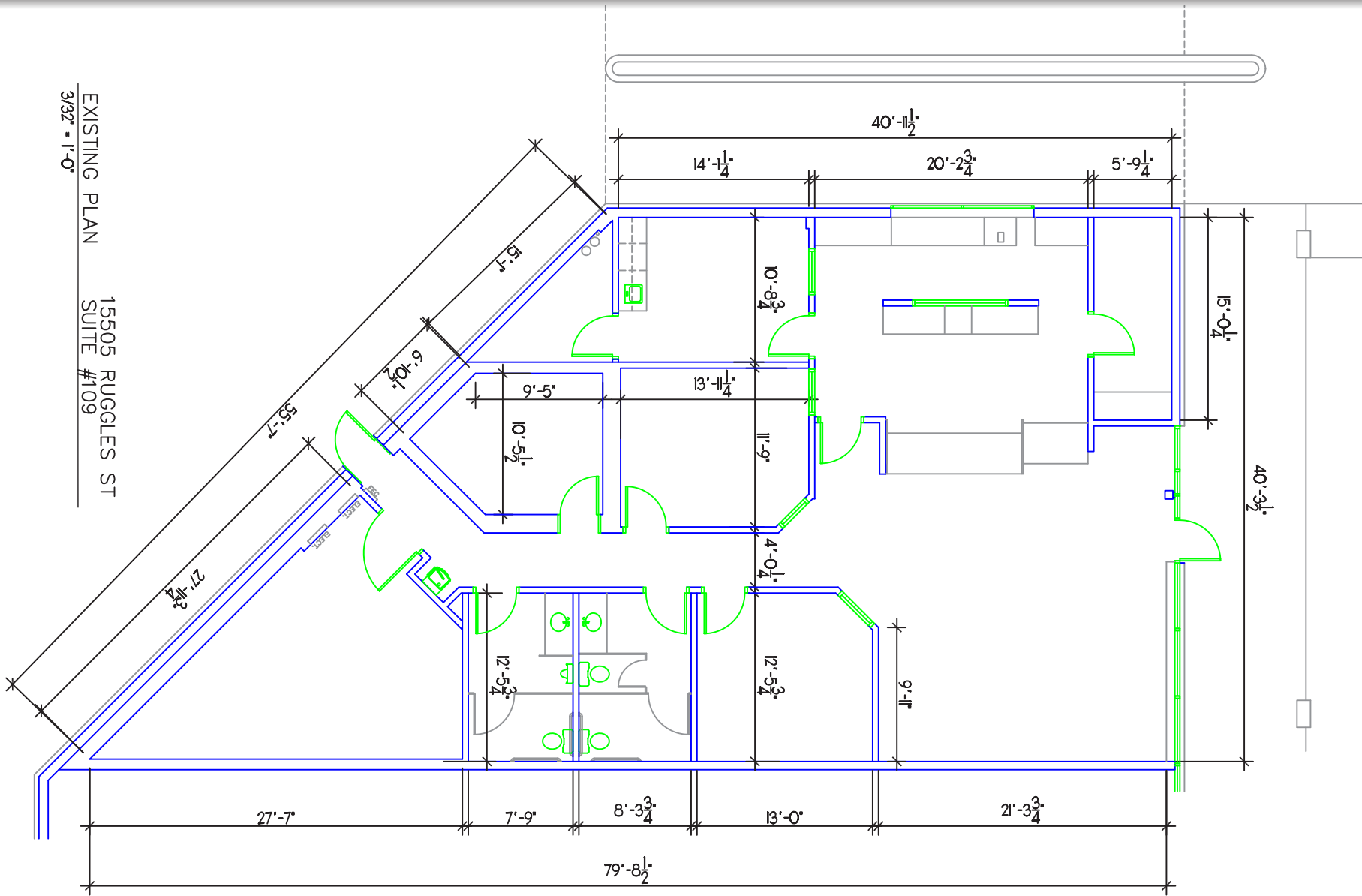
UNIT	SIZE	RATE	BASE RENT	ESTIMATED TOTAL RENT	AVAILABLE
109	2,542 sf	\$14.50 psf	\$3,071.58	\$4,370.12	Now
109 - Rent Special - 1st year		\$11.50 psf	\$2,436.08	\$3,734.62	

FLOOR PLAN - #109

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SITE PLAN

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EXTENDED VIEW AERIAL

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PROPERTY IMAGES

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DEMOGRAPHICS

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2016 DEMOGRAPHIC PROJECTION

	1 MILE	3 MILE	5 MILE
Population:	13,993	72,064	162,434
Avg. HH Income:	\$107,975	\$112,004	\$97,077
Total Households:	5,440	26,338	63,512



2021 DEMOGRAPHIC PROJECTION

	1 MILE	3 MILE	5 MILE
Population:	15,180	78,074	173,986
Avg. HH Income:	\$123,339	\$126,968	\$111,129
Total Households:	5,858	28,422	67,888

