

MARATHON PLAZA BUILDING

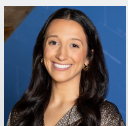
4,400 SF | \$13.00 SF/YR (NNN)

11212 DAVENPORT STREET, OMAHA, NE 68154

**YOUR NAME
HERE**

**INVESTORS
REALTY INC.**

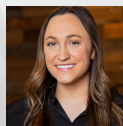
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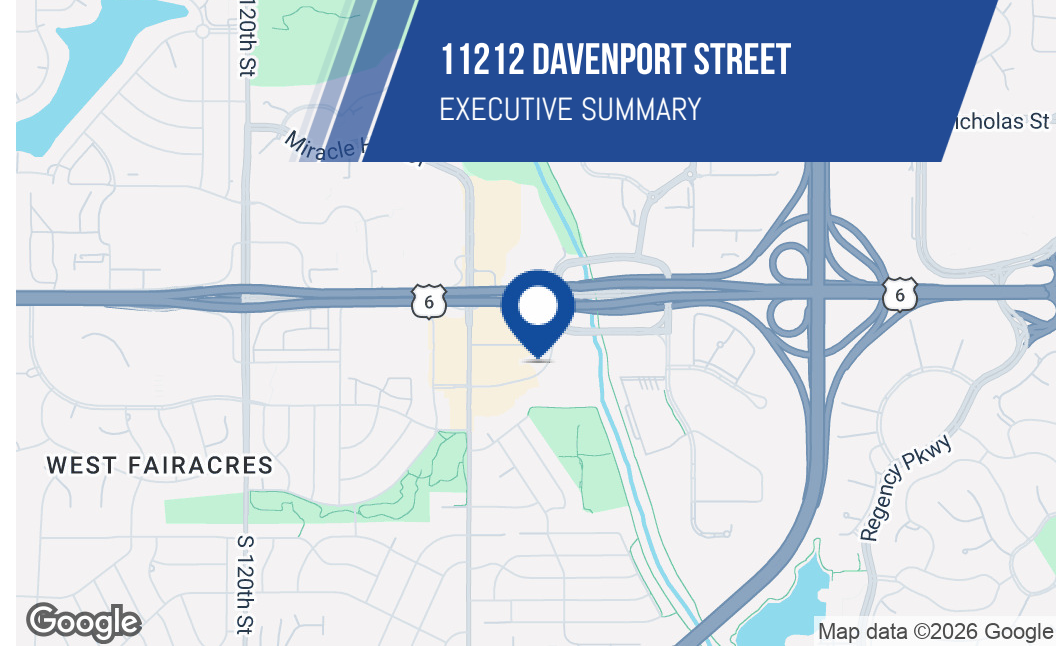


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11212 DAVENPORT STREET

EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$13.00 SF/YR NNN
Est. Op. Exp.	\$8.71 SF/YR
Available SF:	4,400 SF
Building Size:	7,752 SF
Property Type:	Office Building
Year Built:	1982
Zoning:	CC - Community Commercial

PROPERTY OVERVIEW

Single-story office building just south of West Dodge Road at 114th Street, with convenient access from the full-movement intersection at 114th & Davenport.

PROPERTY HIGHLIGHTS

- Move-in ready office space with convenient front-door parking
- Efficient layout featuring 11 private offices, conference room, open workspace, reception area, kitchenette, and restrooms
- Prominent building signage available
- Excellent access to West Dodge Road and the I-680 interchange
- Ideal for a variety of office or professional service users
- Surrounded by restaurants, shopping, and other nearby amenities

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YOUR NAME
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MARATHON PLAZA BUILDING

11212 DAVENPORT STREET, OMAHA, NE 68154

BUILDING INFORMATION

Building Size	7,752 SF
Min Divisible	4,400 SF
Max Contiguous	4,400 SF
Number Of Floors	1
Year Built	1982

PARKING & TRANSPORTATION

Parking Type	Surface
Traffic Count	13,150 - 114th & Davenport St

SITE INFORMATION

Cross-Streets	112th & Davenport Street
County	Douglas
Zoning	CC - Community Commercial
Location Description	112th & Davenport Street

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

OPERATING EXPENSES

CAM:	\$6.07 PSF
Insurance:	\$1.22 PSF
Real Estate Taxes:	\$1.42 PSF
Total:	\$8.71 PSF

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Est. Op. Exp.	\$8.71 SF/YR
Available SF	4,400 SF
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,335	88,392	256,928
Total Households	4,682	38,809	110,579
Average HH Income	\$94,283	\$115,978	\$111,704

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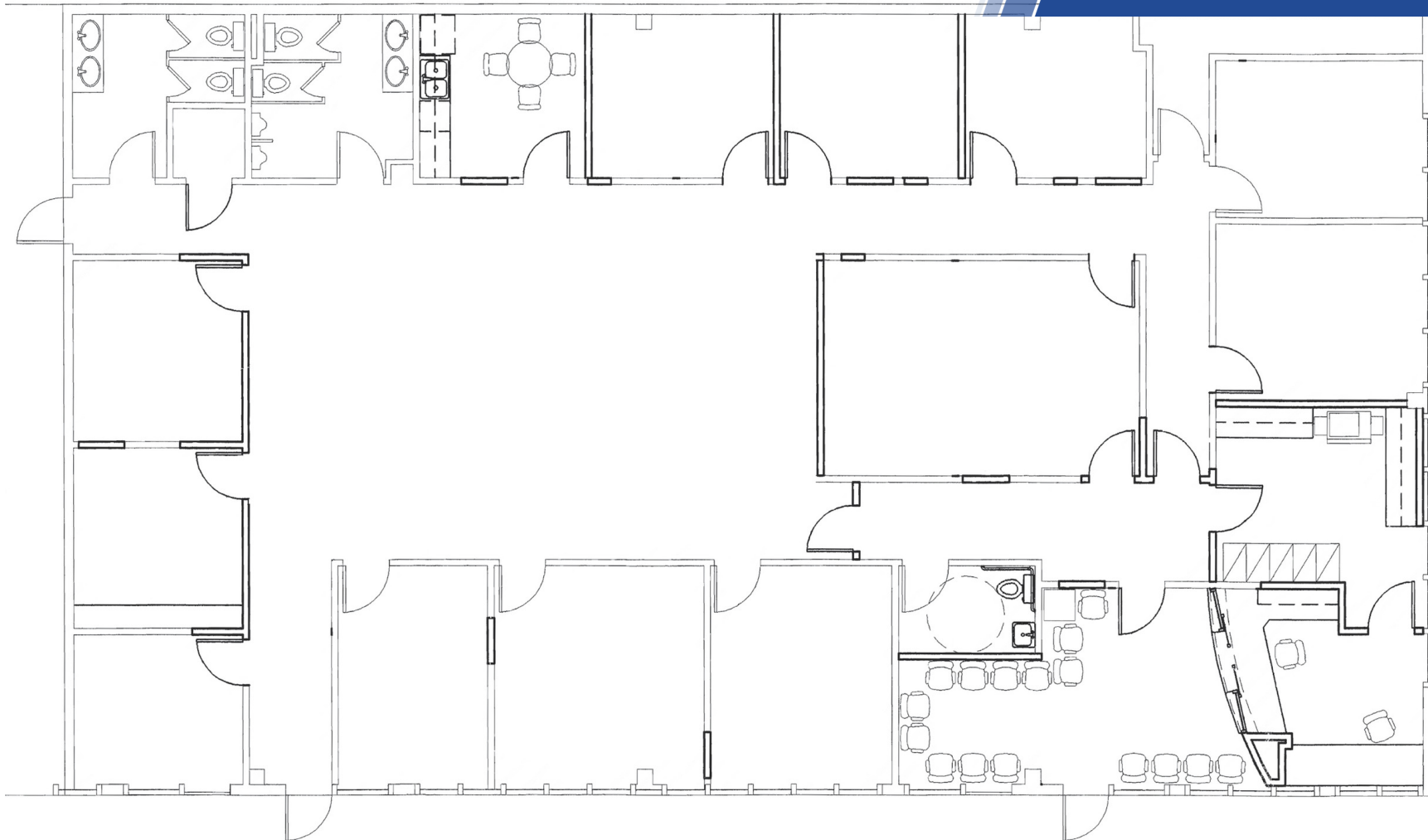
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AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
Suite 1	4,400 SF	\$13.00 SF/yr (NNN)	\$8.71	\$7,960.33	Available 11/1/2026

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SITE AERIAL



Google

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RETAILER MAP



Omaha Teriyaki



DeLeon's Taco Rico



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ADDITIONAL PHOTOS



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