



NWC 168th & Cornhusker

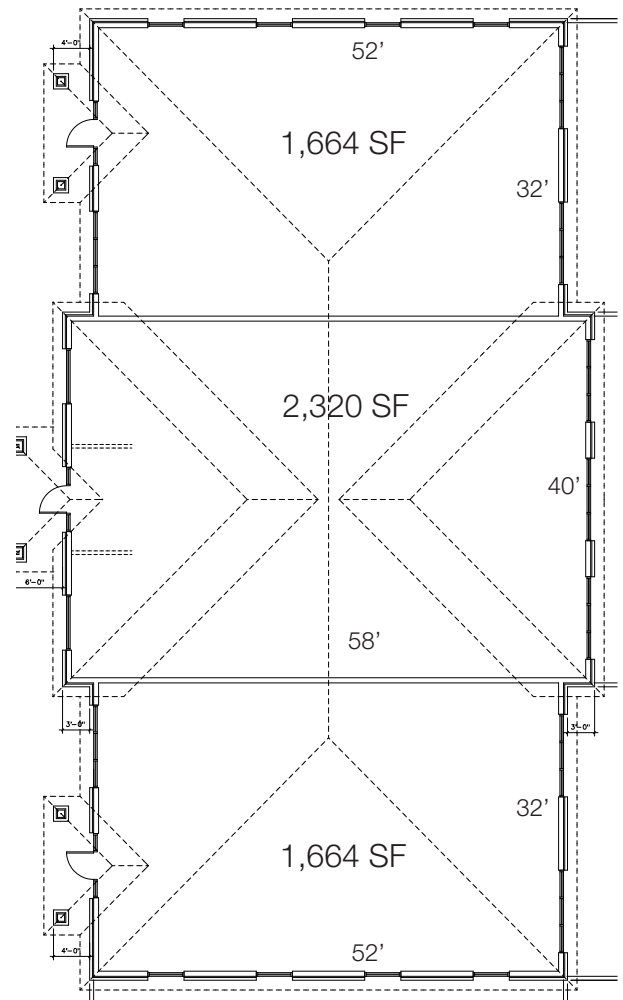
Omaha, Nebraska 68136

Pricing and Availability

- Outland Crossing Office Park
- 12 units available
- For Sale: \$183,404 - \$301,600 per unit
- For Lease: \$16.50 PSF NNN
- 1,664 - 11,296 SF Available

Ownership Benefits

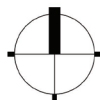
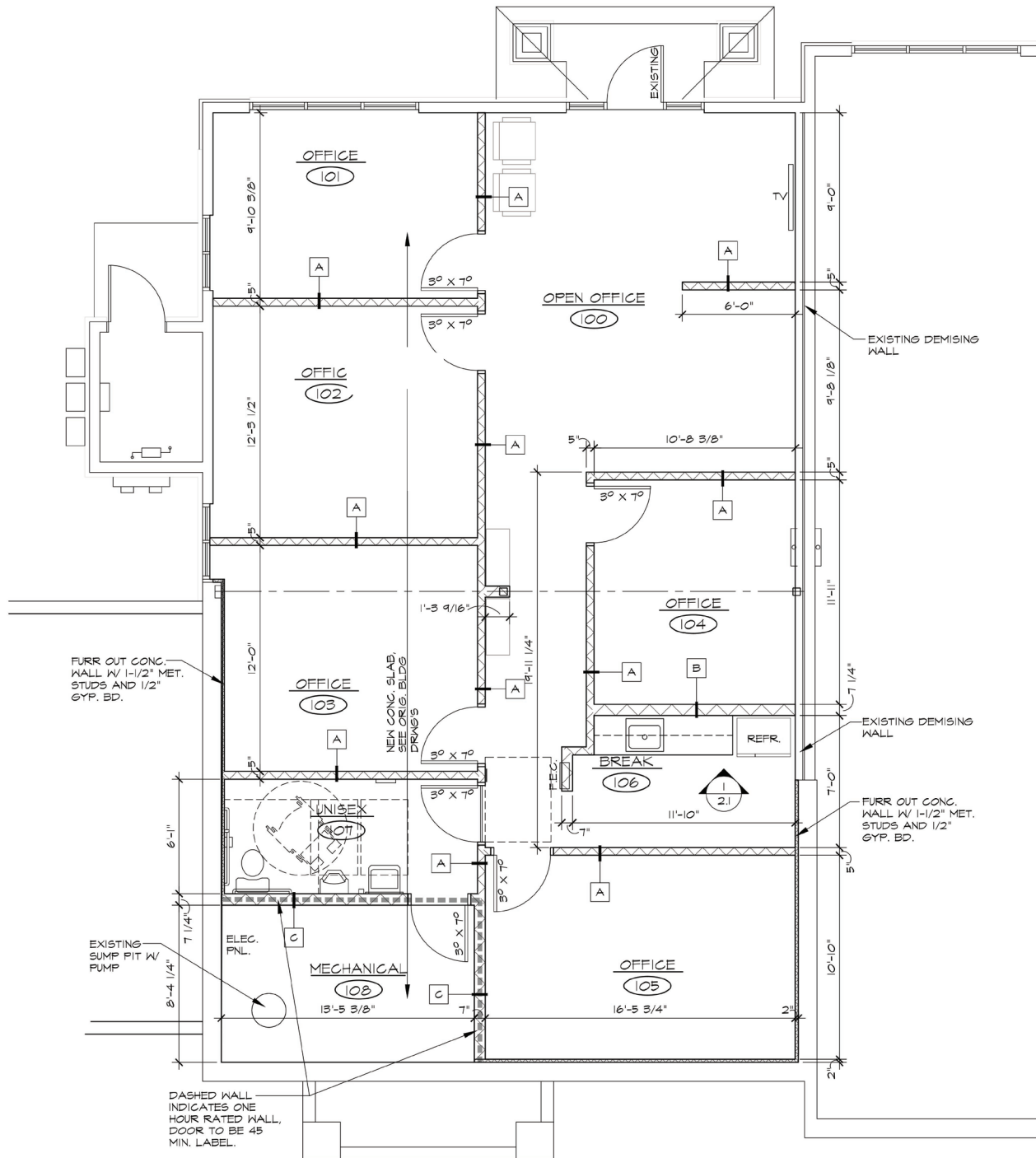
- Full ownership and control
- Equity growth
- No more escalating rent bills
- Capital preservation
- Value appreciation
- Unique tax planning opportunities
- Pay yourself vs. your landlord
- Pride in ownership
- Own for the same per month (or less!) than leasing
- Customized floor plans
- Individual signage
- Large monument sign on corner available
- Agent has equity



Chris Falcone
Vice President
+1 402 255 6066
cfalcone@npdodge.com

12915 West Dodge Road
Omaha, NE 68154
+1 402 255 6060

nainpdodge.com



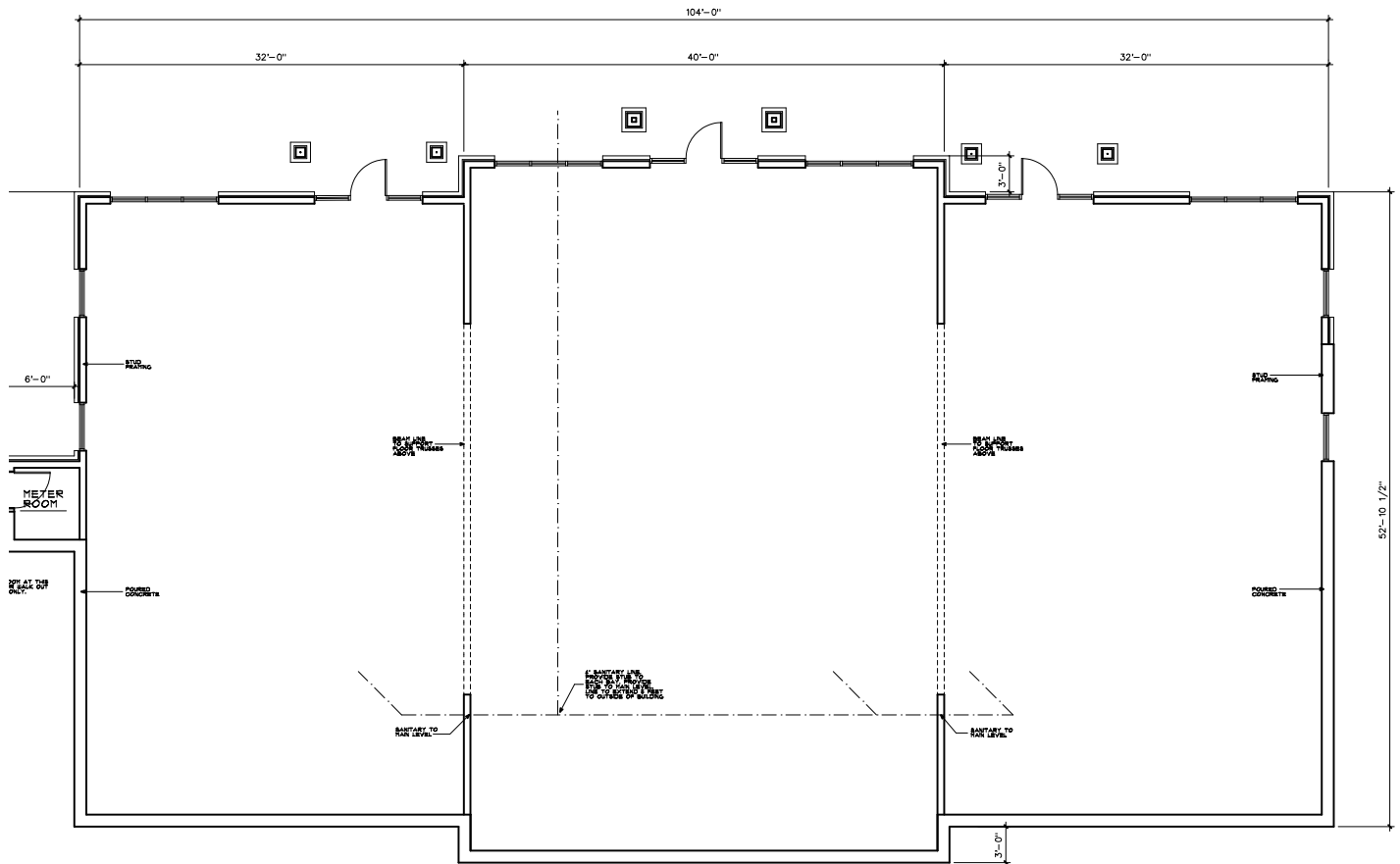
FLOOR PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. FOR NEW WALLS - SEE WALL TYPES, DEMISING WALLS ARE EXISTING
2. ALL DOORS ARE SOLID CORE AS SELECTED BY OWNER, HARDWARE AND FINISH AS SELECTED.
3. ALL BUILDING FINISHES SPECIFIED BY OWNER.

UNISEX RESTROOM CALCULATION



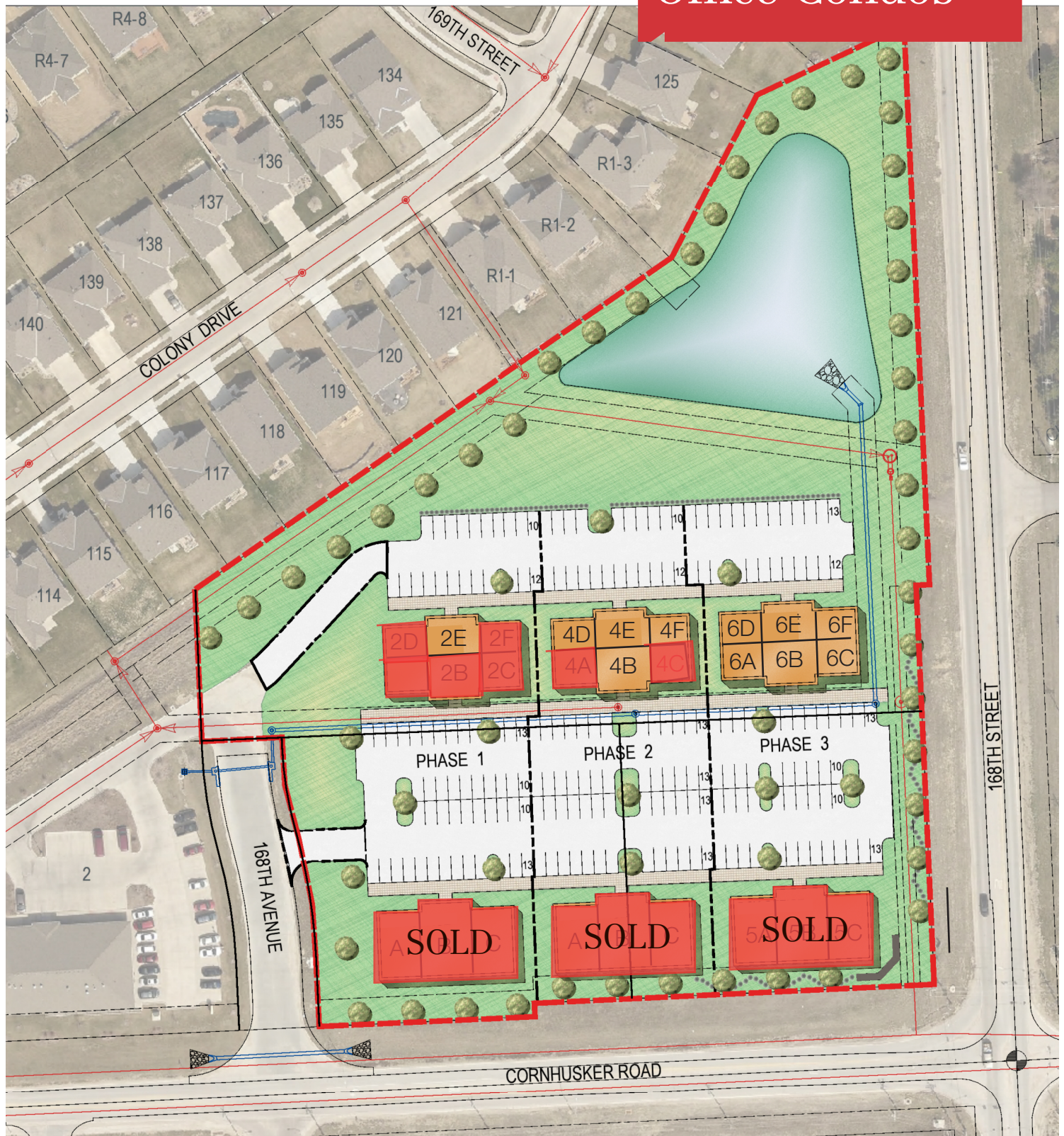
Lower Level Floor Plan

Chris Falcone
Vice President
+1 402 255 6066
cfalcone@npsdodge.com

12915 West Dodge Road
Omaha, NE 68154
+1 402 255 6060
nainpdodge.com

Unit Breakdown

	SF	Sale Price
Building 1 9869 S 168th Avenue		
Suite A	1,664	SOLD
Suite B	2,320	SOLD
Suite C	1,664	SOLD
Building 2 9839 S 168th Avenue		
Suite A	1,664	SOLD
Suite B	2,320	SOLD
Suite C	1,664	SOLD
Suite D(Complete Build Out)	1,664	SOLD
Suite E	2,320	\$232,000
Suite F	1,664	SOLD
Building 3 9859 S 168th Avenue		
Suite A	1,664	SOLD
Suite B	2,320	SOLD
Suite C	1,664	SOLD
Building 4 9829 S 168th Avenue		
Suite A	1,664	SOLD
Suite B	2,320	\$266,820
Suite C	1,664	SOLD
Suite D	1,664	\$183,040
Suite E	2,320	\$255,200
Suite F	1,664	\$183,040
Building 5 9849 S 168th Avenue		
Suite A	1,664	SOLD
Suite B	2,320	SOLD
Suite C	1,664	SOLD
Building 6 9819 S 168th Avenue		
Suite A	1,664	\$216,300
Suite B	2,320	\$301,600
Suite C	1,664	\$216,300
Suite D	1,664	\$199,680
Suite E	2,320	\$278,400
Suite F	1,664	\$199,680



Site improvements and building shell includes:

An interest in the land and site improvements per site plan including storm sewers, sanitary sewers, water lines, fire hydrants, concrete curbs and gutters, sidewalks, parking lot lighting, asphalt parking lot, lot striping, electrical service to the purchase space, exterior lighting at canopies, landscaping, irrigation system, trash enclosure and monument signage per plan approved by Sarpy County. All the common areas are owned and maintained by the Condominium Association.

Architecture, engineering and soil testing per plans and specifications.

Electrical service will be installed at Seller's expense and ready for power hookup. All sewage/waste and fresh water lines will be stubbed to the building and ready for distribution to the individual unit by buyer.

Building shell constructed per plans and specifications including foundation, slab, demising wall installed top to bottom, exterior finish, sidewalks, landscaping, glass and glazing, dirt based floor/wood subfloor, aluminum storefront exterior doors and windows.

Demising wall requirements to be done as part of Tenant Improvements: (at Buyer's expense)

Full thickness R-19 fiberglass insulation installed in wall cavities, R-38 blown insulation in attic space, 5/8" type X drywall hung and taped with sound caulking applied at all perimeter edges of drywall and around all wall penetrations including electrical outlets and plumbing penetrations.

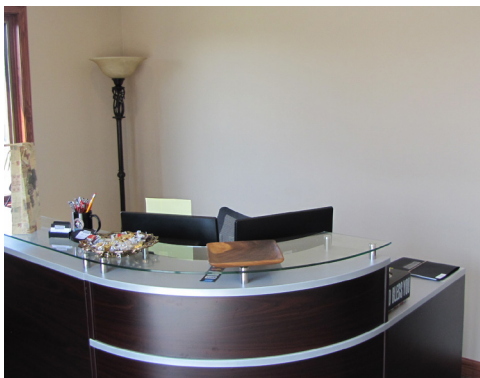
Condo Association dues include the following:

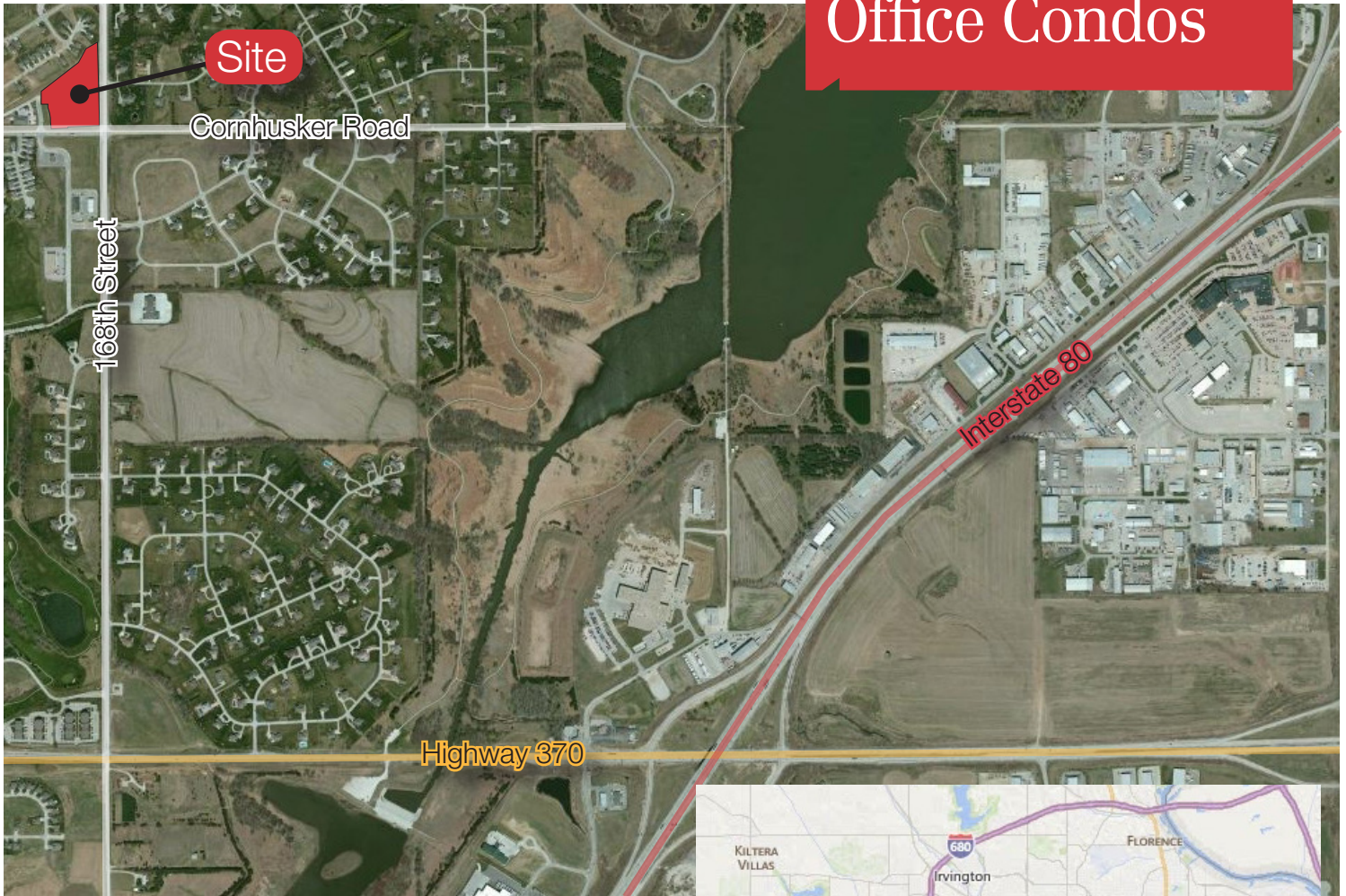
Insurance & Liability • Electric (sign & street lights) • Water (irrigation) • Administration
Lawn & Grounds Care • Snow Removal • Rubbish Removal • Common Area Reserve
Unit Reserve • Contingency • Administrative

Approximately \$1.25 PSF annually, and paid quarterly. Unit reserve of \$1.25 PSF due at time of closing.

Customizable Interior

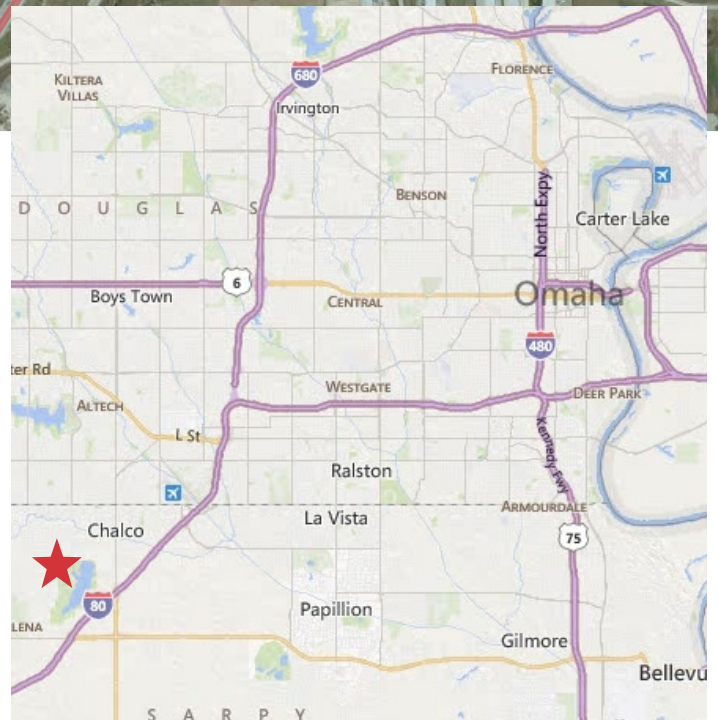
Going to work is no longer business as usual. Owning your own work space allows you the versatility of customizing your office to better accommodate you, your employees and your clients.





2017 Demographics

	1 mile	3 miles	5 miles
POPULATION	4,722	40,475	96,102
NUMBER OF HOUSEHOLDS	1,652	14,112	34,623
AVERAGE HOUSEHOLD INCOME	\$103,891	\$95,309	\$89,404



Chris Falcone
Vice President
+1 402 255 6066
cfalcone@npdodge.com

12915 West Dodge Road
Omaha, NE 68154
+1 402 255 6060
nainpdodge.com