

13930 GOLD CIRCLE

For Sale



IDEAL OWNER-OCCUPANT OPPORTUNITY IN CENTRAL LOCATION!



CUSHMAN &
WAKEFIELD

LUND
COMPANY

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

01

Property Information

02

Aerials

03

Financials

04

Floor Plans



Property Information

General

Owner:	Gold Street Partnership, A Nebraska General Partnership	
Address:	13930 Gold Circle, Omaha, NE 68144	
Legal Address:	Lot 6, Georgetown Replat 2, as surveyed, platted and recorded in Omaha, Douglas County, Nebraska	
Description:	Two-story colonial style office building, consisting of a lower-level for storage and two upper-levels for office uses.	
Year Built/Expanded:	1984/1996	
Square Feet:		
	Gross	Rentable
Lower Level:	858	0
First Floor:	7,914	7,105
Second Floor:	7,914	7,486
Total:	16,686	14,591
Sale Price:	\$1,990,000	
Price/SF:	\$119.26 PGSF (Per Gross Square Feet) \$136.39 PRSF (Per Rentable Square Feet)	
Land Area:	0.86 Acres (38,900 SF)	
Parking:	52 Stalls (4.16 per 1000 USF)	
Zoning:	General Office (GO)	
Suites Statues:	Occupied (MTM): four (4) Vacant: four (4)	
Restrooms:	Two (2) sets, one on each floor	
Vertical Access:	Southeast and northwest stairwells & north elevator	
Features:	Skylight, lower-level storage	

Building Structure & Systems

CONSTRUCTION

- Wood frame, brick, glass windows.

ROOF

- Flat membrane (2011). The warranty expires October 15, 2026.
- Asphalt shingle (2019). The warranty expires September 17, 2034.

MECHANICAL

- Six (6) Forced Air Furnace with Cooling Packaged Units:
 - Three (3) York 7.5- ton units installed in 2011.
 - One (1) York 6-ton unit installed in 2011.
 - One (1) York 3-ton unit installed in 2011.
 - One (1) Lennox 7.5-ton unit installed in 2016.

Location

The Property, along with several similar sized office buildings, align Gold Circle, north of West Center Road. Immediate access to West Center Road is via the 140th & West Center Road stoplight Intersection, just one block to the southwest. Northbound traffic can easily access abutting Arbor Street with direct connection to 144th Street, another stoplight intersection, just four blocks to the west. I-680 is three miles east of Property. Plentiful retail, dining and financial services are within the immediate vicinity.

Financials

TENANT RENT ROLL AS OF MAY 31, 2024

TENANT	SUITE #	SIZE (RSF)	LEASE EXPIRATION	SCHEDULED ANNUAL BASE RENT	SCHEDULED ANNUAL BASE RENT PRSF	COMMENTS
TENANT A	101	1,340	MTM	\$18,000	\$13.43	Either party has 30-day notice to terminate
VACANT	102	1,528	N/A	\$0	\$0	N/A
VACANT	103	3,023	N/A	\$0	\$0	N/A
TENANT B	107	1,214	MTM	\$8,508	\$7.01	Either party has 30-day notice to terminate
TENANT C	201	3,975	MTM	\$55,812	\$14.04	Landlord has 180-day notice to terminate; Tenant, 30-day
TENANT D	203	1,334	MTM	\$16,188	\$12.13	Either party has 30-day notice to terminate
VACANT	205	870	N/A	\$0	\$0	N/A
VACANT	207	1,307	N/A	\$0	\$0	N/A
TOTAL		14,591		\$98,508		

PRO FORMA (EXISTING OCCUPANCY) AS OF MAY 31, 2024

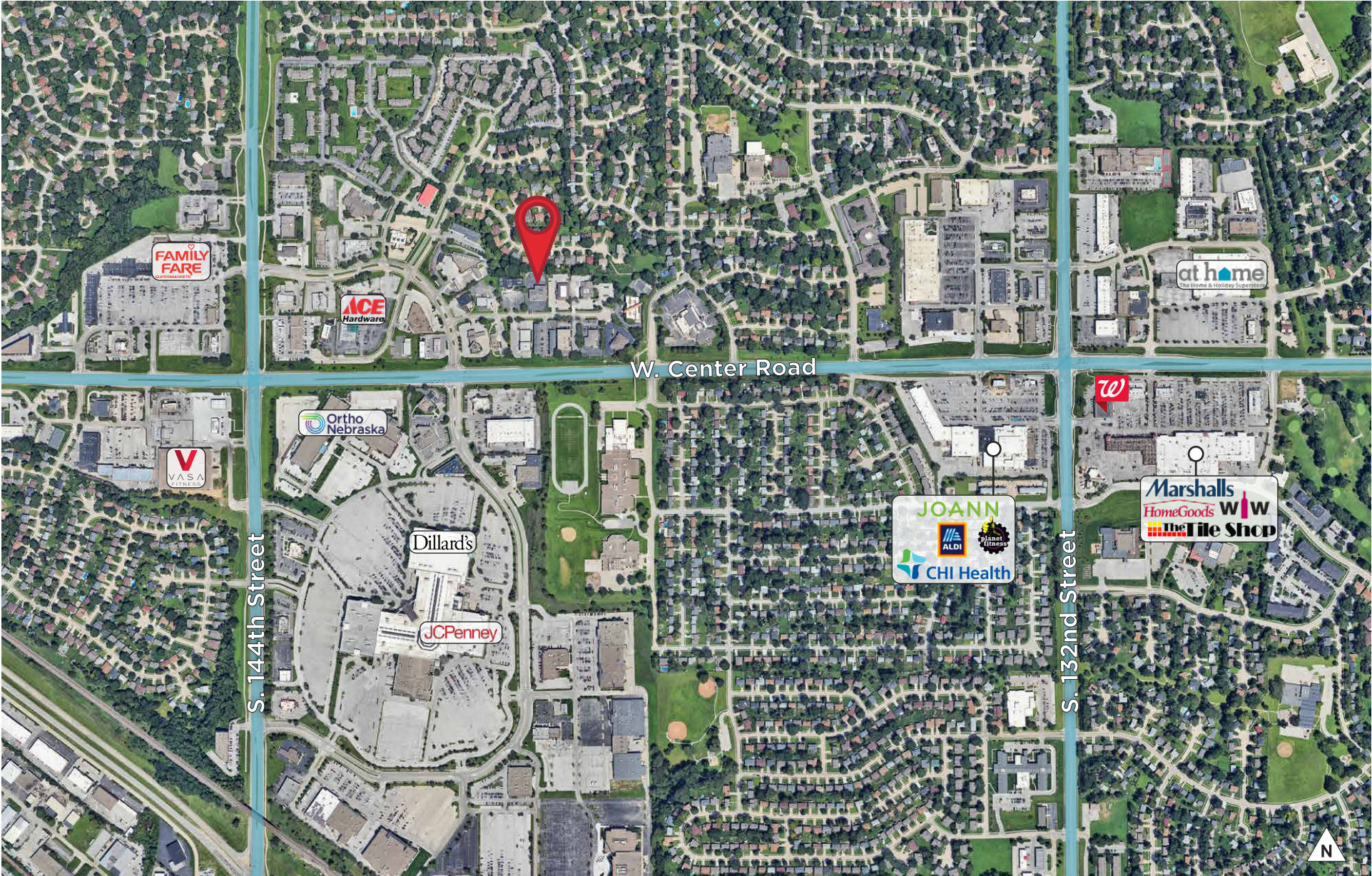
EXPENSES	INCOME		\$98,508
	ITEM	PRSF	ANNUAL AMOUNT
	Elevator	\$0.05	\$730
	Grounds	\$0.15	\$2,189
	Insurance	\$0.40	\$5,836
	Janitorial	\$0.90	\$13,132
	Management	\$0.66	\$9,630
	Miscellaneous	\$0.05	\$730
	Professional Services	\$0.20	\$2,918
	Real Estate Taxes	\$1.35	\$19,698
	Repairs & maintenance	\$1.25	\$18,239
	Snow Removal	\$0.20	\$2,918
	Trash Removal	\$0.15	\$2,189
	Utilities	\$1.50	\$21,887
	Total Expenses	\$6.86	\$100,096
	NOI		-\$1,588



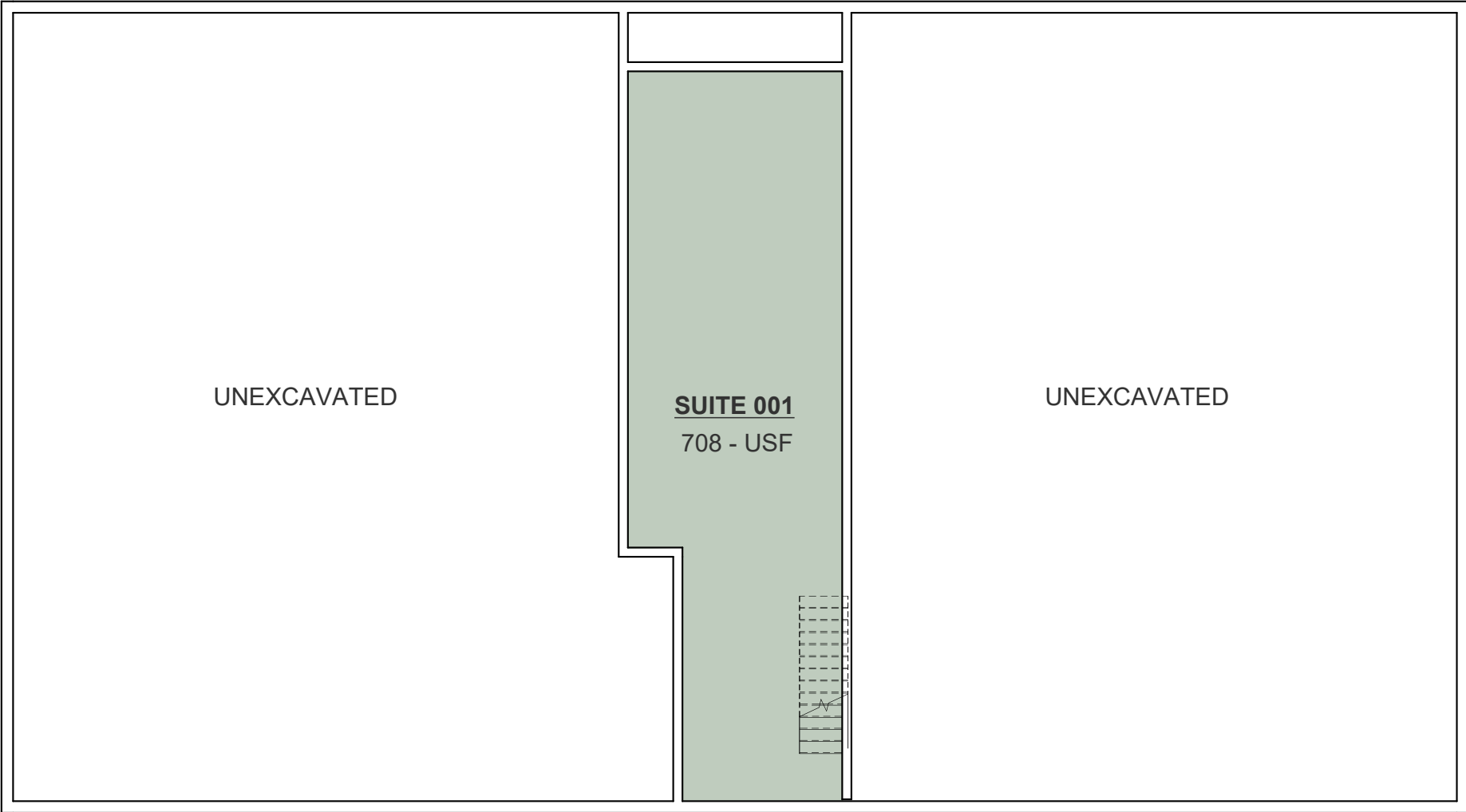
Low Altitude Aerial



High Altitude Aerial



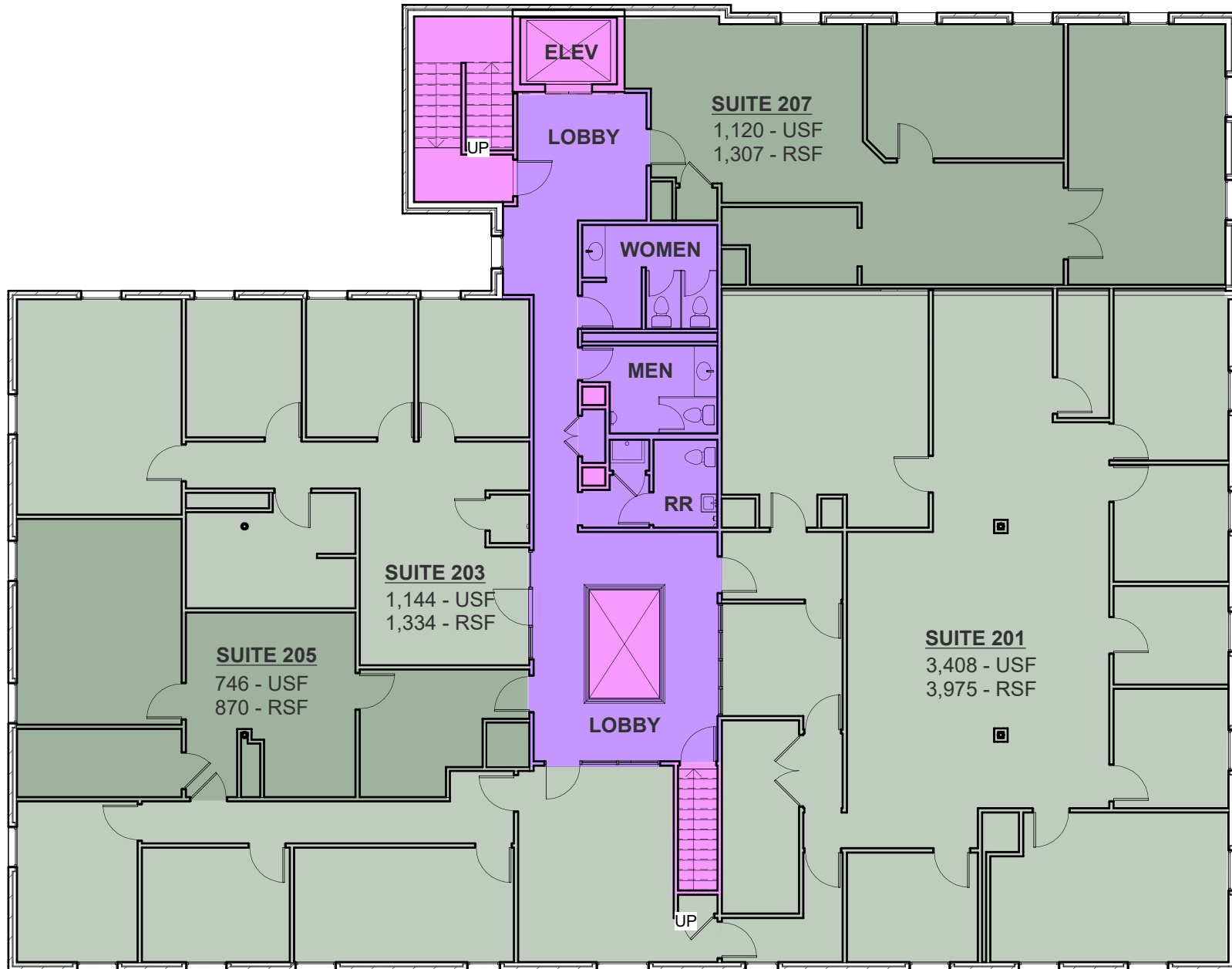
Lower-Level Floor Plan



First Floor Plan



Second Floor Plan





CONTACT INFORMATION

Spencer Secor

402 548 4069

spencer.secor@lundco.com

Richard Secor, Jr, CCIM

402 548 4010

richard.secor@lundco.com



LUND
COMPANY

Cushman & Wakefield/The Lund Company
450 Regency Parkway, Suite 200, Omaha, NE 68114
402 393 8811 | lundco.com