

**DEAL SUMMARY:**

# Sunnyslope Professional Center

5654 N 103rd Street  
Omaha, NE 68134



## Property

Type ..... Office  
Size ..... 10,000 SF  
Year Built ..... 1974

## Result

Price ..... \$817,500  
Price/SF ..... \$81.75 PSF  
Sale Date ..... July 26, 2022

## Deal Points

- Sellers acquired Sunnyslope office building in a portfolio sale
- Brokers leased vacant space and then listed property for sale at \$785,000 roughly a year later
- Property received multiple offers and sold over asking price
- Sellers plan to 1031 into new investment property
- Significant capital improvements were completed prior to sale

## Challenges

- Multiple small office tenants with varying rental rates and lease types
- Holdover tenants with below market rents

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