

FOR SALE & LEASE



11010 BURDETTE STREET

11010 Burdette Street, Omaha, NE 68164

CONNER DANA

Managing Broker

402.598.9367

conner@campbelldana.com

SETH V. CAMPBELL

President

402.214.6106

seth@campbelldana.com



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REAL ESTATE

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OFFERING SUMMARY

Lease Rate:	\$10.95 - \$12.95 PSF
Lease Type:	NNN
Available SF:	4,787 - 9,987 SF
Suites Available:	2

OFFERING SUMMARY

Sale Price:	\$6,950,000.00
Total Building SF:	44,000 SF
Lot Size:	4.12 Acres

PROPERTY DESCRIPTION

Aggressively priced office space is available for tenants seeking furniture in place, featuring window-lined open seating areas and ample private office space. This space offers a large break room, satellite coffee and kitchenette stations, as well as accessible conference or huddle rooms throughout.

The landlord is open to making floor plan adjustments to suit the square footage requirements of a successor tenant. An example of an alternate floor plan is provided for reference.

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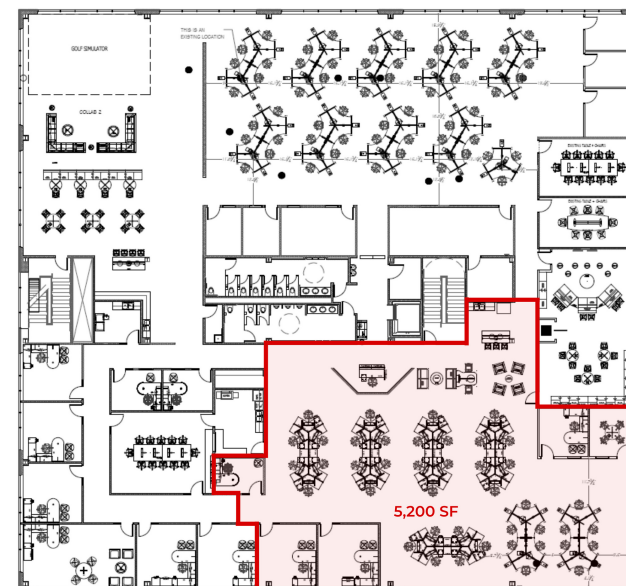
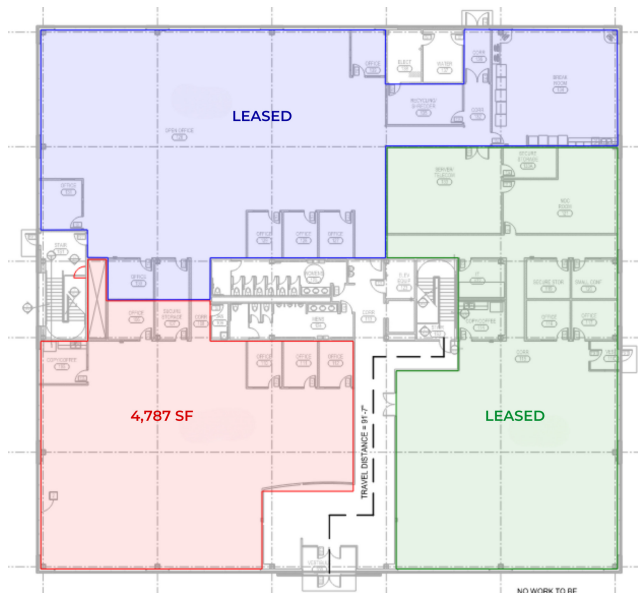
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,787 - 9,987 SF	Lease Rate:	\$10.95 - \$12.95 SF/yr

AVAILABLE SPACES

SPACE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1	4,787 SF	NNN	\$10.95 SF/yr	4 Offices Storage Breakroom
2	5,200 SF	NNN	\$12.95 SF/yr	5 Offices Kitchenette Open Space

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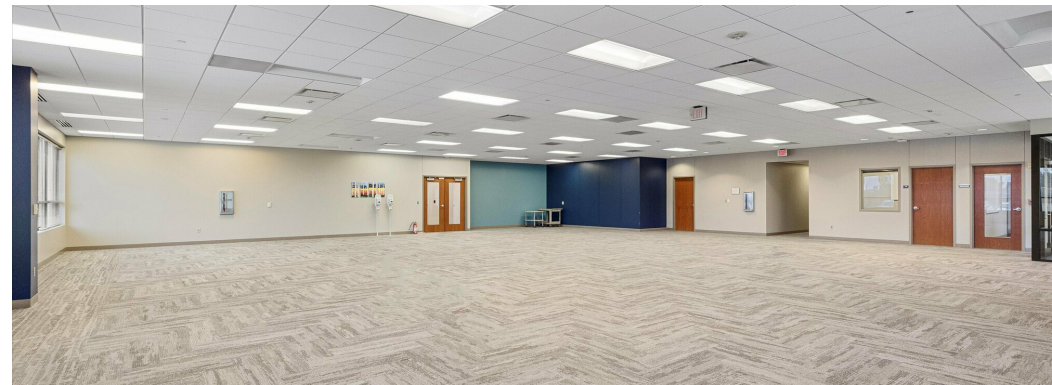
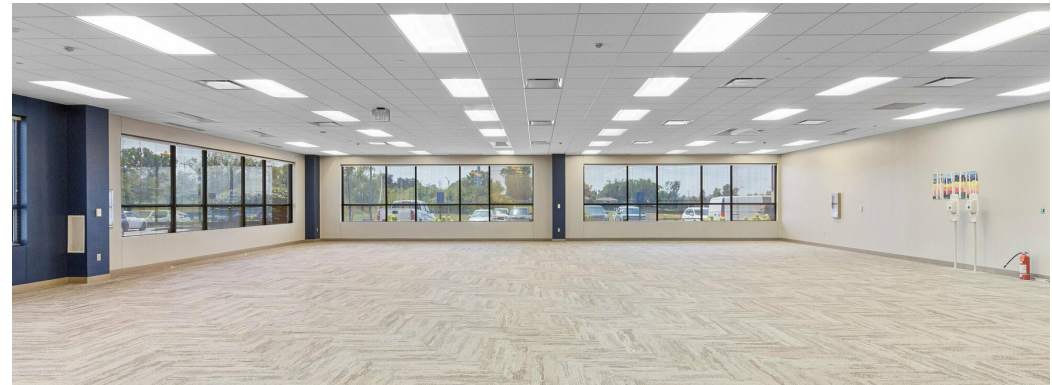
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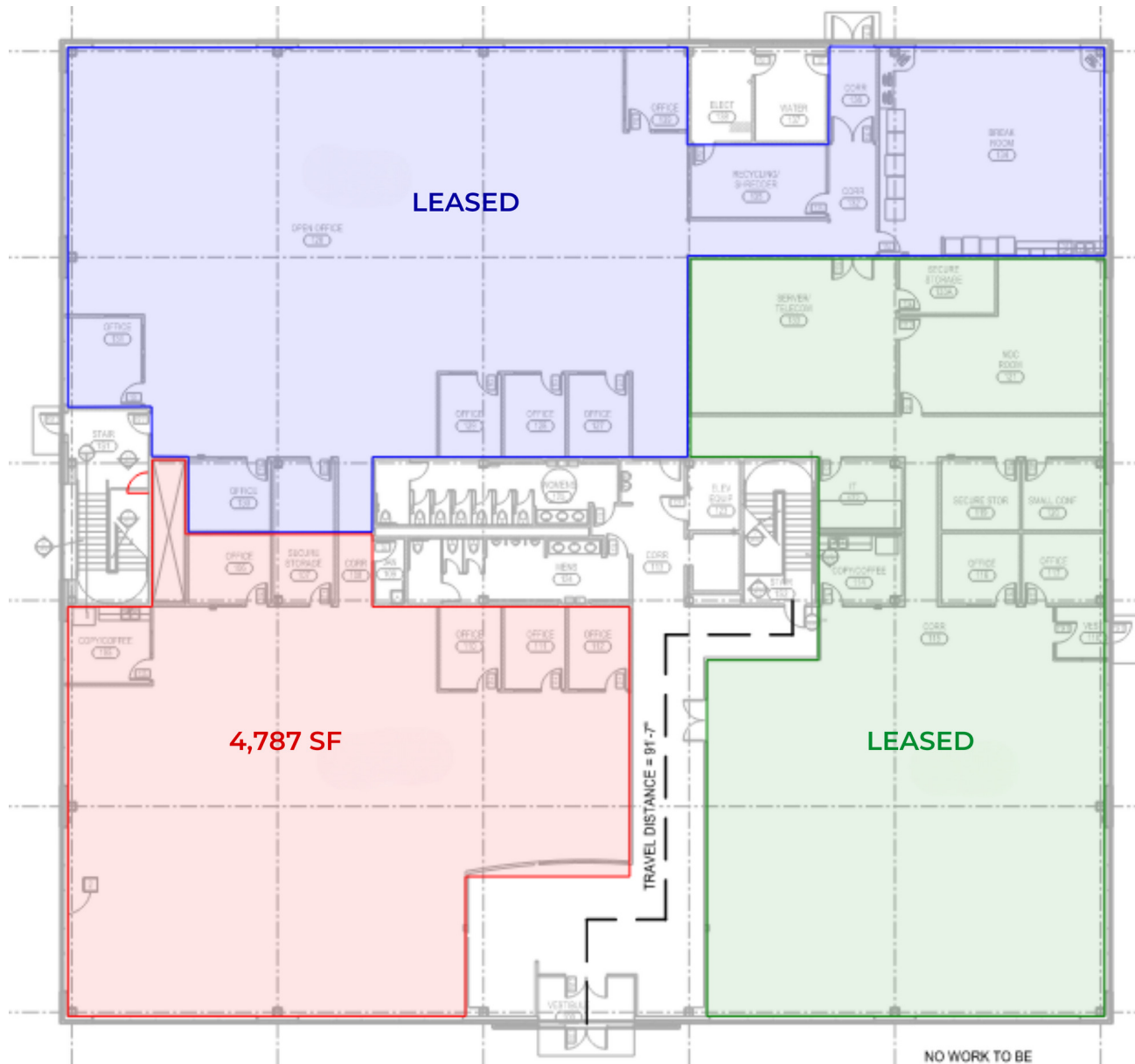
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11010 BURDETTE STREET | FIRST FLOOR

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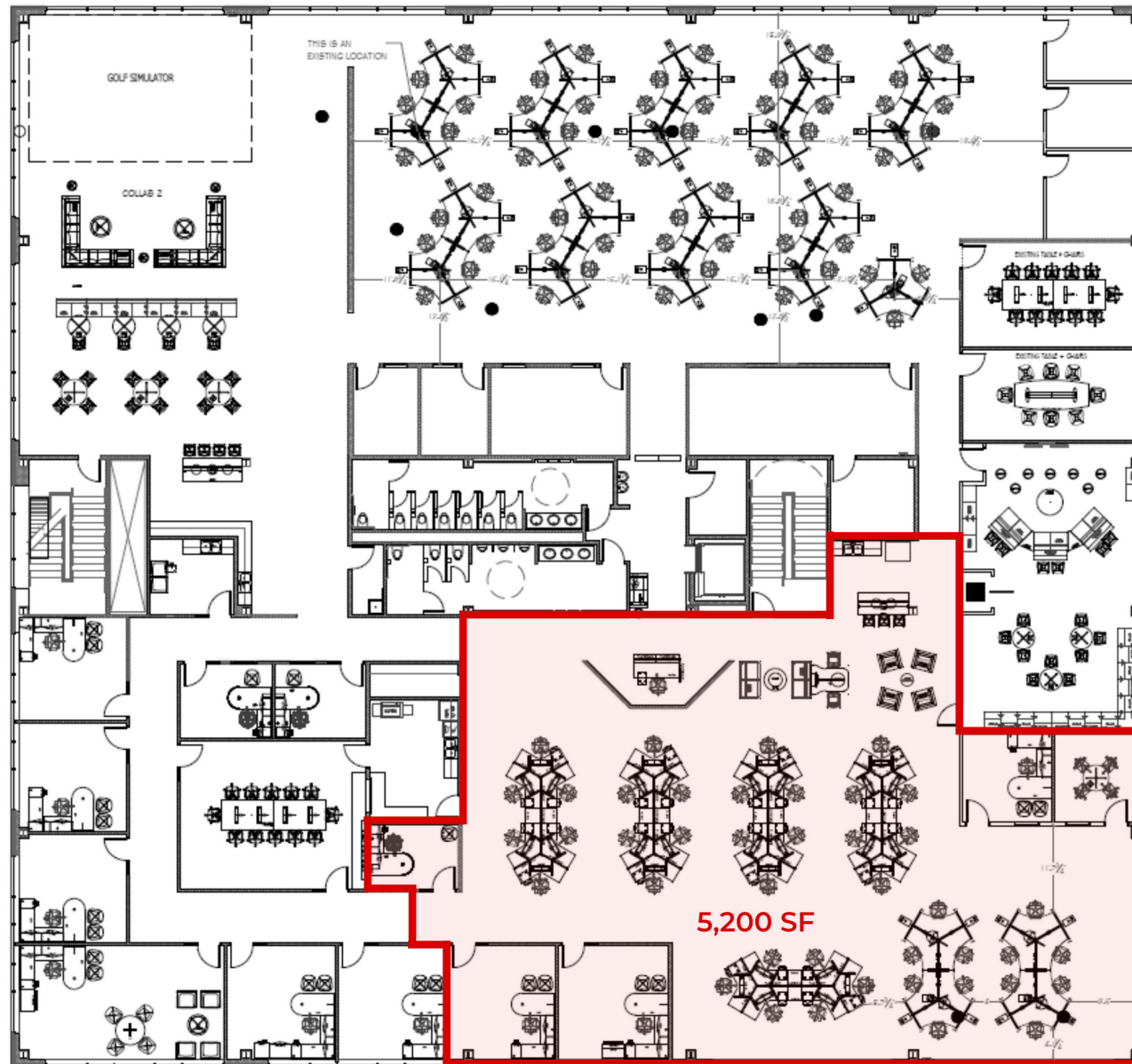
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11010 BURDETTE STREET | SECOND FLOOR

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Sale Price

\$6,950,000.00

Lease Rate

\$10.95 - \$12.95 PSF

DETAILS

Operating Type	NNN
Available	Immediately
Total SF Available For Lease	9,987 SF
Total Building SF	44,000 SF
Year Built	2006
# of Floors	2
Parking Ratio	6.29 / 1,000



LOCATION

Street Address	11010 Burdette Street
City, State, Zip	Omaha, NE 68164
County	Douglas
Intersection	111th & Burdette Streets
Sub-market	North West

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Executive Office

CONSTRUCTION

HVAC	Central
Construction	Brick
Roof	Flat
Restrooms	Common
Elevators	Yes

LEASE SPECIFICS

TI Allowance	Negotiable
Rent Escalator	Negotiable
Est. NNN	\$9.85

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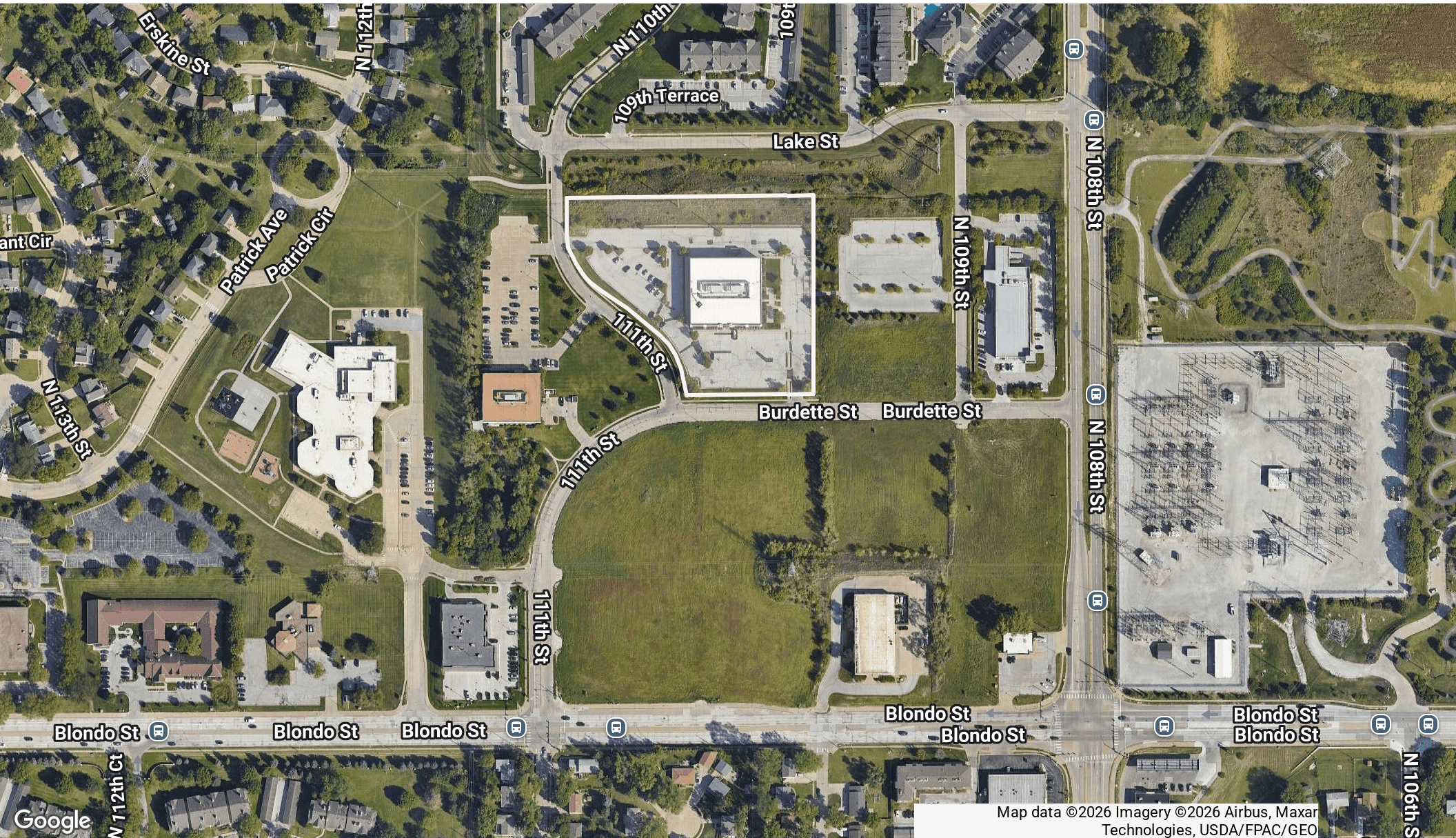
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11010 BURDETTE STREET | EXTERIOR

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11010 BURDETTE STREET | MEET THE TEAM

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DISCLOSURE

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