



OFFICE SPACE FOR LEASE

THE CENTER - 42nd & Center

PROPERTY HIGHLIGHTS:

THE CENTER
42nd & Center
Omaha, Nebraska

- Excellent Midtown Location at 42nd & Center Streets
- Join Boystown, Policy Studies, Douglas County, VA Healthcare System and More
- Covered and Surface Parking
- Close to I-80, I-480, Downtown and the Airport
- Quiet Professional Setting
- Great Location for Call Center
- Cubicles May Be Negotiated Into New Deal



CONTACT INFORMATION

First Management, Inc.
Randy Wieseler
Eric Wieseler
1941 S. 42nd Street
Omaha, NE 68105
Main: 402-344-4600
Fax: 402-344-4602
www.firstmgt.com

SITE DATA

Building SF	227,574sf
Space Available	Up to 36,948sf
Contiguous	17,509sf
Traffic Count	50,000
Parking	1100 Stalls

LEASE TERMS

Rent	\$12.50psf
Lease Type	Modified Gross
Adjustments	3% per annum
Term	3-10 Years
Commission Split	3%