



THE HULAC BUILDING

6120 MILITARY AVENUE || OMAHA, NE

RENT: Starting at \$18.00 per square foot, NNN

AVAILABLE SPACE: 26,000 to 39,000 sq ft

POTENTIAL RETAIL SPACE: 3,000 sq ft

PARKING: Underground & Surface Parking available





HISTORY

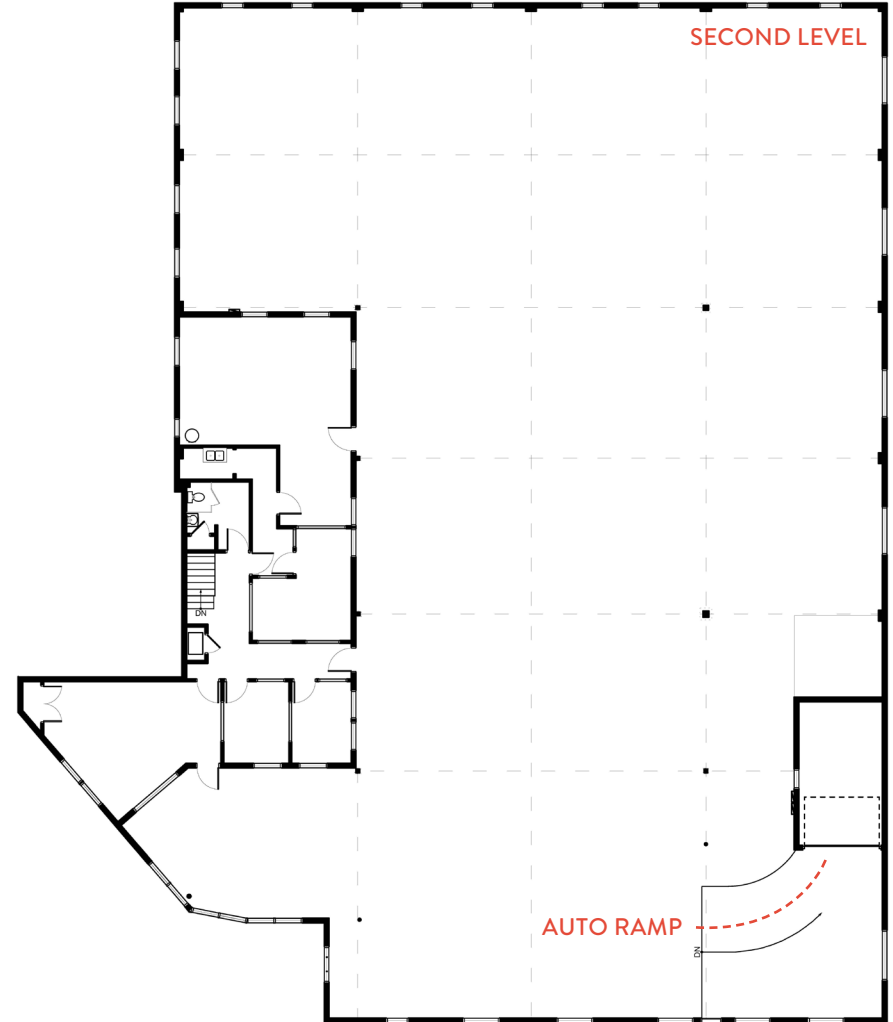
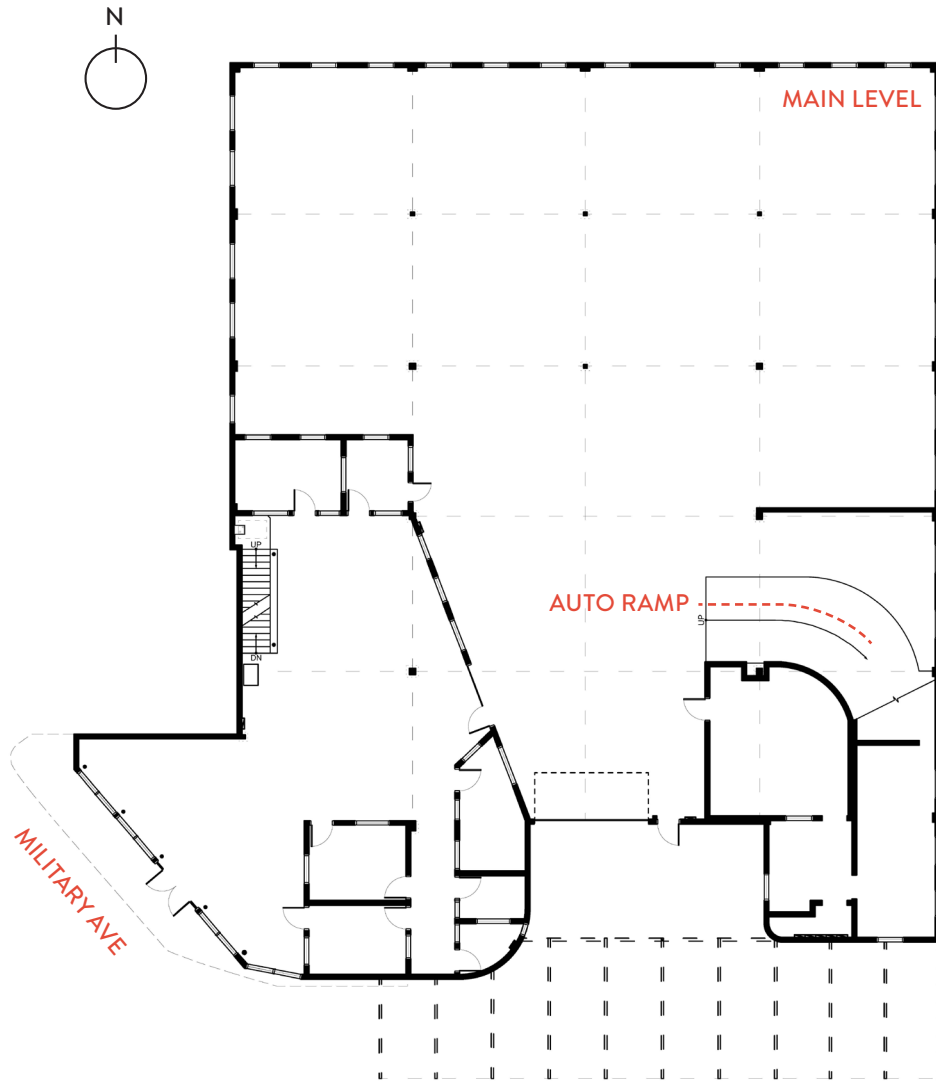
6120 Military is an exciting redevelopment in the heart of downtown Benson. In the 1930's, Benson was bustling and Frank V. Hulac opened a new car dealership capitalizing on westward growth in Omaha. Into the 1960's Hulac Chevrolet operated out of this building selling and servicing countless cars. Until 2019, the property retained ties to auto-related business. The concrete poured floors are equipped to hold automobiles on all three floors with drive-in doors on the lower and main levels with an indoor ramp from the main floor to the second floor.

FUTURE

Our crystal ball says that an office tenant will love this building after a complete top to bottom renovation. We envision state-of-the-art and high-efficiency building systems complementing industrial features, larger windows to take advantage of second story views overlooking Benson, drive-in garage doors replaced with glass, glass feature walls, and an opportunity to create collaborative work areas into the existing auto ramp - such as **stadium-style seating** or a **built-in slide!** Opportunity for indoor parking and private surface parking half a block away at 6243/47 Binney Street.

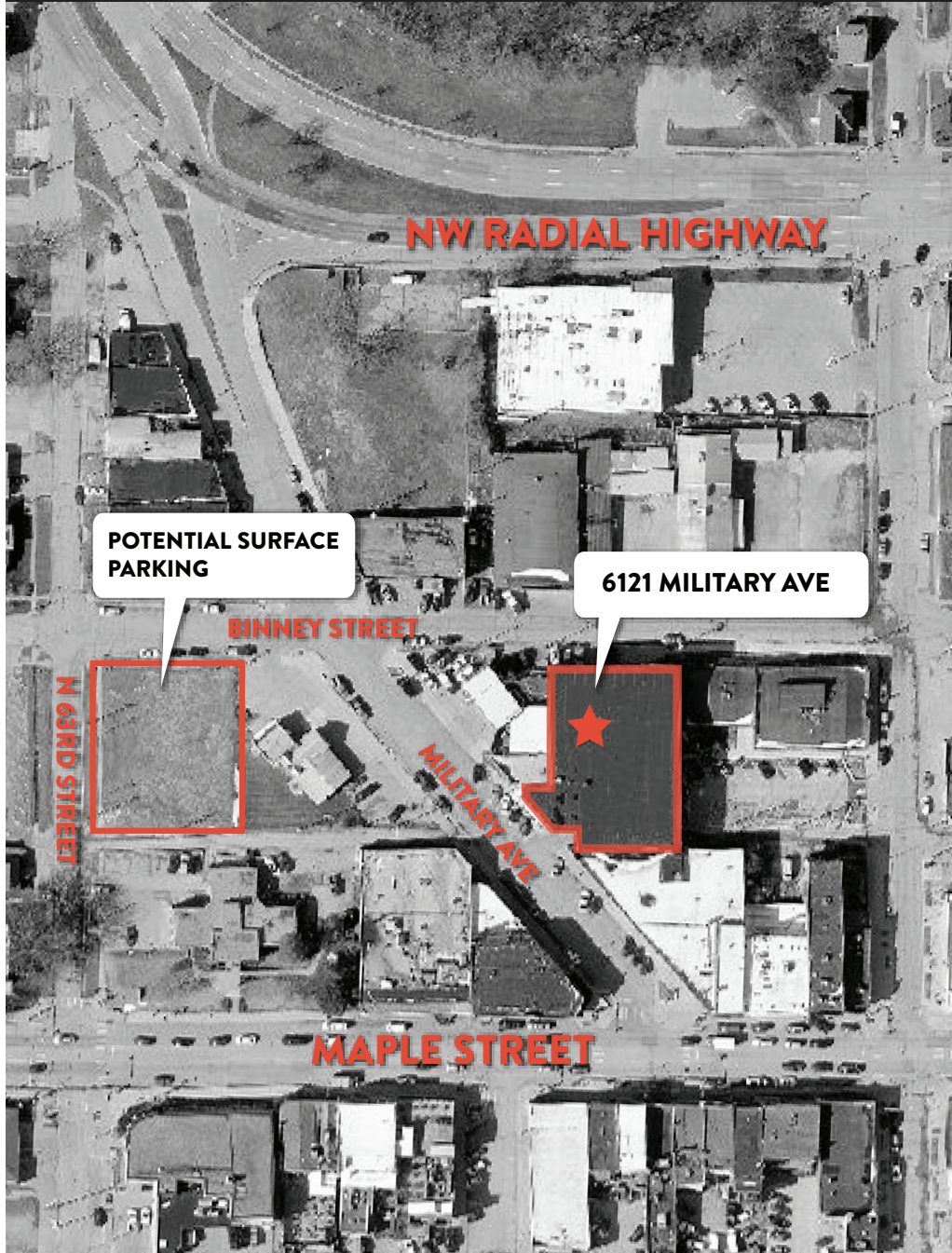
MAIN LEVEL

SECOND LEVEL



0 5 15 25 FT
SCALE: 1/16" = 1'-0"

LOCATION



With such a central location, 6120 Military is the only modern, professional office opportunity of this scale in Benson. In urban environments parking is always top of mind. With this property you'll find a lower level that can accommodate indoor climate controlled parking and the ownership group also controls property at 63rd and Binney, less than one block away that can be private surface parking. Once you've parked, countless neighborhood amenities are steps away. Coffee, entertainment, services and food from quick serve and affordable to Omaha's 2020 James Beard Semi-finalists are right around the corner! Newly announced apartment developments will make the area desirable for employees looking to work/live/play in a great neighborhood.

BENSON

Benson as we know it was the brainchild of Erastus Benson and originally platted as Benson Place on March 4, 1887. Benson became a bustling downtown center for commerce until annexed into Omaha in 1917 when it became a suburban streetcar hub. Today Benson celebrates a strong identity and is a thriving urban community. The area has gone through an organic revitalization over the last decade through the hard work and efforts of long time residents and new stakeholders who appreciate the history to the area. Today you'll find it is home to a range of businesses calling Benson home. You'll find retail services such as insurance agents and investment advisors, popular bars such as Beercade, Krug Park and Benson Brewery, and top notch restaurants, Au Courant and Yoshitomo.



Image by DeOld Andersen Architecture (DAA)



Contact us today to learn more about this exciting opportunity in one of Omaha's hottest neighborhoods!



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