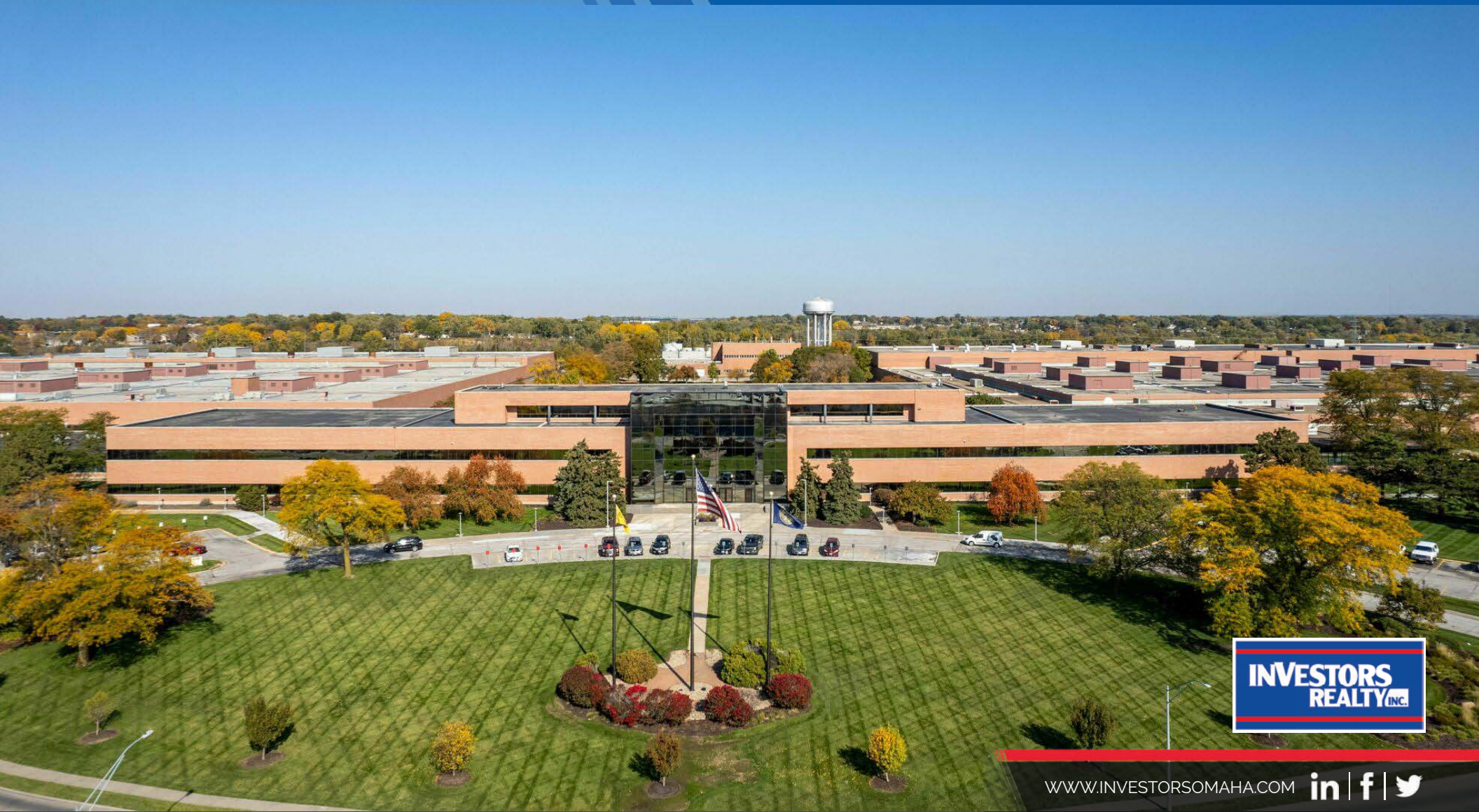


OMAHA WORKS BUSINESS PARK

133,012 SF | \$14.50 SF/YR (NNN)

12720 I STREET, OMAHA, NE 68137



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OFFERING SUMMARY

LEASE RATE:	\$14.50 SF/YR NNN
Est. Op. Exp.	\$5.70 SF/YR
Available SF:	133,012 SF
Building Size:	201,685 SF
Property Type:	Office Building
Year Built:	1958
Zoning:	GI - General Industrial

PROPERTY OVERVIEW

Lease prime office space in a well-maintained building in the heart of Omaha within the Omaha Works Business Park.

PROPERTY HIGHLIGHTS

- Fully remodeled space.
- Large floor plates totaling 63,000 SF on floors 1 and 2, plus a penthouse. An additional 63,000 SF is available in the lower level, if needed.
- Opportunity to subdivide.
- Data center available.
- Utilities and janitorial included in Operating Expenses.
- Cox Communications fiber ring for WAN circuit. AT & T OC12 sonnet ring for telecom circuit. 2400 pair cable to Century Link.
- Ample parking with a ratio of 5/1,000 SF
- Ability for prominent building signage.
- Amenities include onsite gym, an auditorium that can accommodate a large group of people, and 7 acres of green space for walking, picnicking, or outdoor corporate activities.
- One minute from the I-80/680 interchange and L Street.
- Available in Q3 or Q4 of 2024.

OMAHA WORKS BUSINESS PARK

12720 I STREET, OMAHA, NE 68137

BUILDING INFORMATION

Building Size	201,685 SF
Min Divisible	133,012 SF
Max Contiguous	133,012 SF
Number Of Floors	3
Year Built	1958
Construction Status	Existing
Restrooms	Yes
Elevators	Passenger

PARKING & TRANSPORTATION

Parking Description	Individual surface stalls
Number Of Spaces	556
Parking Type	Surface
Traffic Count	41,250 - 120th & I St (2021 EADT)

SITE INFORMATION

Cross-Streets	132nd & I St
County	Douglas
Zoning	GI - General Industrial
Lot Size	14.09 Acres
Location Description	In the Omaha Works Business Park on I Street between 132nd & 120th Street.

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

OFFERING SUMMARY

LEASE RATE	\$14.50 SF/YR NNN
Est. Op. Exp.	\$5.70 SF/YR
Available SF	133,012 SF
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,044	81,516	216,859
Total Households	3,139	35,471	91,966
Average HH Income	\$72,541	\$89,374	\$100,325

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP	EST. TOTAL / MO.	COMMENTS
Building 20	133,012 SF	\$14.50 SF/yr (NNN)	\$5.70	\$223,903.53	Available in Q3 or Q4 of 2024.

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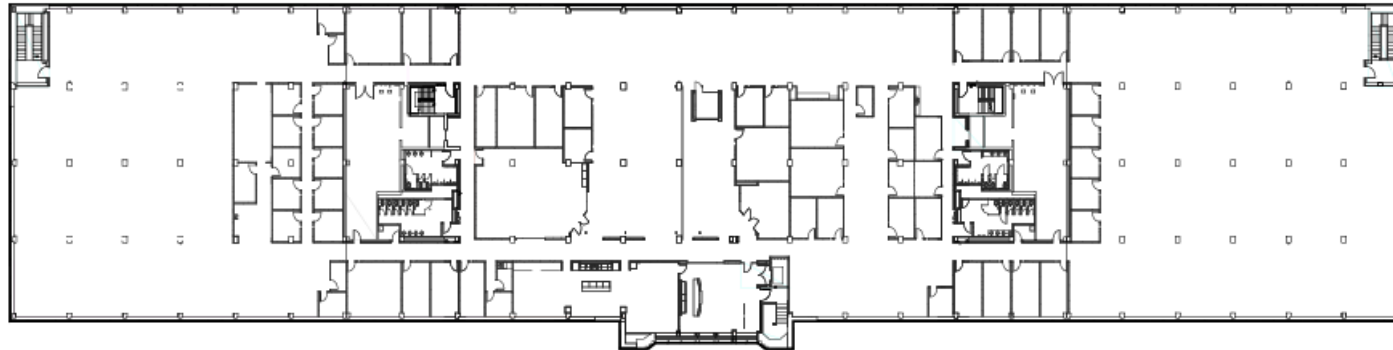
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LEVEL 1

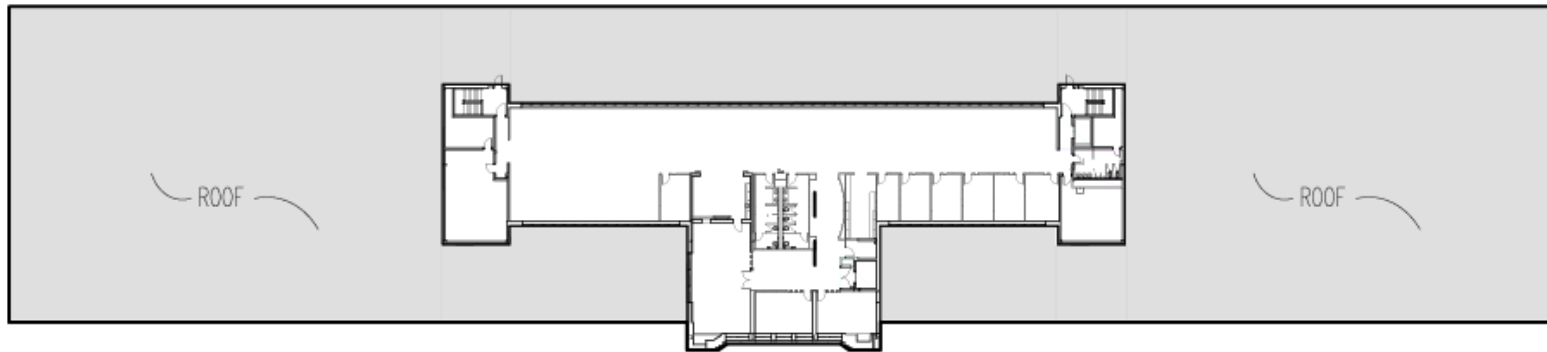


LEVEL 2

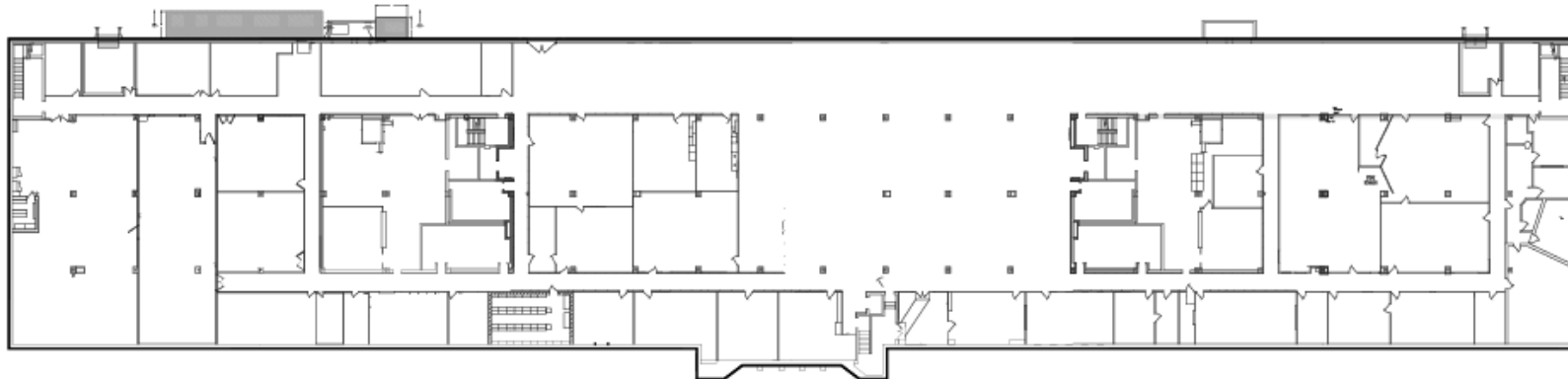


AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
Building 20	133,012 SF	\$14.50 SF/yr (NNN)	\$5.70	\$223,903.53	Available in Q3 or Q4 of 2024.



PENTHOUSE LEVEL (3)



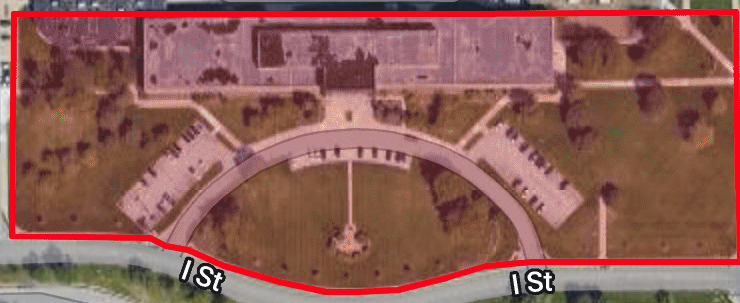
BASEMENT LEVEL



AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
Building 20	133,012 SF	\$14.50 SF/yr (NNN)	\$5.70	\$223,903.53	Available in Q3 or Q4 of 2024.

12720 I STREET
SITE PLAN



Google

Map data ©2023 Imagery ©2023 , Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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12720 I STREET
RETAILER MAP



L Street Marketplace

noodles Jason's deli QDOBA MEDICINE EATS BUFFALO WINGS & BEER Pickleman's SWEETIES ROSS DRESS FOR LESS SHOE CARNIVAL

OLD MILLARD

Michaels five BELOW ULTA Target STARBUCKS COFFEE Cheddar's SCRAMBLERS & BREADERY OLD NAVY

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12720 I STREET
ADDITIONAL PHOTOS



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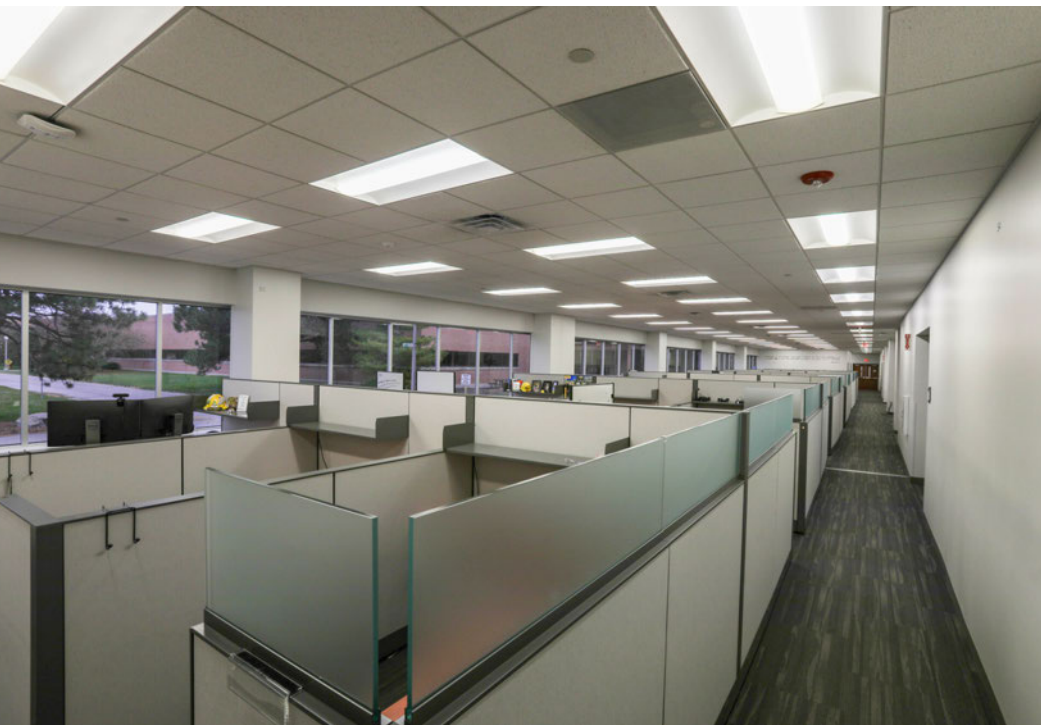
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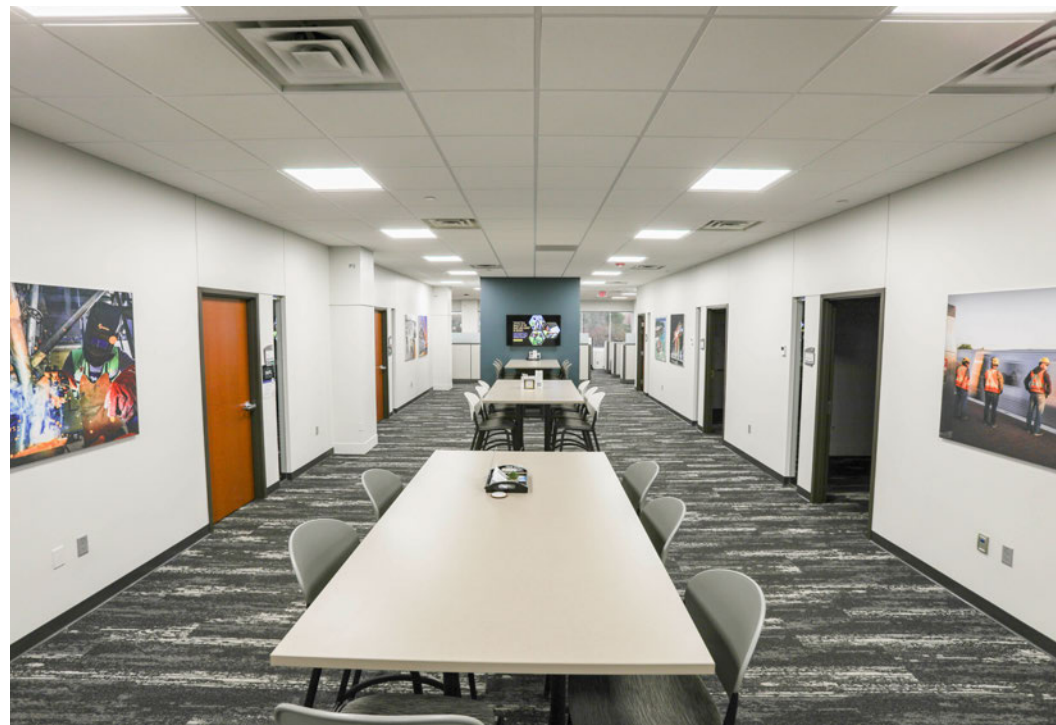
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