

Southroads Technology Park

1001 Fort Crook Road N
Bellevue, NE 68005
www.cbre.com/nebraska

Bay sizes to fit small to large space needs



Property Information

Southroads Technology Park is home to TierPoint Data Center, Cornerstone Christian School, and Bob's Fitness.

90,000 SF space (divisible) is ideal for call center (with above average band-width capability); and former school use includes a fenced outdoor play-area, idea for education, child-care, dog-care or similar user.

General Business (GB) zoning allows for a variety of uses: office, retail, or institutional. Property features abundant power, miles of bandwidth, and a high parking ratio.

Available Space

Total Available	114,851 SF
Min. Divisible	760 SF
Max Contiguous	90,000 SF*
	<i>*demise potential</i>
Upper Level	up to 105,696 SF
Lower Level	760 SF to 9,155 SF
Lease Rate	\$7.50 PSF, NNN
Estimated NNNs	\$3.75 PSF (2025)

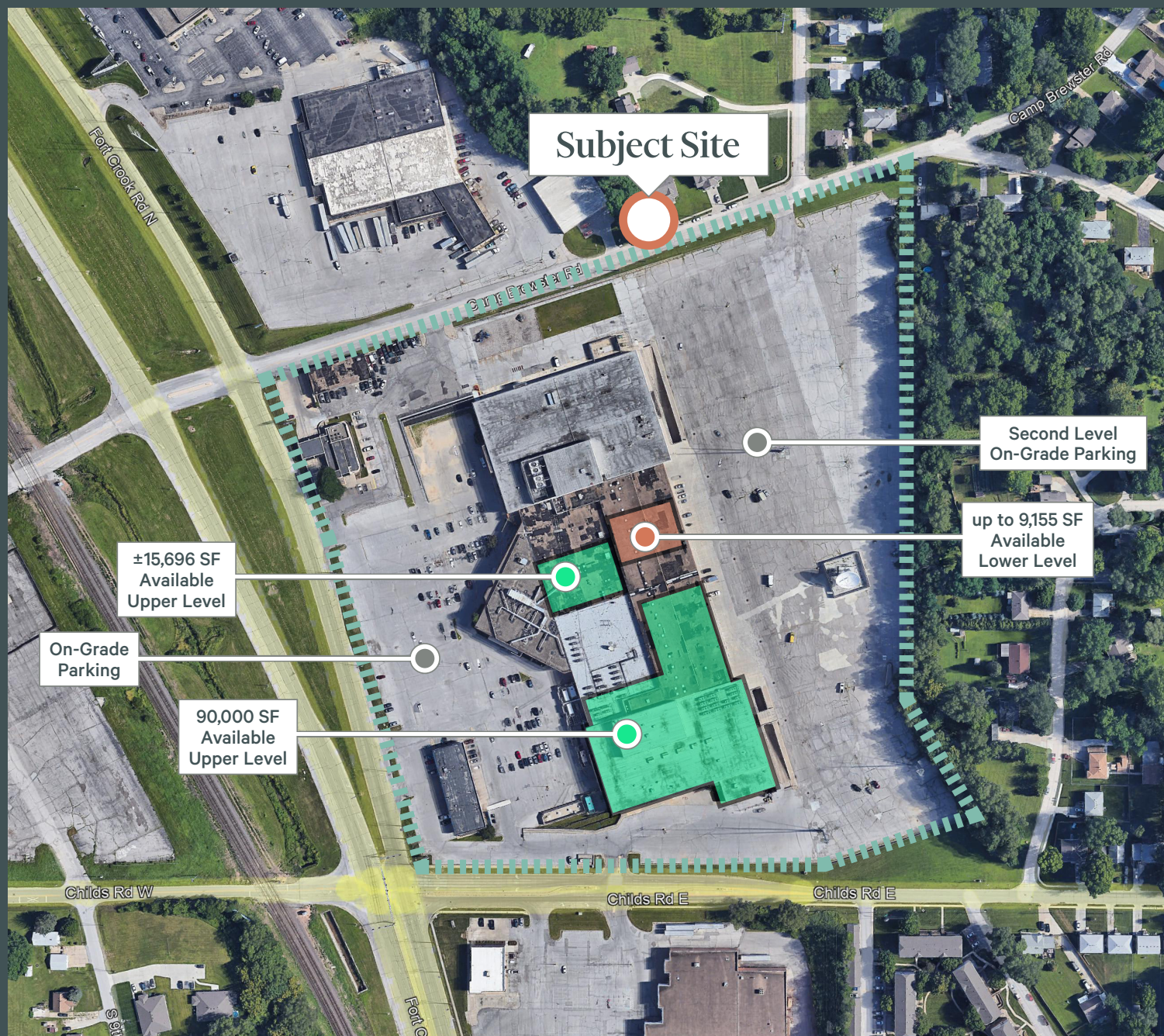
Southroads Technology Park
1001 Fort Crook Road N | Bellevue, NE 68005

For Lease

Property Photos



Site Aerial



Building Information

Year Built/Renovated 1965/2008

Building SF 342,190

Lot SF 864,885

Parking Ratio 10:1

Number of Floors 2

Ceiling Height 12' - 24'

Current Demographics

1 Mile

3 Miles

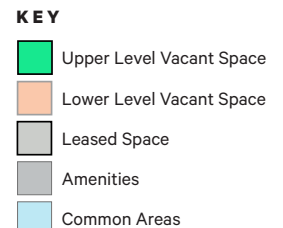
5 Miles

Population 5,002 61,049 154,096

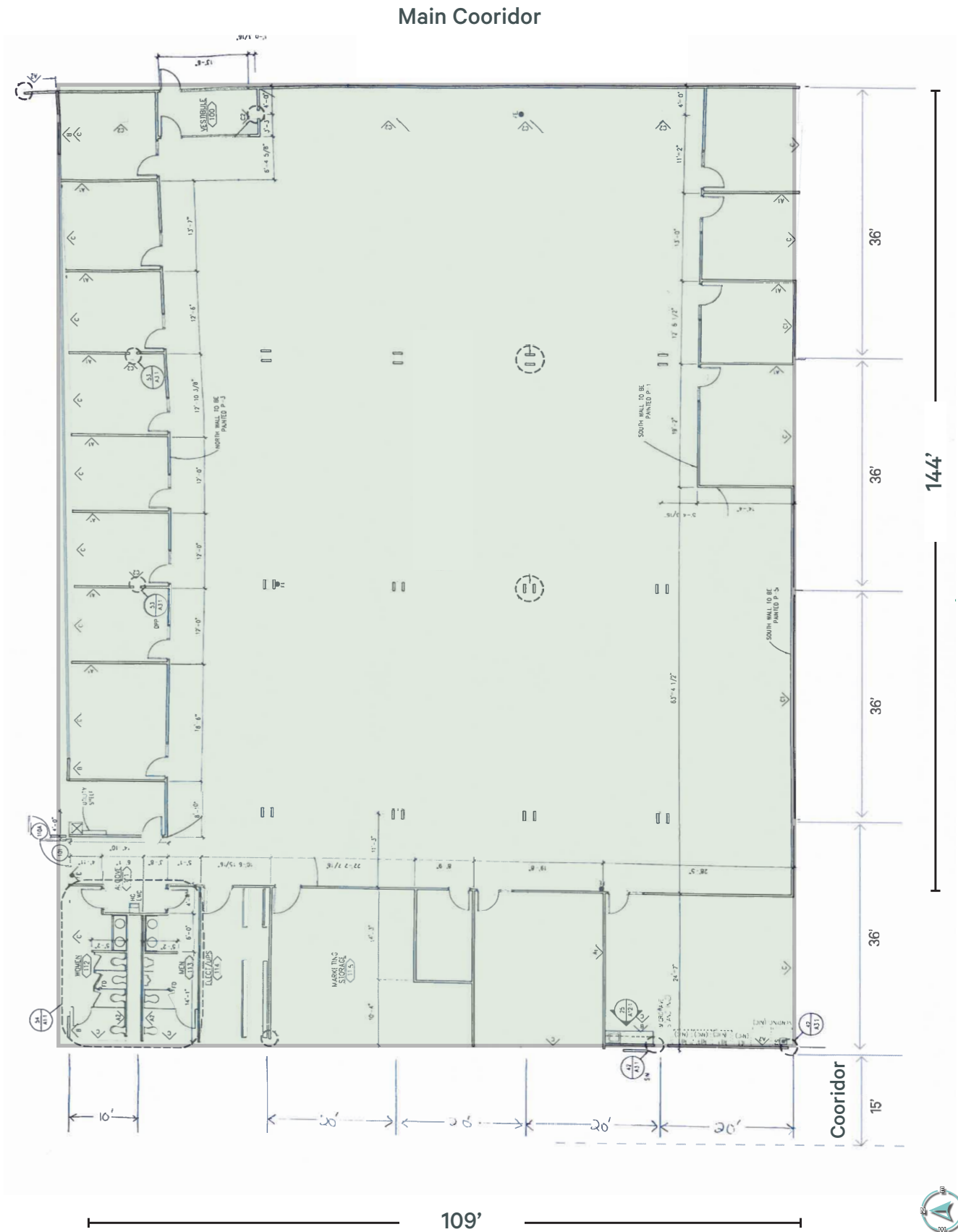
Daytime Population 5,249 51,679 151,567

Five year annual growth rate 0.29% 0.42% 0.44%

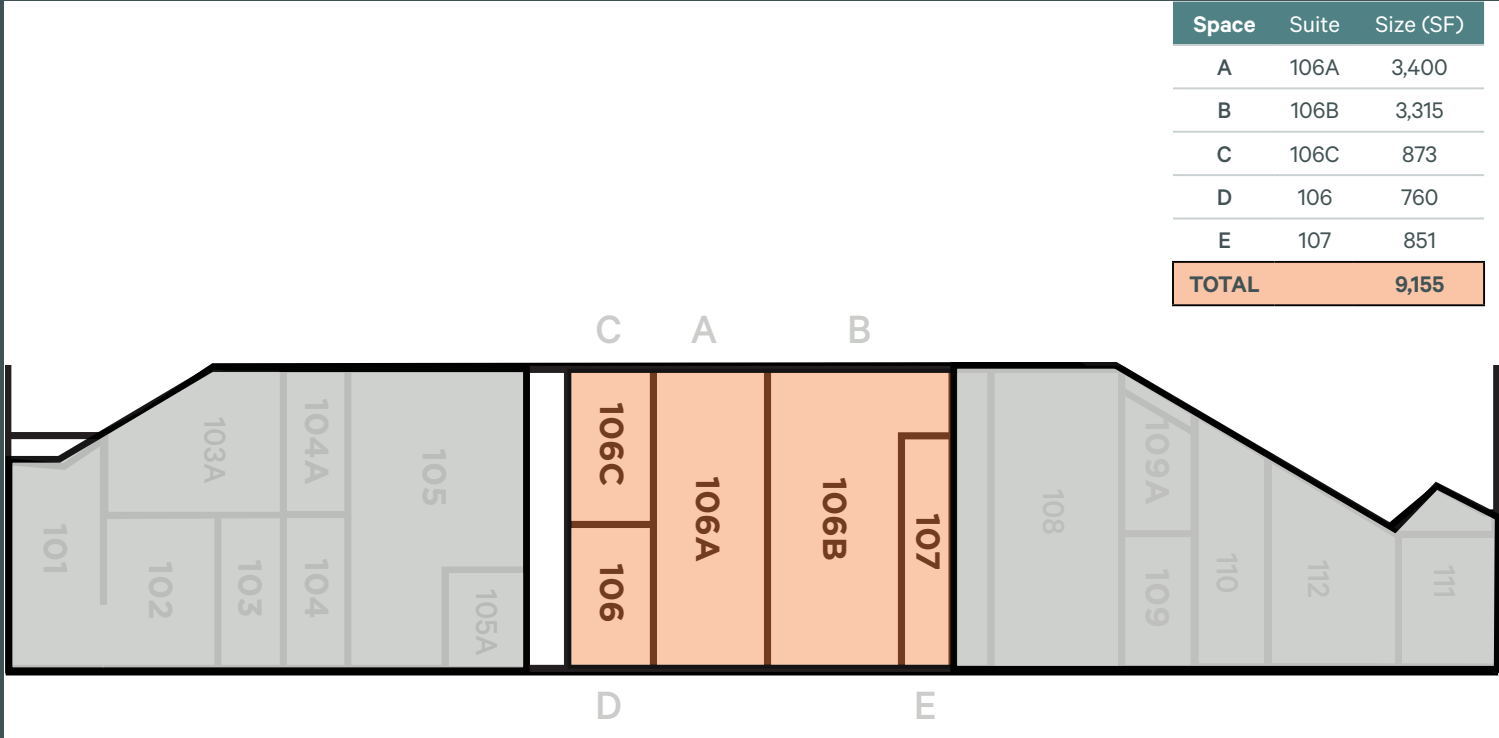
Average Household Income \$91,354 \$78,960 \$84,485



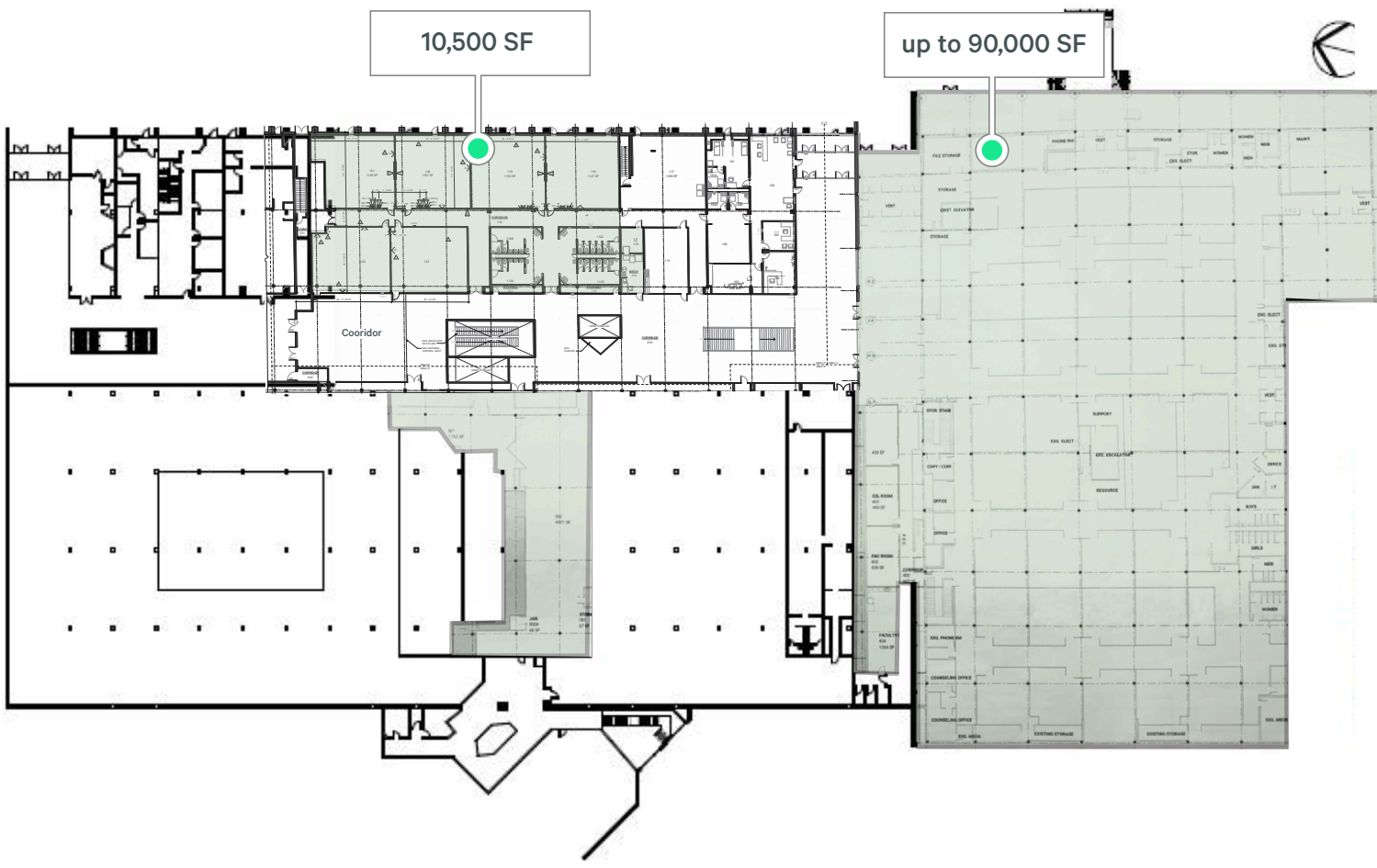
Upper Level - Floor Plan | ±15,696 SF



Lower Level - Floor Plan | Available Space



Upper Level - Floor Plan | Available Space







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