

FOR LEASE

18020 BURT STREET
OMAHA, NE 68022



CUSHMAN &
WAKEFIELD

LUND
COMPANY

THE
RMR
GROUP

PROPERTY FEATURES & AMENITIES

18020 Burt Street, a 101,283 SF office building, is available for lease. The property is located just off of 180th Street and the West Dodge Expressway, with excellent exposure to 77,000 EADT and is in Omaha's most desirable submarket. The highly sought out Suburban West Dodge submarket has had 1,200,000 SF Net Absorption over the last five years.



High visibility to 77,000 EADT
(W. Dodge Expressway)



Most desirable office submarket
in Omaha



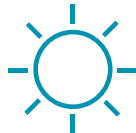
Mix of large open work areas,
private offices & meeting rooms



Spacious cafeteria & lounge area



Two (2) bathrooms per floor



Large outdoor patio



Leasehold improvements in place
- ready for immediate occupancy



Monument and building
signage available



**Common Area Training/
Conference Rooms Available**





PROPERTY HIGHLIGHTS

Lease Rate	\$19.50 PSF NNN	Tenant Allowance	Negotiable
Building Size	101,283 SF	Parking	514 Surface Stalls
No. Floors	Three	Parking Ratio	5.3 per 1,000 SF
Floor Plate	37,255 RSF	Est. NNN Expenses	\$4.02 Taxes
Year Built	2012		\$0.30 Insurance
Zoning	Mixed-Use		<u>\$7.18 CAM</u> (includes utilities & janitorial)
			\$11.50 PSF Total

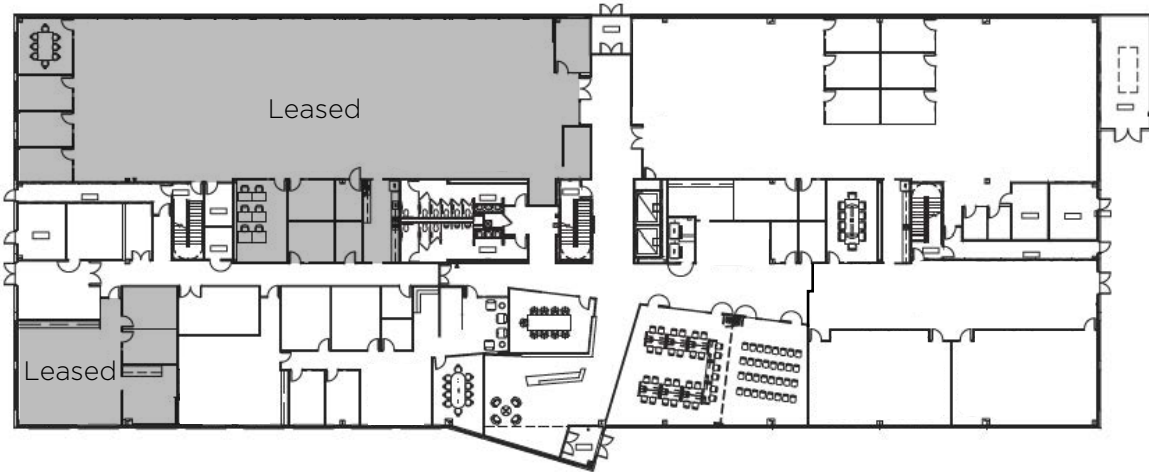
First Floor	Second Floor
Suite 100: 4,110 - 4,110	Suite 200: 10,249 - 37,255
Suite 125: 9,084 - 12,619	Suite 210: 8,978 - 37,255
Suite 150: 3,535 - 12,619	Suite 225: 9,080 - 37,255
	Suite 250: 8,947 - 37,255

Floor	Available SF	Offices	Conference Rooms	Work Rooms
First	3,535 - 12,619 SF	8	3	4
Second	8,947 - 37,255 SF	48	5	6
TOTAL	50,127 SF	56	8	10

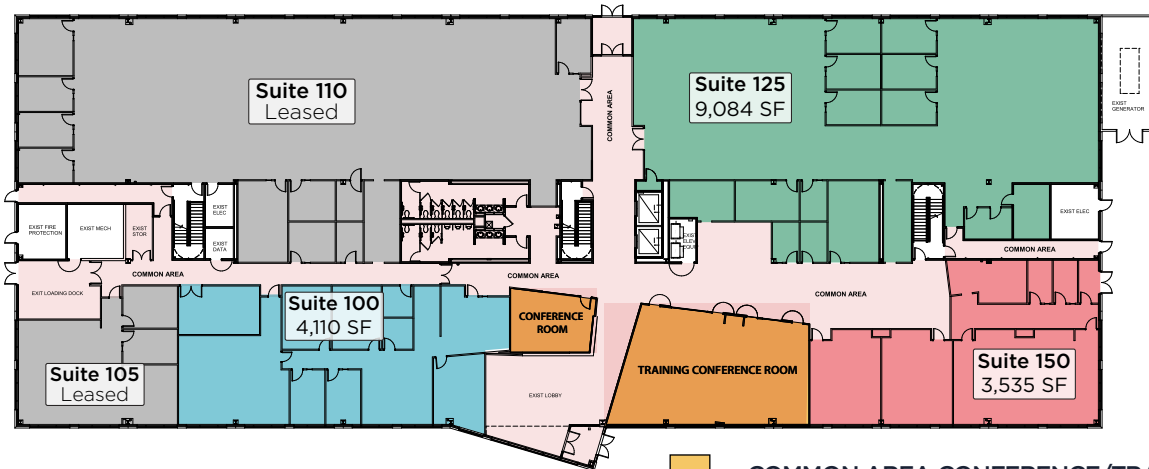
FLOOR PLANS

1ST FLOOR: 3,535 - 12,619 RSF

EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN



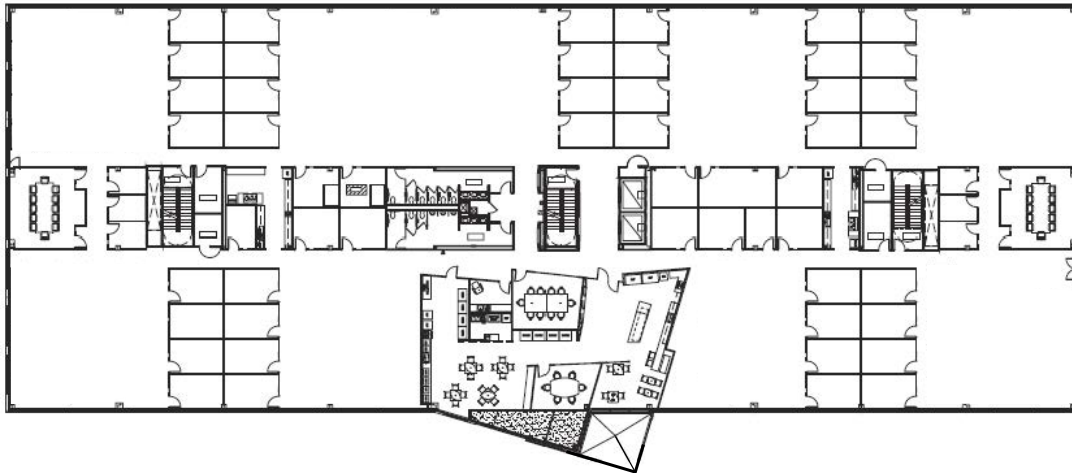
— COMMON AREA CONFERENCE/TRAINING ROOM



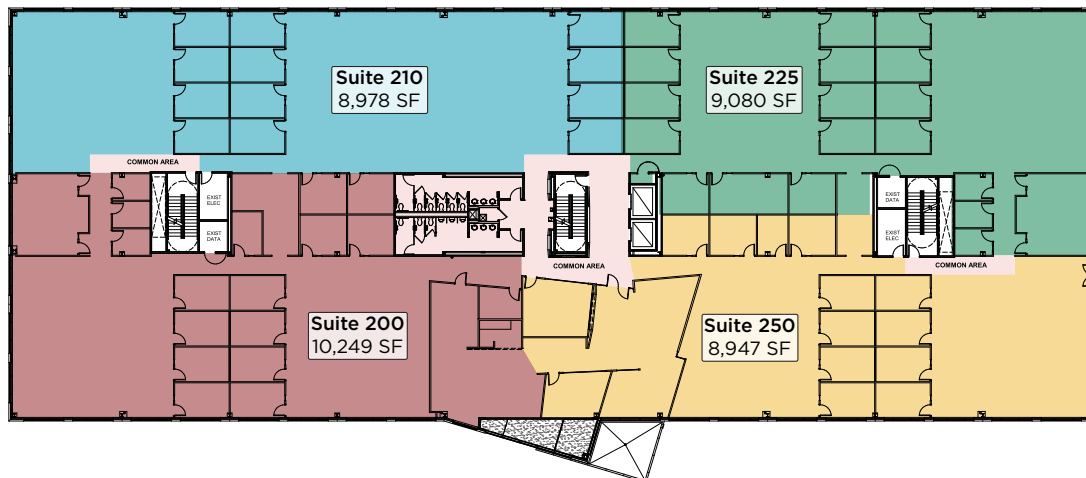
FLOOR PLANS

2ND FLOOR: 8,947 - 37,255 RSF

EXISTING FLOOR PLAN

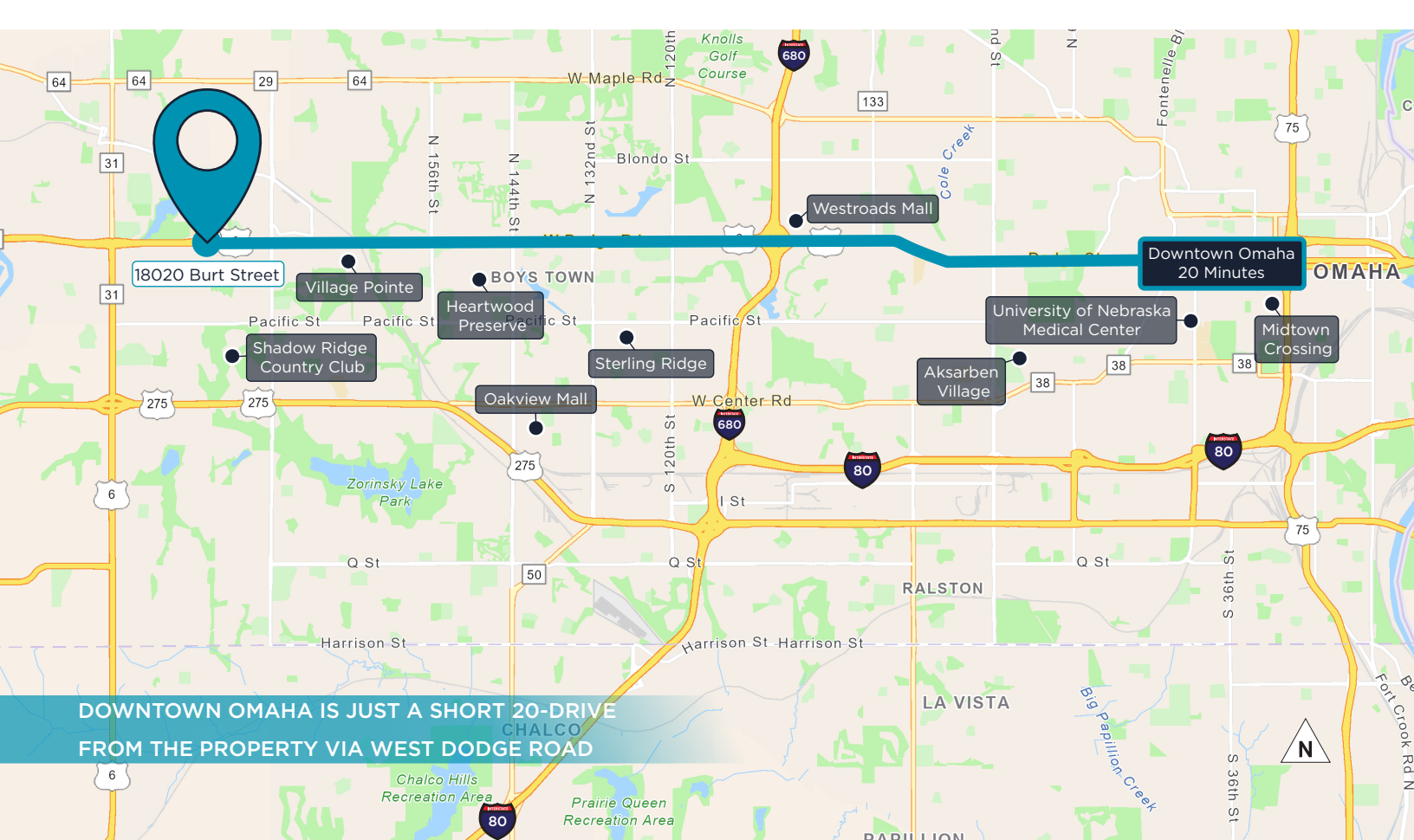


PROPOSED FLOOR PLAN



SECOND FLOOR







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