

THE HISTORIC CHERMOT BALLROOM BUILDING

2679 FARNAM ST. OFFICE SPACES FOR LEASE

 **BHGRE**
COMMERCIALSM



The Historic Chermot Ballroom Building is situated just east of Interstate 480 and the Farnam Street exchange near Midtown Crossing and the Blackstone District in the burgeoning Farnam Hill District. The property features a mix of offices, creative studios and the historic ballroom turned event space. The Farnam Hill District has experienced a major burst of new development over the last two years with new retail, office, multifamily and hospitality all within walking distance of the property. New spots on The Hill included coffee shops, a juice purveyor, a new brewery, and multiple fast casual dining options with some of the area's best mid to high end restaurants nearby.

Lisa Zimmerman

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PROPERTY HIGHLIGHTS

- YEAR BUILT: 1931
- BUILDING TYPE: OFFICE
- BUILDING HEIGHT: 2 STORIES
- BUILDING SIZE: 34,382 SF
- BUILDING CLASS: B
- TYPICAL FLOOR SIZE: 17,191 SF
- ACRES: .047
- LOT/PARCEL SIZE: 20,754 SQ. FT.
- ZONING: CBD - ACI-1 (PL)

SPACES AVAILABLE

SUITE 102

- \$18/SF NNN
- 2500 SF
- 6 EXECUTIVE OFFICES
- OPEN PLAN CORE

SUITE 202

- \$18/SF NNN
- 3082 SF
- 5 EXECUTIVE OFFICES EN SUITE
- OPEN PLAN CORE
- ENSUITE KITCHENETTE

SUITE 205 COWORKING AT THE HISTORIC CHERMOT BALLROOM

COWORK OFFICES - FULL SERVICE LEASES (GROSS)

SUITE	MONTHLY	6 MONTHS	1 YEAR
A	\$1,085.00	\$995.00	\$900.00
B	\$760.00	\$695.00	\$635.00
C/D	\$1,180.00	\$1,080.00	\$980.00
E	\$420.00	\$385.00	\$350.00
F	\$765.00	\$700.00	\$635.00
G	\$610.00	\$560.00	\$510.00
H	\$725.00	\$665.00	\$605.00

THE SUPER SUITE - NNN LEASE, TENANT PAYS UTILITIES

YEAR	RATE	ANNUAL RENT	MONTHLY RENT	MONTHLY NNN	MONTHLY TOTAL
1	\$16.00	\$20,357.30	\$1696.44	\$265.07	\$1952.51

LEASE TERMS - SUPER SUITE

- 1,272 SF
- \$2.50 NNN'S/PSF

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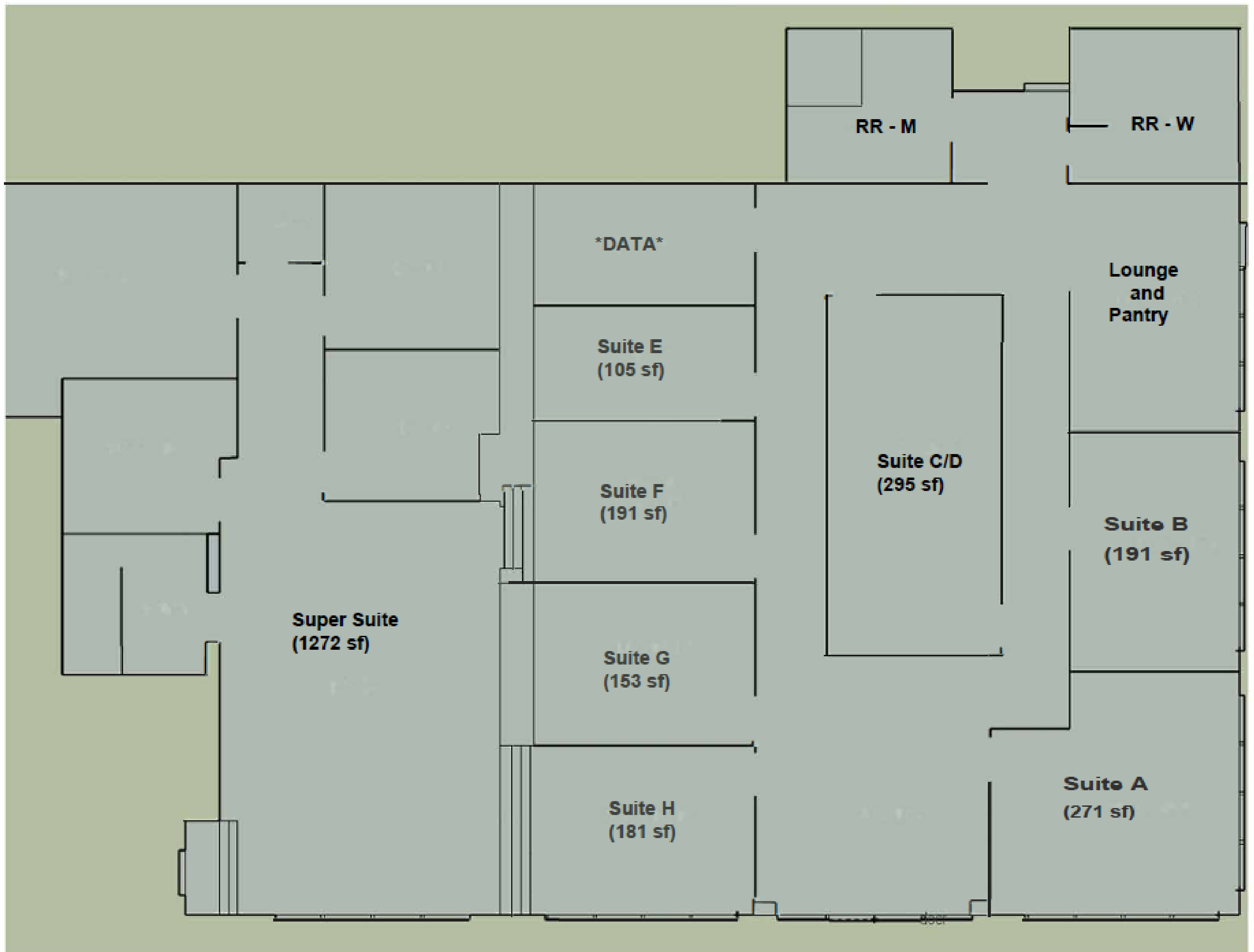
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Omaha's newly announced streetcar line, due for completion in 2026, will pass directly in front of the property on Farnam Street seamlessly connecting the prime downtown and midtown districts to each other. The site is also well situated near Creighton University with its 2300 daytime employees and 9,000 plus students which lends to its ability to attract a wide group of millennial and gen z tenants, and employees. The average residential renter in the area is 28, and more likely female with a college degree. Omaha's prime downtown office district with its 34,000 plus daytime employees sits a mile east of the property with UNMC, Midtown Crossing and the Blackstone Districts sitting just west of the property. Farnam Street is the second most travelled route between midtown and downtown with over 17,000 cars per day traveling east past the site. And that car count should be likely to increase when Farnam, which is currently a one way street, becomes bidirectional in accordance with the streetcar and Omaha's master plan.

The property, which is set to undergo a full exterior rehabilitation in 2022 and a phased interior renovation of all common areas, will feature a newly remodeled ballroom, new common area amenities and restrooms. The spaces available include a 1) 4300 square foot office with restroom core, direct street access and signage, 2) a 3800 square foot 2nd floor office with several executive offices clustered around an open plan core and break room, and 3) a 2500 square foot suite with several executive offices around its open plan core. Please contact Lisa today to schedule a showing or to answer your inquiries regarding the property!

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HISTORY

The property began operations as the Chermot Ballroom upon its completion in 1931 and now nears its 100th birthday. The large, ornate ballroom was a common stop for traveling big bands of the day and featured many luxurious interior appointments from its grand chandeliers to ornate, deco-era tapestries. The property also originally sported a 60 car indoor garage on its lower level and retail stores fronting Farnam Street. However, its tides turned as the big band era subsided in the aftermath of the Great Depression and onset of the war with a large fire eventually pushing the ballroom out of business. The building sat largely untended to for a period of years around the end of the war until the stout building was repurposed in 1948 as Miller Pontiac. The area had become Omaha's auto row and the Miller dealership was one of many new car dealerships within blocks. That dealership would then become the long time home of Stan Olsen Pontiac in the early 1950's and the rest is Omaha auto history. The Olsen dealership eventually moved to a more modern facility near Westroads Mall in the 1970's as did most of the dealerships in the area. This allowed the ballroom, which now operates as a dance studio and event space, to be reclaimed as it became the longtime home of the Omaha Ballet's practice facility along with creative studios and offices that have operated on property since.



Main ballroom circa 1930's

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