

# 1001

FORT CROOK  
ROAD NORTH

BELLEVUE | NE



97,389 SF SUITE  
FOR SALE

**CBRE**

## INVESTMENT DETAILS

Sale Price	\$9,700,000
Suite Size	97,389 SF
Cap Rate	6%
NOI	\$582,000

### Facility Specifications

- ◇ ± 100,000 total SF, ±21,000 SF of raised floor space
- ◇ Cabinets, cages and suites available
- ◇ 10,000 SF of business continuity seating workspace; 300-seat recovery space
- ◇ 24x7x365 electronic and on-site security qualified personnel
- ◇ Secure two-factor authentication including biometric systems
- ◇ CCTV surveillance with a minimum of 90 days of retention
- ◇ A-side and B-side power distribution design
- ◇ Four diesel generators with a total of 5500 kW available with minimum 48 hours runtime
- ◇ 100% uptime SLA
- ◇ Managed services including private cloud, disaster recover, security and colocation solutions
- ◇ 24x7 Remote Hands technical support
- ◇ Carrier-class, carrier-neutral facility
- ◇ Multiple, diverse fiber access available
- ◇ Cloud on-ramps and fabrics



Demographics	1 Mile	3 Miles	5 Miles
Population	5,335	57,390	148,098
Daytime Population	5,651	49,013	147,747
Businesses	168	1,384	3,520
Average HH Income	\$103,972	\$93,434	\$94,102

## BUILDING INFORMATION

GENERAL			
BUILDING SIZE	342,190 SF	OFFICE AREA SF	10,000 SF; 300 seat recovery space
YEAR BUILT	1965 / 2008	LOADING	4' exterior dock doors
ZONING	GB - General Business	RAISED FLOOR	21,000 SF
LOT SIZE	19.85 AC / 864,885 SF	FIRE SYSTEM	Preaction sprinkler & FM200 / Ecano-25 chemical suppression
PARKING	10:1	GENERATORS	4 diesel generators with a total of 5500 kW available
NUMBER OF FLOORS	Two	MECHANICAL/COOLING	N+1 redundancy on HVAC units
CONSTRUCTION	Concrete slab exterior; Type II-B construction	UPS	N+1 UPS system
CEILING HEIGHT	12'-24'	FIBER	Copper & coaxial



**SUBMARKET**  
BELLEVUE



**LOT SIZE**  
19.85 AC



**YEAR BUILT**  
1966/2008



**SUITE SIZE**  
97,389 SF



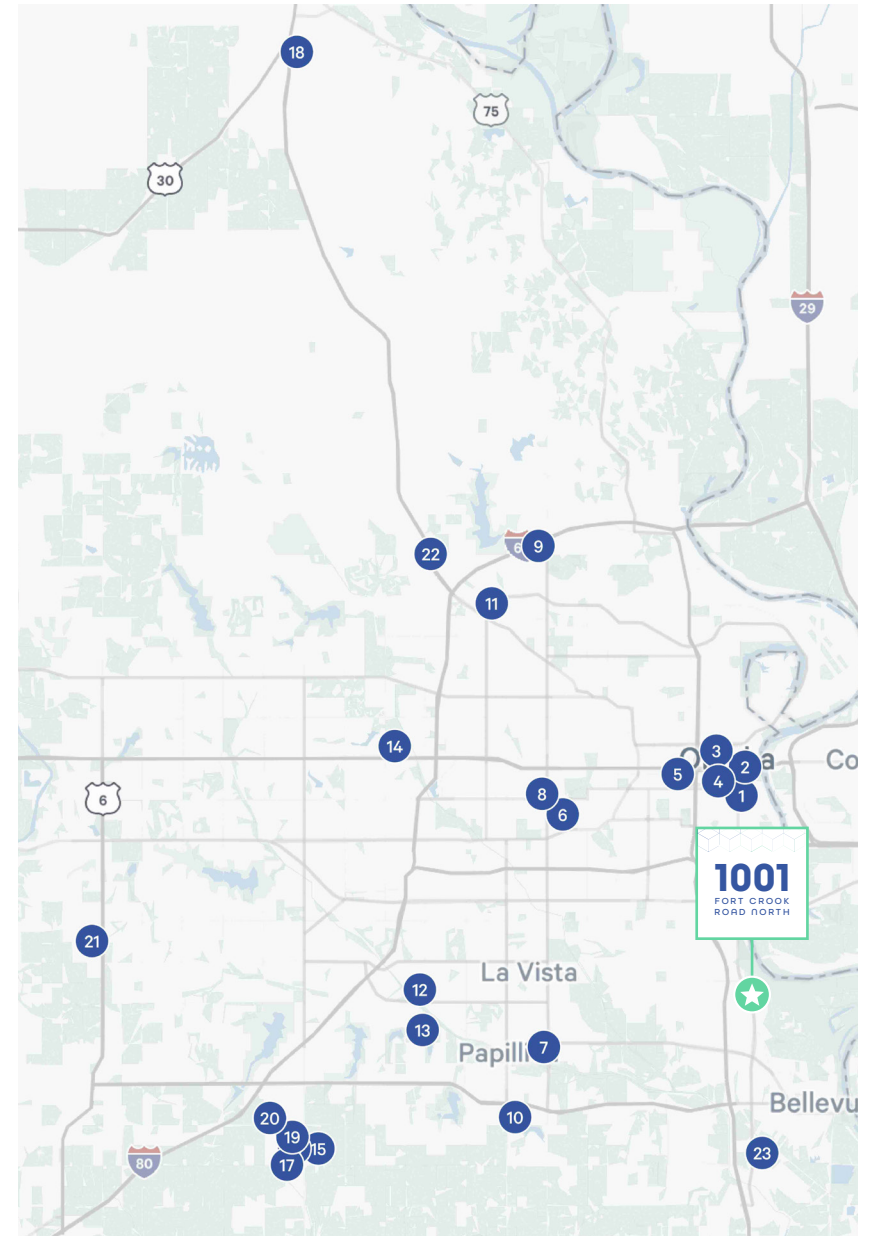
**FIBER**  
COPPER &  
COAXIAL



**UPS**  
N+1 UPS  
SYSTEM

# OMAHA AREA DATA CENTERS

Name	Address	Building Size	Year Built	Tenants
* Southroads Technology Park	1001 Fort Crook Rd N, Bellevue, NE	418,266	1966	Cornerstone Christian School, TierPoint, Omaha Public Schools
1	1200 Landmark Data Center 1101 Farnam St, Omaha, NE	387,830	1990	CenturyLink
2	Union Pacific Railroad 1400 Douglas St, Omaha, NE	1,168,090	2002	Union Pacific Railroad
3	First National Bank 201 N 16th St, Omaha, NE	193,380	1998	First National Bank
4	Edge Data Center 1623 Farnam St, Omaha, NE	66,279	1973	
5	Mutual of Omaha 3333 Farnam St, Omaha, NE	473,693	1932	Mutual of Omaha
6	Scott Data Center 6805 Pine St, Omaha, NE	78,228	2004	
7	1148 American Pkwy, Papillion, NE	23,325	2010	
8	First Data Resources 7302 Pacific St, Omaha, NE	242,940	1957	First Data Resources
9	Verizon Data Center 7400 World Communications Dr, Omaha, NE	88,934	1994	
10	Midlands Data Center 11425 S 84th St, Papillion, NE	59,682	2009	
11	Union Pacific Railroad 8949 Sorensen Pkwy, Omaha, NE	53,646	2002	Union Pacific Railroad
12	Yahoo 10917 Harry Watanbabe Pkwy, La Vista, NE	257,112	1996	Yahoo
13	Fidelity Investments 11050 Cornhusker Rd, Papillion, NE	110,830	2013	Fidelity Investments
14	11707 Miracle Hills Dr, Omaha, NE	44,020	1988	
15	Facebook 14010 Friend Plz, Springfield, NE	987,166	2020	Facebook
16	Facebook 14734 Friend Plz, Springfield, NE	987,166	2019	Facebook
17	Facebook 14993 Capehart Rd, 13102 S 150th St & 15290 Fairview Rd, Springfield, NE			Facebook
18	Mutual of Omaha 9330 State Highway 133, Blair, NE	117,546	2003	Mutual of Omaha
19	Travelers Indemnity Company 14715 Schram Rd, Omaha, NE	183,184	2014	Travelers Indemnity Company
20	Google 15249 Gold Coast Rd, Papillion, NE	271,516	2020	Google
21	ACI Worldwide 6060 Coventry Dr, Elkhorn, NE	154,950	2008	ACI Worldwide
22	State Highway 133 & State St, Omaha, NE			
23	U.S. Air Force 901 SAC Blvd, Offutt AFB			U.S. Airforce

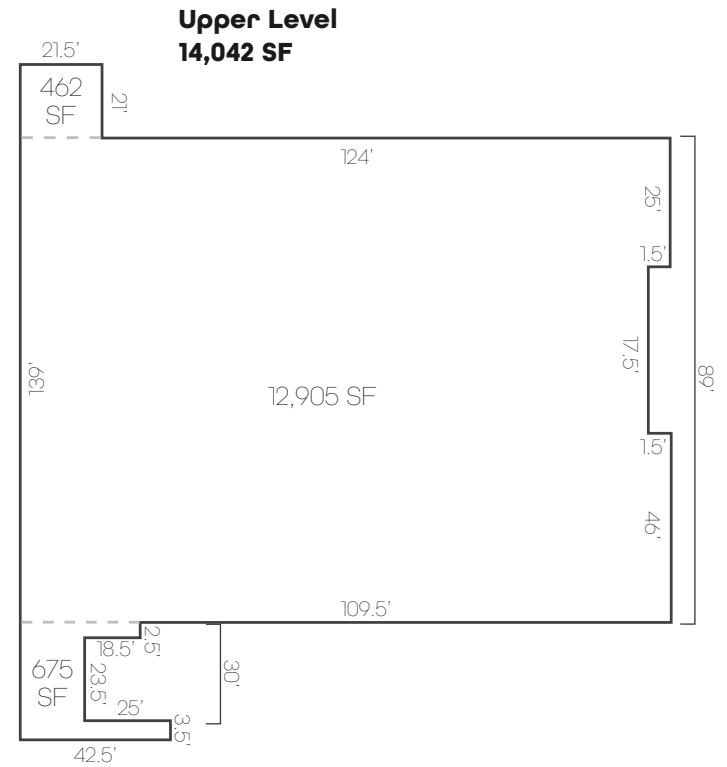
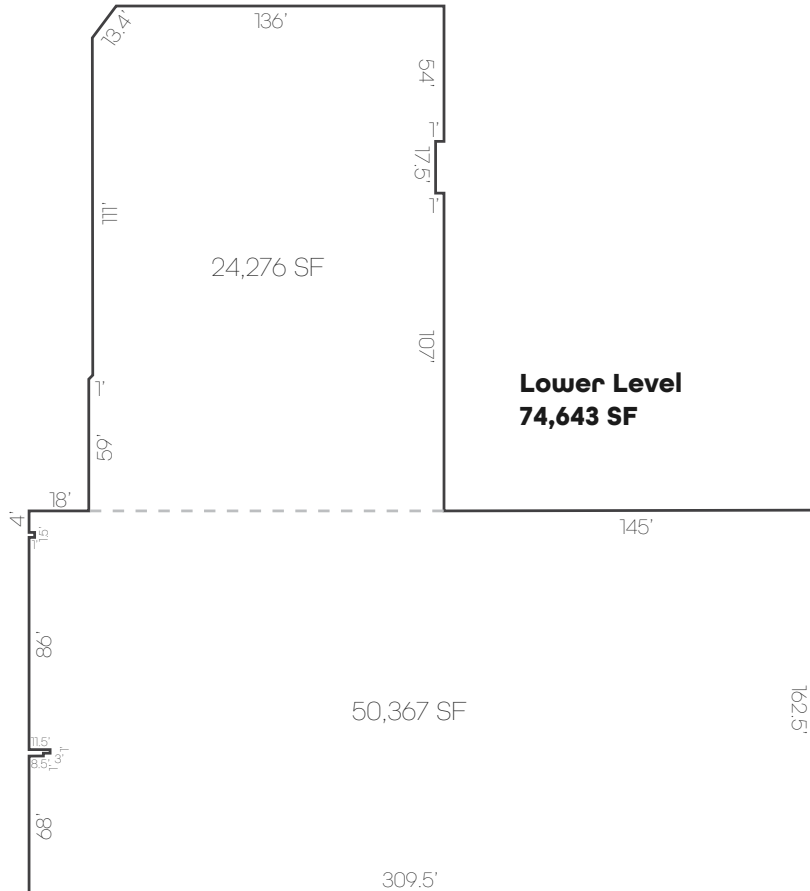


# TENANT INFORMATION

## Current Tenant

Tenant	Tier Point
Annual Rent	\$725,701
Lease Expiration	12/31/2035
Years Left	11.1
Lease Term	Tenant has been in space for 20 years

Lease Type	NL - TT pays fixed operating cost - \$0.72 in 2025 with 3% annual increases
Rental Increases	3% annual rent increases
Options	Fifteen 1-year options, continued 3% increases



## TIERPOINT

### About TierPoint

We are cloud-forward and data center-strong, a champion for untangling the hybrid complexity of modern IT, so our customers can free up resources to innovate, exceed customer expectations, and drive revenue.

### Our Mission

Our mission is to be a champion for untangling the complexity in Hybrid IT. We meet our customers where they are on the path to digital and IT transformation by leading with security, being cloud-agnostic, and always solutioning for business outcomes.

TierPoint draws on a comprehensive portfolio of services, from public to private to multi-tenant cloud, from colocation to disaster recovery, security, and more.

### Our History

After acquiring a single data center in Dallas in 2010, our company grew both organically and through a series of other acquisitions, including Xand in 2014, Hosted Solutions in 2015, and Cosentry in 2016. Along the way, TierPoint expanded its team of first-rate technology professionals, developed a suite of industry-leading cloud and managed services, and built a portfolio of facilities that include 40 world-class data centers across 20 U.S. markets, coast-to-coast.

Over its history, TierPoint has distinguished itself by fostering a culture of superior service, supporting one of the largest customer bases in the industry. These customers are comprised of thousands of companies, from the public to private sectors, from small businesses to Fortune 500 enterprises. Today, TierPoint continues investing in its extensive lineup of services to help these customers achieve their critical business outcomes.

Information sourced from [www.tierpoint.com](http://www.tierpoint.com).

## OMAHA - BELLEVUE DATA CENTER

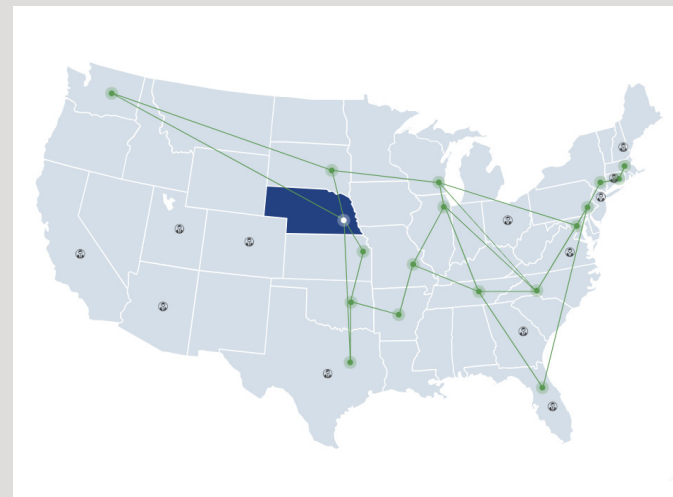
Serving as a telecommunications hub for the Central U.S., the state-of-the-art TierPoint Omaha (Bellevue) data center and colocation facility enables companies to increase business agility and improve IT performance.

### High Performance

This secure data center is part of our nationwide network of data centers with guaranteed exceptional performance and low latency connections. The TierPoint Omaha data center in Bellevue is interconnected with 10G wave to other TierPoint data centers in the region, including Omaha (Midlands), Kansas City (Lenexa, Kansas), Kansas City (Missouri), St. Louis (Olive), and St. Louis (Millpark).

### Strategic Location

Nebraska is a business center for telecommunication, insurance, information technology, and freight. The state has a pro-business environment and low electricity rates. Nebraska incentivizes the building and expansion of data centers, and many businesses locate data centers here because of the region's central geography and low risk of earthquakes, hurricanes, and wildfires. The TierPoint Omaha (Bellevue) data center is located safely outside the 500-year flood plain.



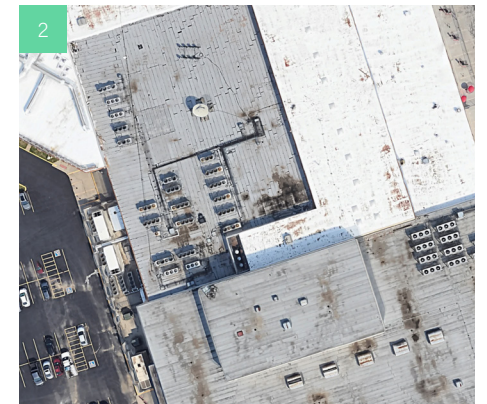
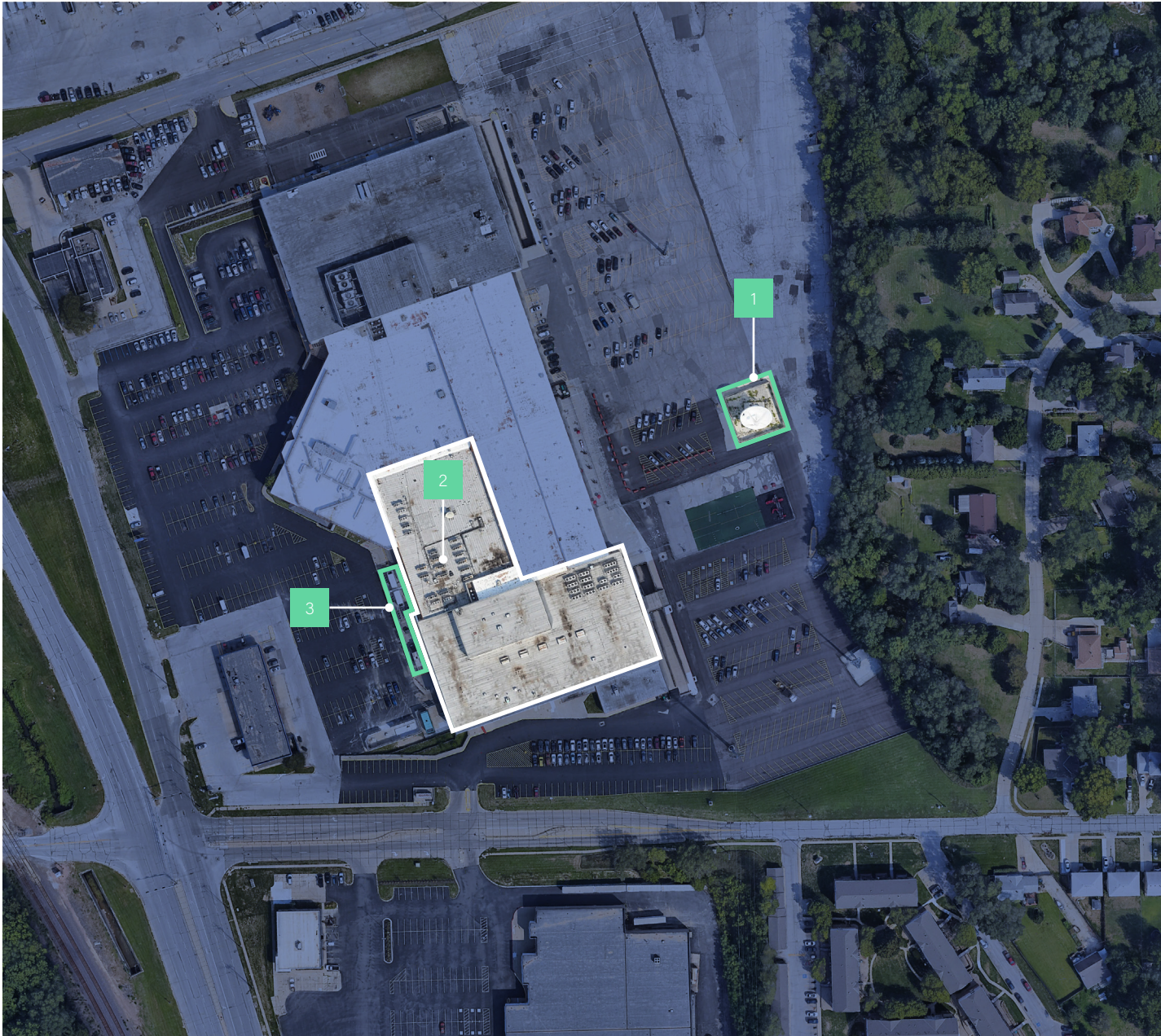
**ONE OF 40 DATA  
CENTERS**

This portfolio spans  
across 18 states

# BUILDING AERIALS



# BUILDING AERIAL



FIBER MAP



-  Level 3 Long Haul
-  Neutral Path Communications LH
-  Sprint Long Haul
-  Windstream Long Haul
-  XO Long Haul
-  Zayo Dark Long Haul
-  Zayo Long Haul
-  CenturyLink Metro
-  Level3 Metro
-  PinPoint
-  SDN Leased
-  Unite Private Network
-  Windstream
-  Lit Buildings
-  Data Centers

Carriers Not Shown:

- NebraskaLink
- Great Plains Communications
- AT&T
- Verizon Business
- Cox Communications

smart@NUBiiS.com

BUILDING AERIAL



Pendleton Woolen Mills

Cote's Complete Auto Repair

usbank

Cornerstone Christian School

John's Grecian Delight

Bob's Fitness Complex

Firestone

1001  
FORT CROOK  
ROAD NORTH

Forest Station Elementary School

CHILDS ROAD E

FORT CROOK ROAD N

THE  
SCOOTER'S  
CENTER

Marathon Ventures Inc.

LOCATION AERIAL



Casey's

QT

Chandler Rd

Corwin Toyota

Woodhouse Nissan & Mazda

75



Bellevue Budget Storage

Bellevue West High School

Honda Cars of Bellevue

Beardmore Chevrolet & Subaru

Village Inn

Cornhusker Rd

ALDI Chick-fil-A

Siskies Garage Cane's

Stella's Bar & Grill

fnbo

MENARDS

AMERICAN NATIONAL BANK

Baker's



Fort Crook Rd S

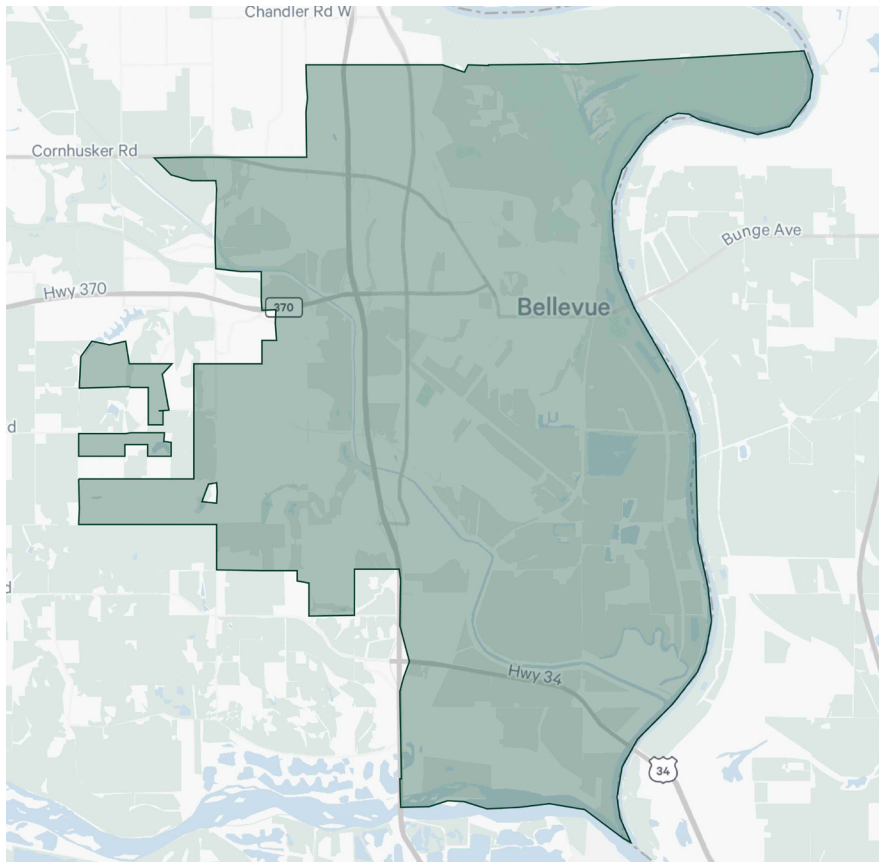
Harvell Dr

## WHY BELLEVUE

### LOCATED IN EASTERN NEBRASKA,

Bellevue is a suburban area located within the Omaha, NE Metropolitan Statistical Area (MSA) in Sarpy County.

Bellevue is located on the southeast side of Sarpy County and approximately borders the Missouri River to the east, S 60th street to the west and the Platte River to the south.



## SARPY COUNTY

### LOCATED IN EASTERN NEBRASKA,

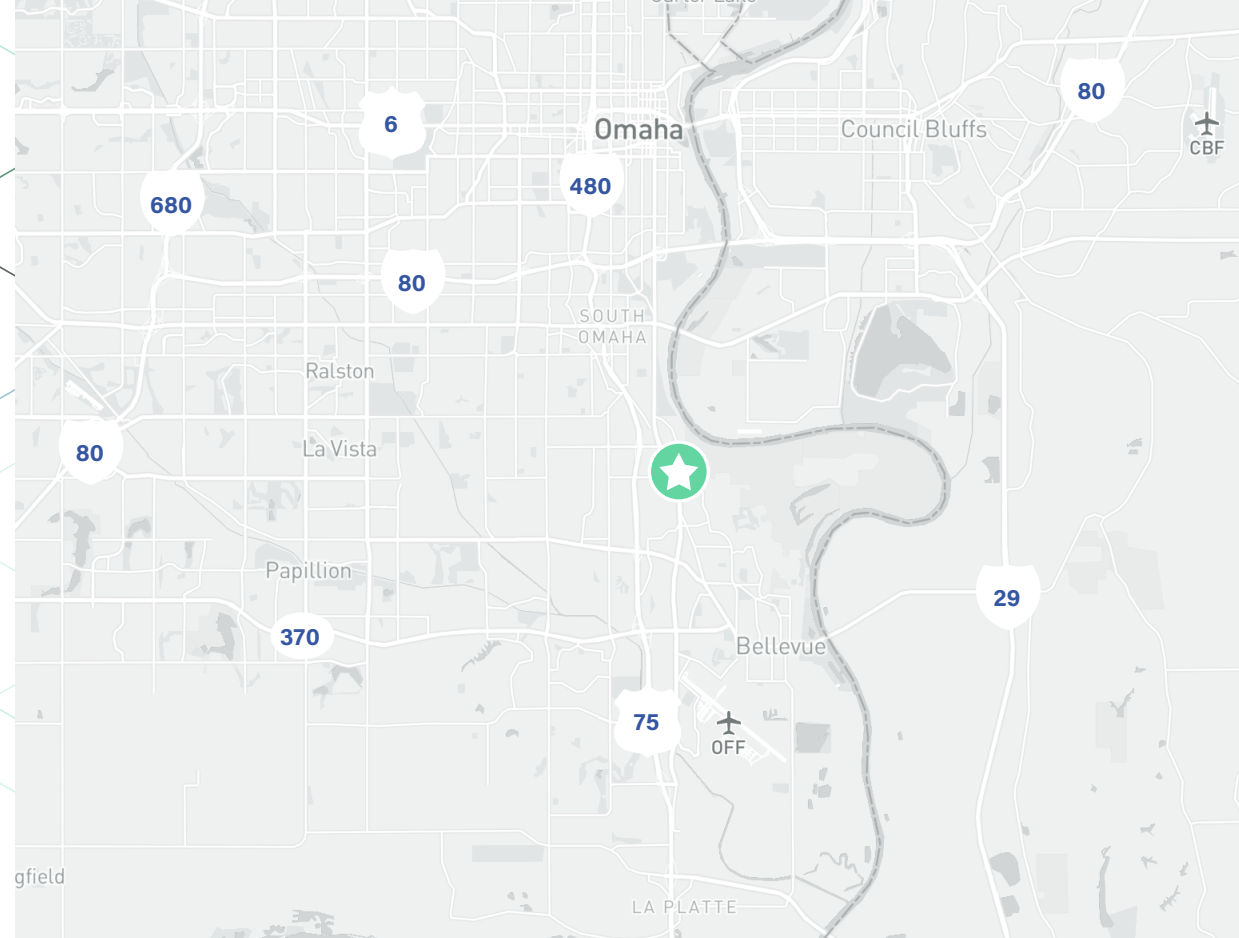
Sarpy County is located in the Omaha, Nebraska Metropolitan Statistical Area (MSA), and is home to the cities of Bellevue, Papillion, La Vista, Gretna and Springfield. Sarpy County covers 248 square miles and borders the Missouri River to the east, the Platte River to the south and west, and Harrison Street to the north.

- ◇ Fastest growing county in the state of Nebraska
- ◇ Primary industries are health care & social assistance, retail trade, educational services, construction and public administration
- ◇ The population has grown 27.6% since the 2010 census
- ◇ The median household income is 29.8% higher than the U.S. median household income

2024 Demographics	Bellevue	Sarpy County	Omaha MSA
Population	64,898	205,177	1,005,260
2020-24 Pop. Growth Rate	-0.02%	1.41%	0.73%
2024-29 Pop. Growth Rate	0.51%	1.10%	0.57%
Median Age	37.6	36.1	36.9
Pop. 25+ w/ Bachelor's+	34.4%	43.6%	41.1%
Average HH Income	\$106,807	\$126,211	\$118,937
Median HH Income	\$90,365	\$104,697	\$85,551
Average Home Value	\$322,594	\$360,814	\$341,061

# 1001

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## C O N T A C T S

### Graham Nabity

Vice President

+1 402 697 5814

graham.nabity@cbre.com

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