

12500 I STREET, OMAHA, NE 68137

OMAHA WORKS OFFICE

\$14.00 SF/YR (NNN)



LEASE BROCHURE

11301 DAVENPORT STREET | OMAHA, NE 68154 | INVESTORSOMAHA.COM | [in](#) | [f](#) | [twitter](#)



RJ Neary
402.778.7535
rjneary@investorsomaha.com



Ryan Zabrowski
402.778.7557
rzabrowski@investorsomaha.com



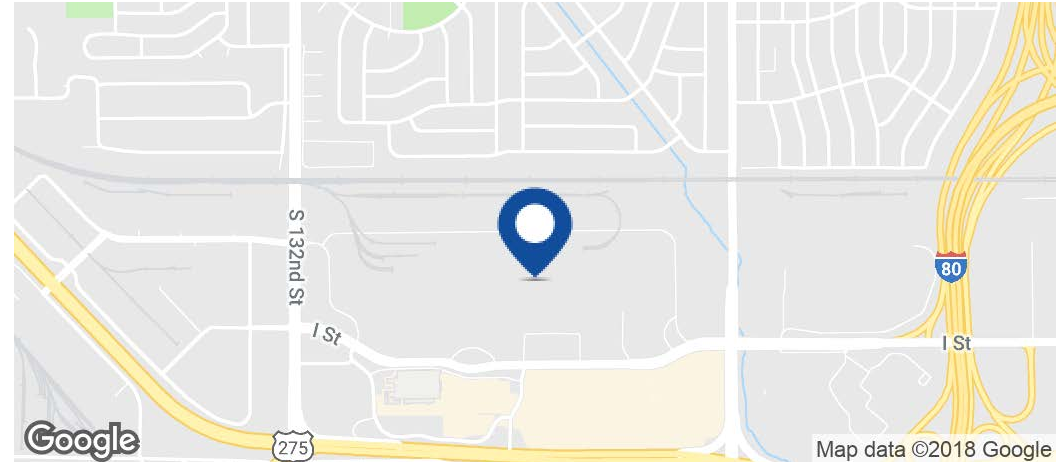
JP Raynor
402.778.7538
jpraynor@investorsomaha.com



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OMAHA WORKS OFFICE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	35,500 SF
Lease Rate:	\$14.00 SF/YR (NNN)
Est. NNN Exp:	\$2.82 SF/YR
Year Built:	1958
Building Size:	964,325
Zoning:	G1
Traffic Count:	32,200

PROPERTY OVERVIEW

Be a part of the redevelopment of one of Omaha's Industrial landmarks. Flexible sizes/layouts available: 35,500 rsf designed to fit your needs.

PROPERTY HIGHLIGHTS

- Centrally located with terrific access via L Street, 120th Street and 132nd Street
- Auditorium available to all tenants
- Abundant parking



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PROPERTY DETAILS

LEASE RATE

\$14.00 SF/YR

LOCATION INFORMATION

Building Name	Omaha Works Office
Street Address	12500 I Street
City, State, Zip	Omaha, NE 68137
County/Township	Douglas
Cross Streets	125th & I Streets

BUILDING INFORMATION

Building Size	964,325 SF
Building Class	B
Tenancy	Multiple
Number Of Floors	1
Year Built	1958
Load Factor	Yes

PROPERTY DETAILS

Property Type	Office
Zoning	GI
Lot Size	93.87 Acres
Traffic Count	32,200
Traffic Count Street	120th & I (2016)

PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	1427

UTILITIES & AMENITIES

Central HVAC	High Efficiency
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AVAILABLE SPACES

LEASE TYPE		NNN
TOTAL SPACE		35,500 SF
LEASE TERM		36 to 120 months
LEASE RATE		\$14.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
12500 I Street	Available	35,500 SF	NNN	\$14.00 SF/yr	Base Rent: \$41,416.67 Est Total Rent: \$49,759.17



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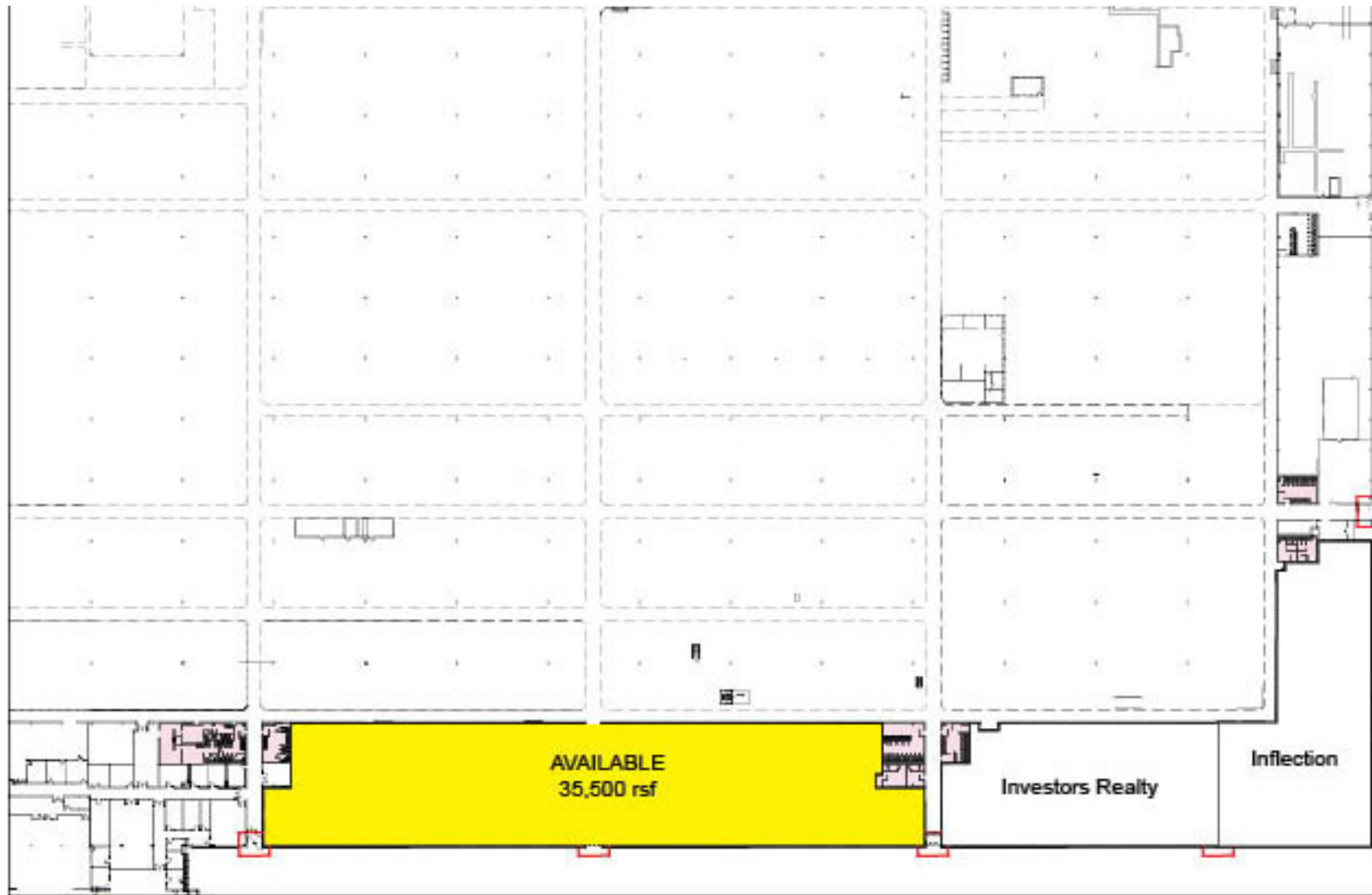
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FLOOR PLAN



RJ Neary

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SITE MAP



OLD MILLARD Map data ©2018 Google Imagery ©2018 , DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency



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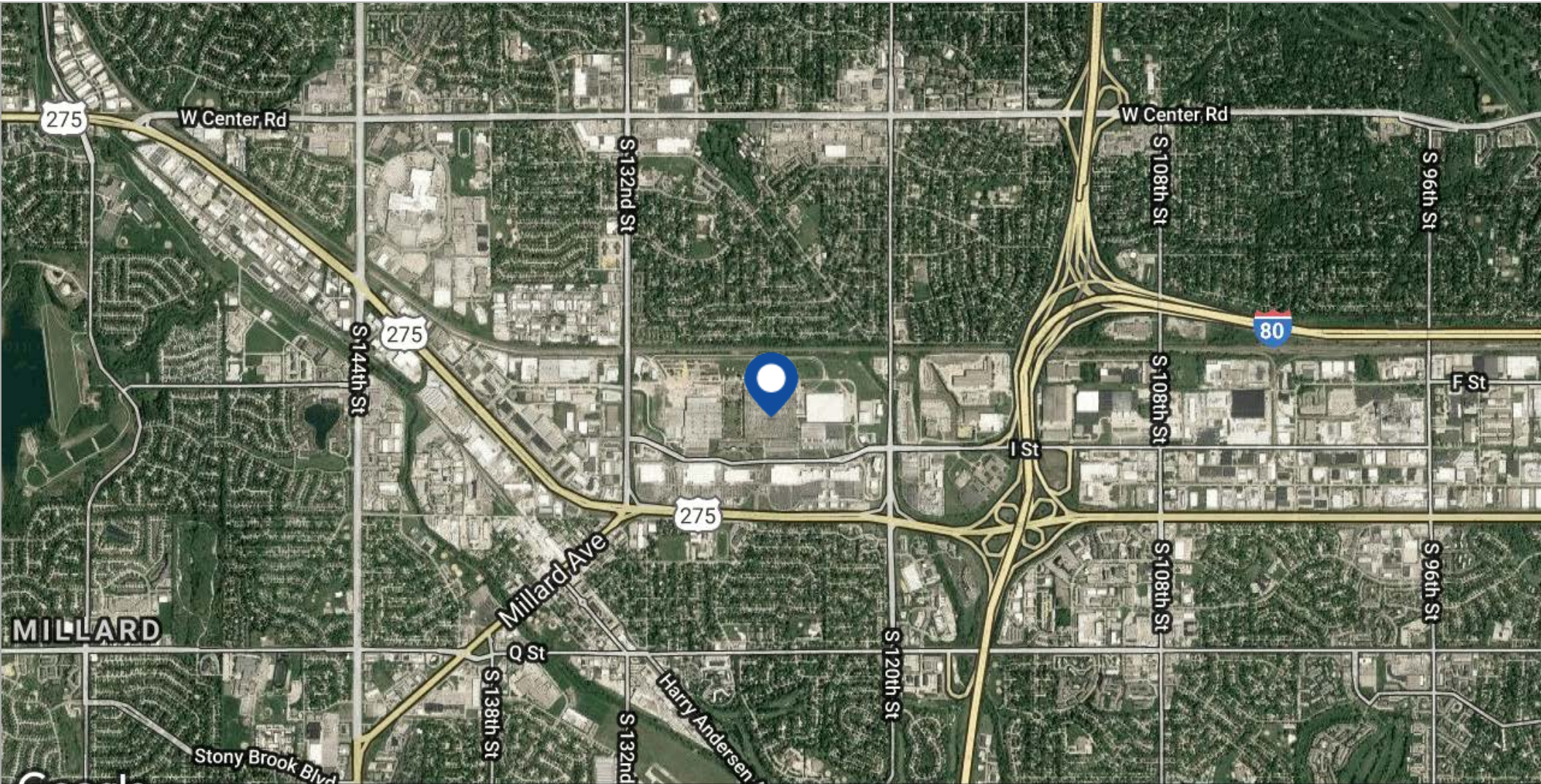
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LOCATION MAPS



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ADDITIONAL PHOTOS



RJ Neary

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