

# Experience Broadmoor 180

PRIME OPPORTUNITY  
ALONG THE  
DODGE CORRIDOR



CBRE

# Experience Broadmoor 180

## SPECTACULAR VISIBILITY

Incredible elevated sitelines

## EXCEPTIONAL OPPORTUNITIES

Build-to-suit options for retail, office, medical, and restaurants

## 640 LUXURY APARTMENTS

By Broadmoor – 100% leased

## 91,000 VEHICLES PER DAY

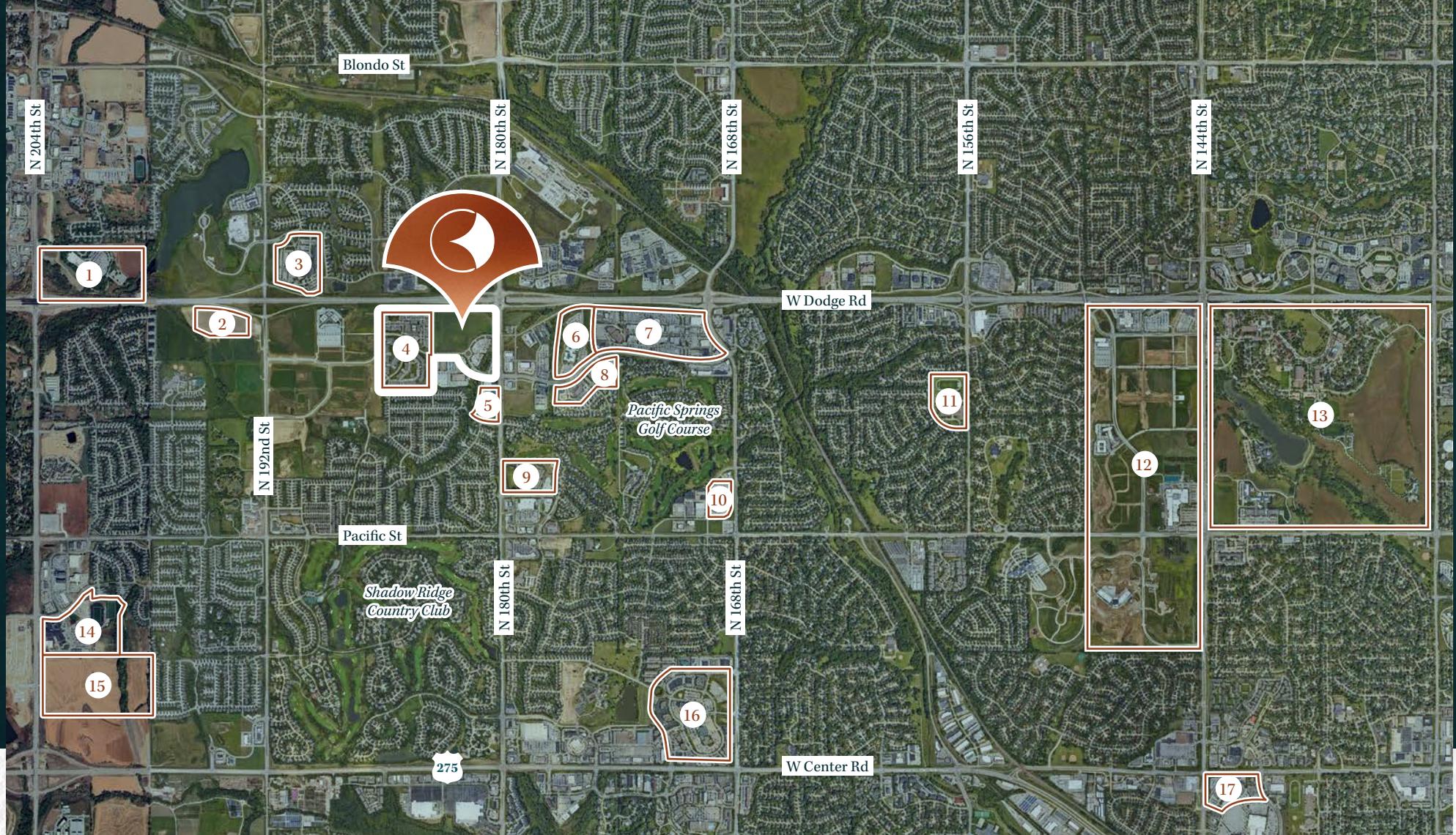
Traffic counts at 180th Street & W Dodge Road

## COVETED LOCATION

On 180th & West Dodge Road in popular west Omaha

## 1,800,000 SF

Class A office within one mile of the site



# Vibrant Location

UNSURPASSED  
HIGH-DENSITY,  
AMENITIES &  
SERVICES

1	Metropolitan Community College	7	Village Pointe Shopping Center	13	Boystown
2	Avenue One	8	UNMC	14	Elkhorn South High School
3	Methodist Women's Hospital	9	Elkhorn Ridge Middle School	15	Lanoha Development
4	640 Luxury Broadmoor Apartments	10	Methodist Health Systems Corporate Offices	16	CHI Lakeside Hospital
5	Aloft by Marriott	11	Kiewit Middle School	17	OrthoNebraska Oakview
6	Madonna Rehabilitation Hospital	12	Heartwood Preserve		



# Vibrant Location

## POPULATION

1 Mile	5,692
3 Miles	80,680
5 Miles	182,804

## MEDIAN INCOME

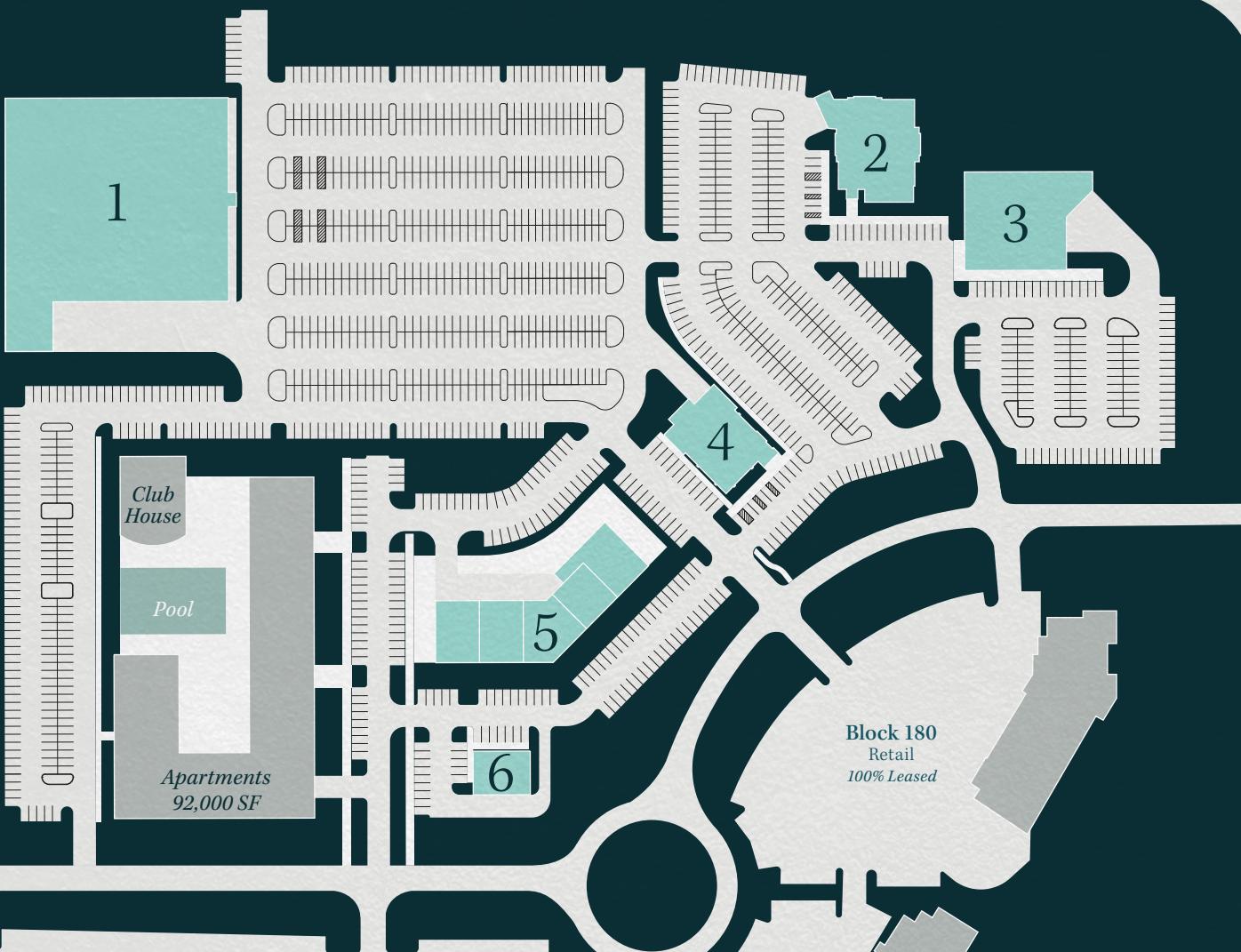
1 Mile	\$147,628
3 Miles	\$133,531
5 Miles	\$124,354

# The Site

B R O A D M O O R 1 8 0

1 8 0 T H S T R E E T

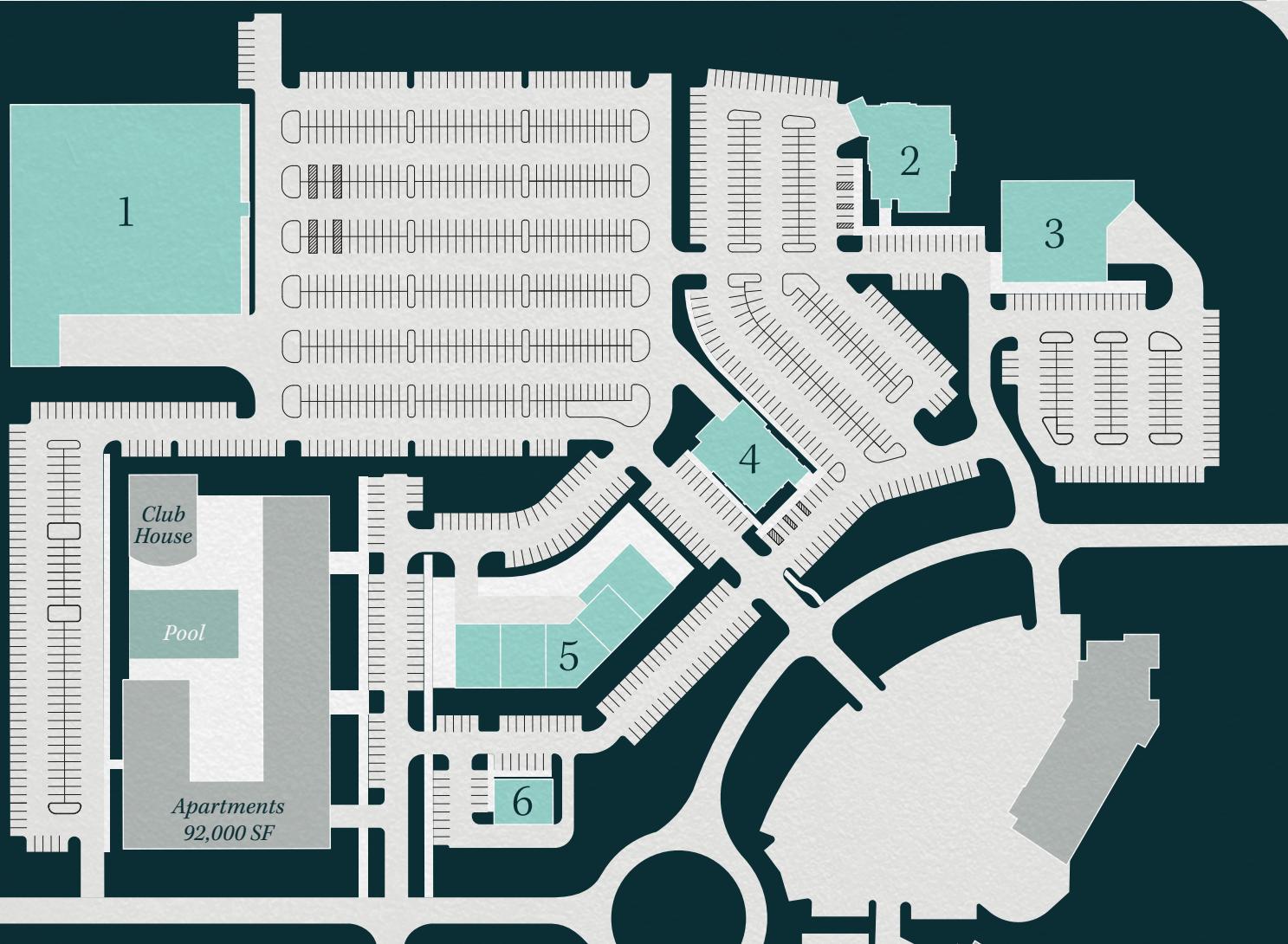
\$32  
P S F ,  
N N N



# The Site

LEASING DETAILS

\$32  
P S F ,  
N N N



## Building Details

<b>1</b>	Building Size – See broker. Parking Spaces – 585	<b>3</b>	Building Size – 14,000 SF Parking Spaces – 120	<b>5</b>	Building Size – 17,600 SF Parking Spaces – 129
<b>2</b>	Building Size – See broker. Parking Spaces – 122	<b>4</b>	Building Size – See broker. Parking Spaces – 177	<b>6</b>	Building Size – 3,200 SF Parking Spaces – 21

# Why Omaha

---

TALENT, LIVABILITY & AFFORDABILITY

#1

Hottest US Housing Market  
*U.S. News, 2025*

#5

Best Cities for Young  
Professionals  
*SmartAsset, 2020*

#1

Best City to Move  
*Forbes, 2024*

#3

Best City for Remote Workers  
*Forbes, 2024*

#3

Best State  
*U.S. News, 2024*

#7

Best Cities to Live and Work  
*Zippia, 2020*

#5

Best City with Work/  
Life Balance  
*smartasset.com*

#11

Best Cities to Retire  
*Go Banking Rates, 2022*

#9

Best Place to Raise a Family  
*wallethub.com*

#2

Best City for Renters  
*Forbes, 2022*

BUSINESS &  
INDUSTRY

#1

13 Fastest Growing Tech Hubs  
*Uncubed*



Among the Best Large  
Cities to Start a Business  
*WalletHub, 2021*

#5

Heartland Cities that are  
Essential to the Future of  
American Innovation  
*Entrepreneur, 2020*

“

There's plenty of other  
places I like, but the  
one I love is **Omaha**.

— Warren Buffett



**CBRE**

## C O N T A C T

### **Cindi Incontro**

Senior Vice President  
+1 402 306 5025  
[cindi.incontro@cbre.com](mailto:cindi.incontro@cbre.com)

### **Dale Scott**

Senior Vice President  
+1 402 598 7222  
[dale.scott@cbre.com](mailto:dale.scott@cbre.com)

### **Kristi Andersen**

Vice President  
+1 402 350 1675  
[kristi.andersen@cbre.com](mailto:kristi.andersen@cbre.com)

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio\_March2023 rev032625aw