

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

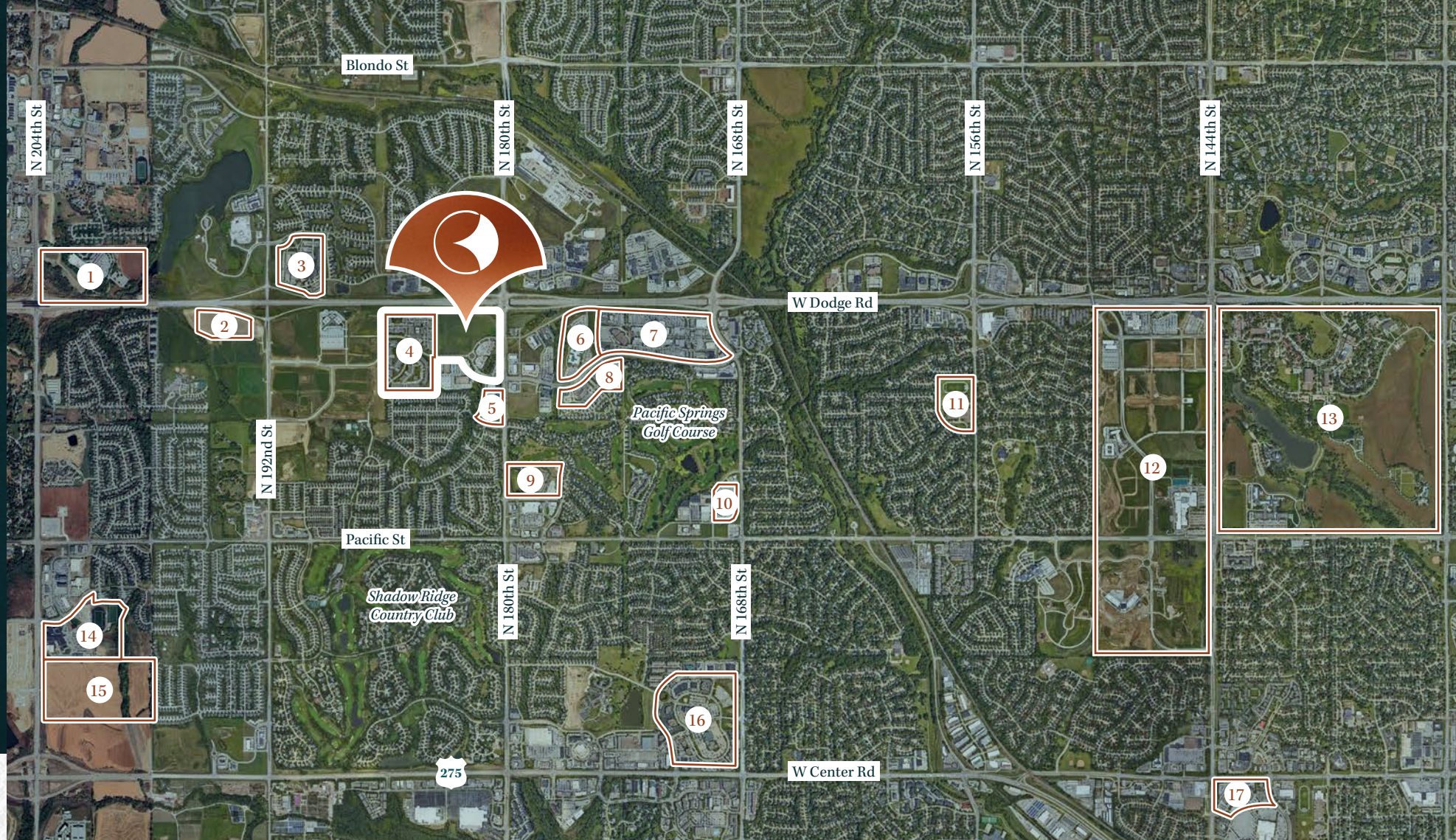
COVETED LOCATION

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



\$32
P S F ,
N N N

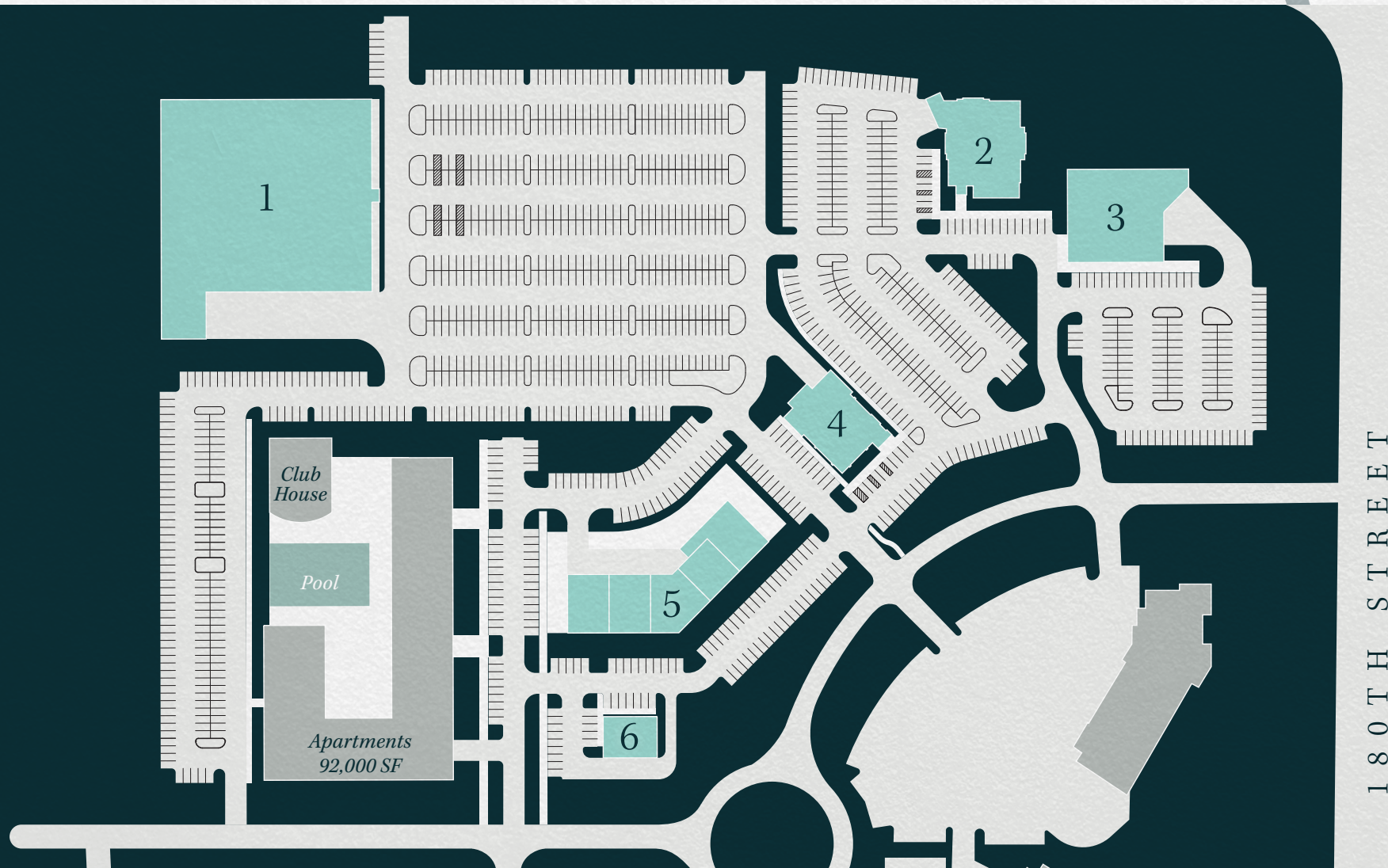
180TH STREET

The Site
BROADMOOR 180

The Site

LEASING DETAILS

\$32
P S F,
N N N



Building Details

- | | |
|---|---|
| 1 | Building Size – See broker.
Parking Spaces – 585 |
| 2 | Building Size – See broker.
Parking Spaces – 122 |

- | | |
|---|---|
| 3 | Building Size – 14,000 SF
Parking Spaces – 120 |
| 4 | Building Size – See broker.
Parking Spaces – 177 |

- | | |
|---|---|
| 5 | Building Size – 17,600 SF
Parking Spaces – 129 |
| 6 | Building Size – 3,200 SF
Parking Spaces – 21 |

Why Omaha

TALENT, LIVABILITY & AFFORDABILITY

#1

Hottest US Housing Market
U.S. News, 2025

#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 Cities for Young Professionals
SmartAsset, 2020

2.4%

Unemployment Rate
U.S. Bureau of Labor Statistics, November 2022

#7

Best City for Active Lifestyles
storagecafe.com

#1

Places You Can Still Buy a Home for Less than \$250,000
Market Watch, 2022

#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



C O N T A C T

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