

FOR LEASE

**18020 BURT STREET**  
**OMAHA, NE 68022**



THE  
RMR  
GROUP

# PROPERTY FEATURES & AMENITIES

18020 Burt Street, a 101,283 SF office building, is available for lease. The property is located just off of 180th Street and the West Dodge Expressway, with excellent exposure to 77,000 EADT and is in Omaha's most desirable submarket. The highly sought out Suburban West Dodge submarket has had 1,200,000 SF Net Absorption over the last five years.



**High visibility to 77,000 EADT**  
(W. Dodge Expressway)



**Most desirable office submarket**  
in Omaha



**Mix of large open work areas,**  
private offices & meeting rooms



**Spacious cafeteria & lounge area**



**Two (2) bathrooms per floor**



**Large outdoor patio**



**Leasehold improvements in place**  
- ready for immediate occupancy

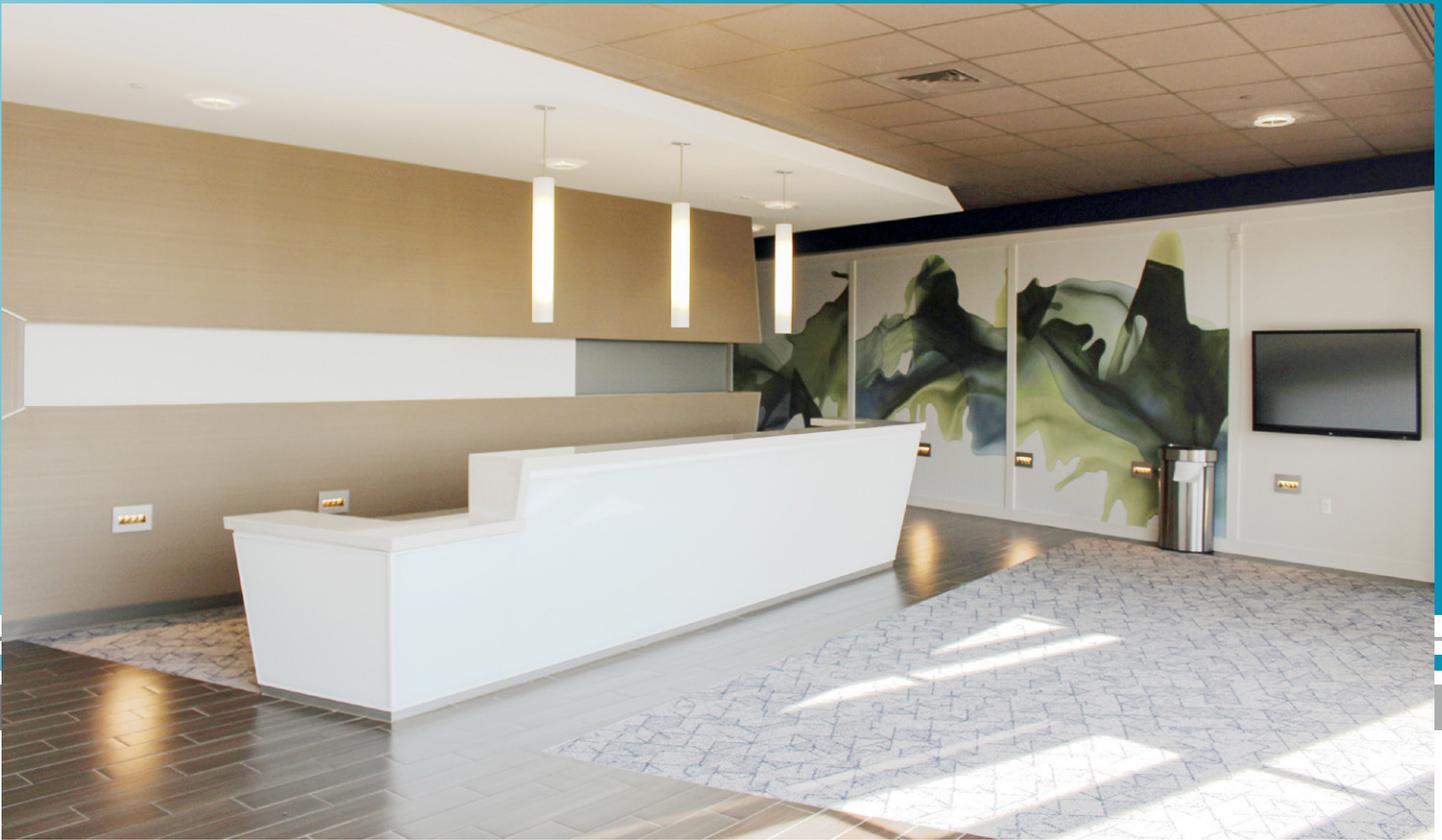


**Monument and building**  
signage available



**Common area training/**  
conference rooms available





## PROPERTY HIGHLIGHTS

<b>Lease Rate</b>	\$19.50 PSF NNN	<b>Tenant Allowance</b>	Negotiable
<b>Building Size</b>	101,283 SF	<b>Parking</b>	514 Surface Stalls
<b>No. Floors</b>	Three	<b>Parking Ratio</b>	5.3 per 1,000 SF
<b>Floor Plate</b>	37,255 RSF	<b>Est. NNN Expenses</b>	\$4.02 Taxes \$0.30 Insurance \$7.18 CAM <small>(includes utilities &amp; janitorial)</small>
<b>Year Built/Renovated</b>	2012/2025		<b>\$11.50 PSF Total</b>
<b>Zoning</b>	Mixed-Use		

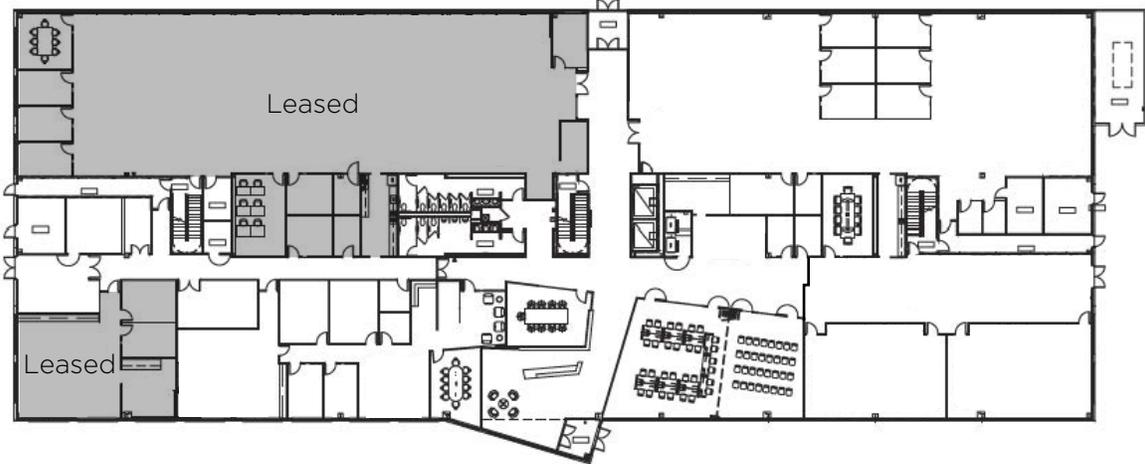
<i>First Floor</i>	<i>Second Floor</i>
Suite 100: 4,110 - 4,110	Suite 200: 10,249 - 37,255
Suite 125: 9,084 - 12,619	Suite 210: 8,978 - 37,255
Suite 150: 3,535 - 12,619	Suite 225: 9,080 - 37,255
	Suite 250: 8,947 - 37,255

<i>Floor</i>	<i>Available SF</i>	<i>Offices</i>	<i>Conference Rooms</i>	<i>Work Rooms</i>
First	3,535 - 12,619 SF	8	3	4
Second	8,947 - 37,255 SF	48	5	6
<b>TOTAL</b>	<b>49,874 SF</b>	<b>56</b>	<b>8</b>	<b>10</b>

# FLOOR PLANS

1<sup>ST</sup> FLOOR: 3,535 - 12,619 RSF

## EXISTING FLOOR PLAN



## PROPOSED FLOOR PLAN



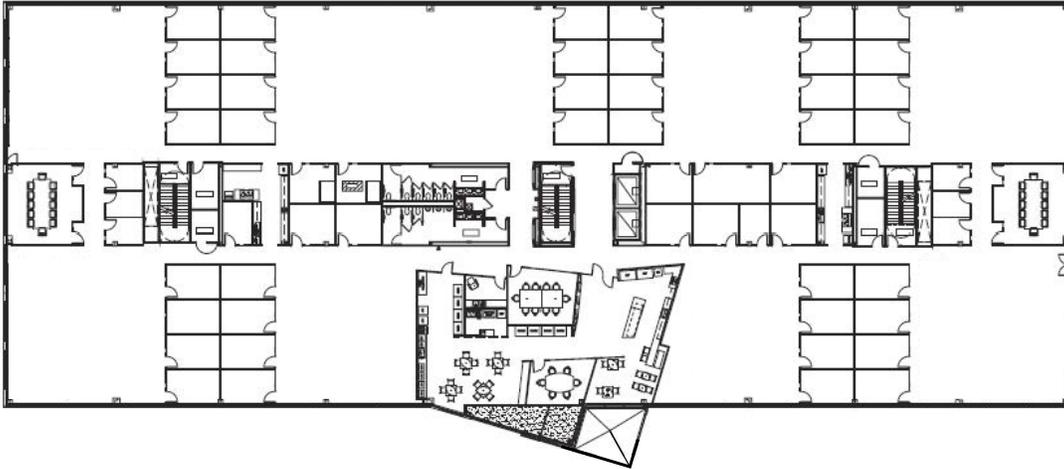
— COMMON AREA CONFERENCE/TRAINING ROOM



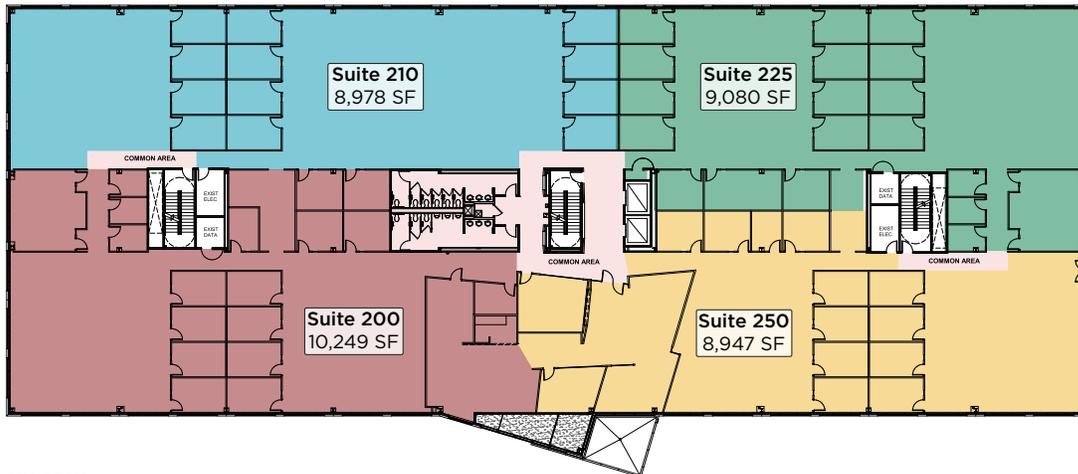
# FLOOR PLANS

2<sup>ND</sup> FLOOR: 8,947 - 37,255 RSF

## EXISTING FLOOR PLAN



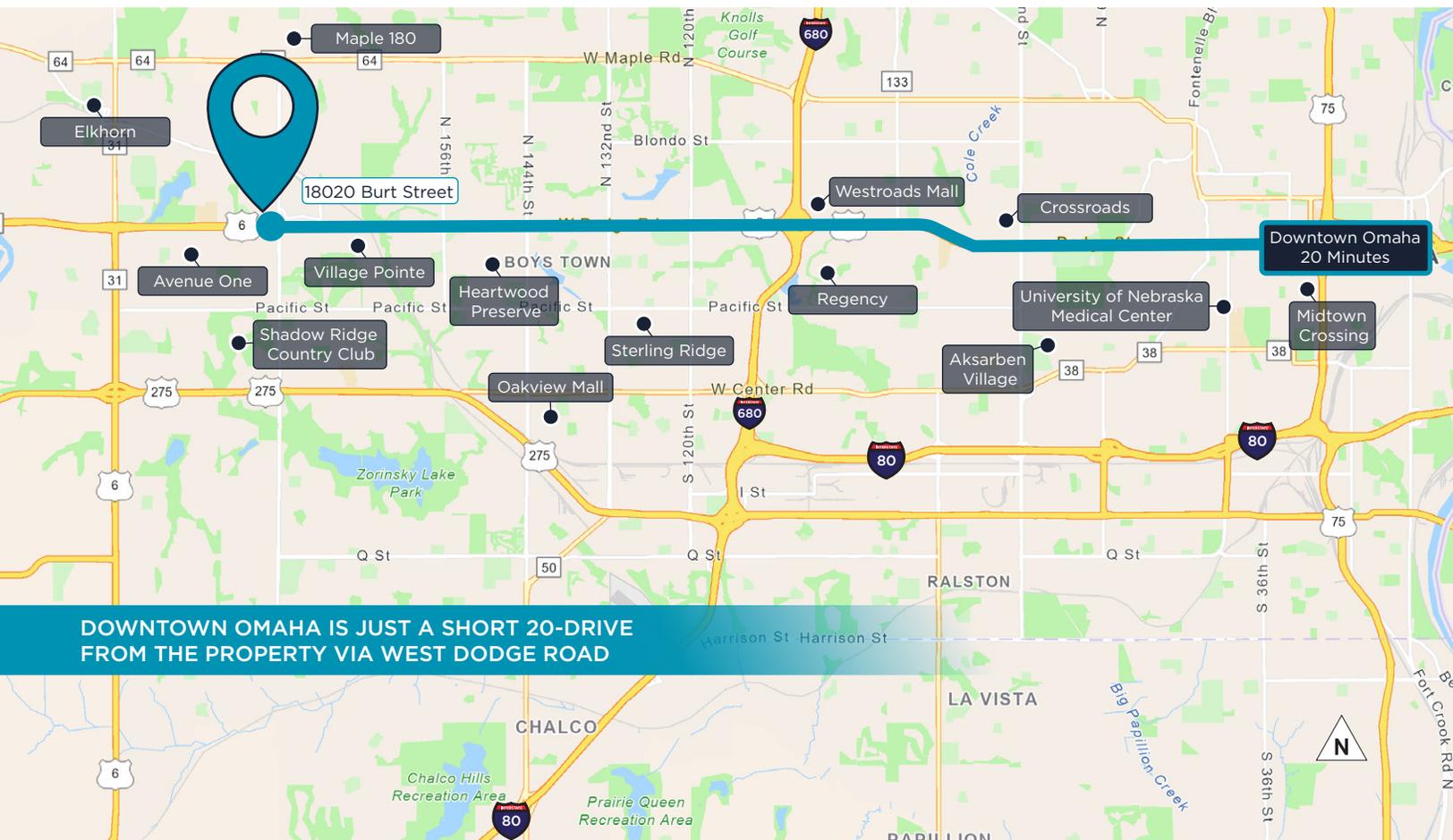
## PROPOSED FLOOR PLAN



SECOND FLOOR







DOWNTOWN OMAHA IS JUST A SHORT 20-DRIVE FROM THE PROPERTY VIA WEST DODGE ROAD

# CONTACT INFORMATION

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