

# OMAHA TOWER

2120 S. 72nd Street | Omaha, NE 68124

FOR LEASE



**36,236 SF Office Space**  
**Lease Rate: \$26.00 PSF FS**

Omaha's premier office tower centrally located at 72nd & Mercy Road. Recently renovated with beautiful and modern finishes. Building offers excellent amenities including covered parking, cafe deli, workout facilities and shared conference rooms. Easy interstate access and great proximity to area retailers and restaurants. Join the Omaha Tower's list of prestigious tenants.

The Omaha Tower is not only one of the premier office towers in Omaha, it is also the ONLY multi-tenant high-rise building outside of the downtown area. Close proximity to numerous area amenities including Aksarben Village, The Shoppes at Aksarben and many other retail and restaurant options make this building an attractive location to work, dine and entertain. The building is directly off the 72nd Corridor making it truly an unmatched location for both visibility and access, just minutes from I-80.

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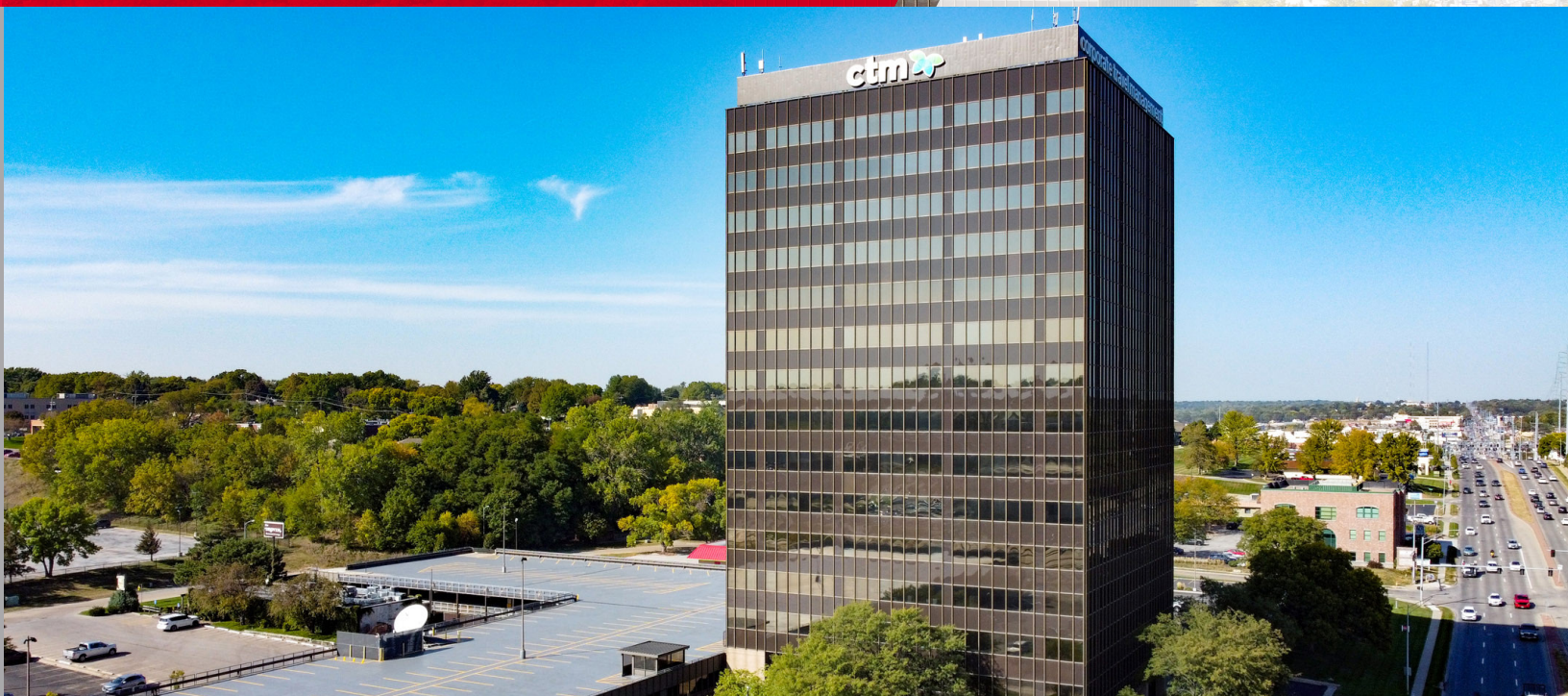
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## Availability

Lease Rate	\$26.00 PSF, Full Service
Total Available	36,236 SF
Total Contiguous	7,322 SF

## Property Highlights

Building Size	182,770 SF
Year Built/Renovated	1976/2019
Load Factor	Varies by floor
No. of Floors	15
Total Site Area	5.06 AC
Zoning	CC
Parking	5:1,000 SF

Suite	Square Feet (min - max)	Price/SF FS	Date Available
500	6,640 - 6,640	\$26.00	Immediately
600	7,322 - 7,322	\$26.00	Immediately
725	4,684 - 4,684	\$26.00	60 Days
1100	2,928 - 2,928	\$26.00	Immediately
1111	2,107 - 2,107	\$26.00	Immediately
1275	2,671 - 2,671	\$26.00	Immediately
1350	6,564 - 6,564	\$26.00	60 Days
1475	3,320 - 3,320	\$26.00	Immediately



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LUND COMPANY

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## PROPERTY PHOTOS

The Omaha Tower is a prime location for any business. Renovated in 2019 with beautiful and modern finishes, the building is extremely well-maintained and its list of amenities include:

- Workout Facility
- Renovated Lobbies
- Cafe Deli
- Shared Conference Rooms
- Covered Parking
- Amazing Views
- Beautiful Landscaping
- Two minutes from I-80



Workout Facility



Renovated Lobbies



Main Floor Cafe Deli



Build-out Example



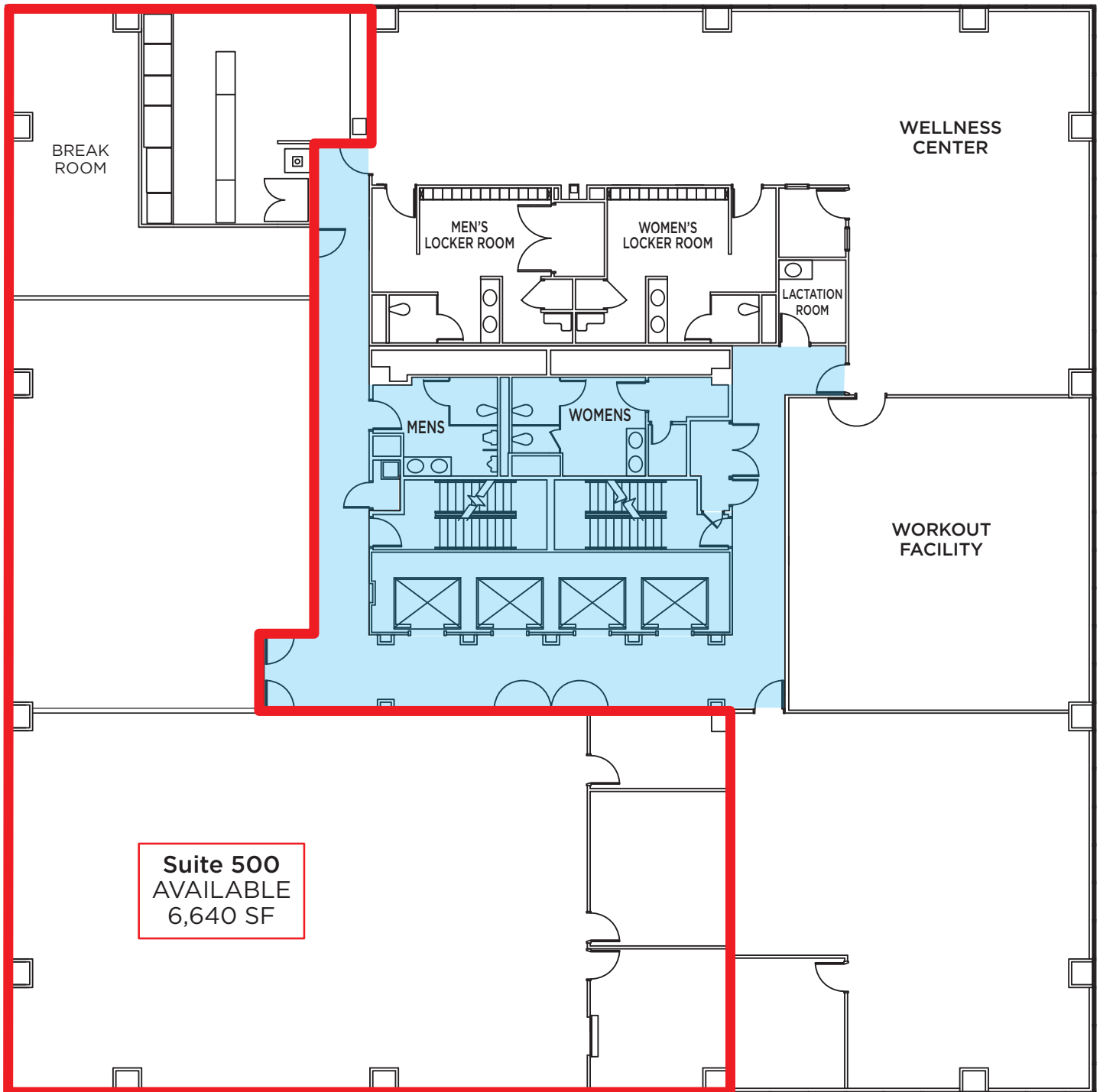
Shared Lounge Area

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## FLOOR PLAN - 5th Floor

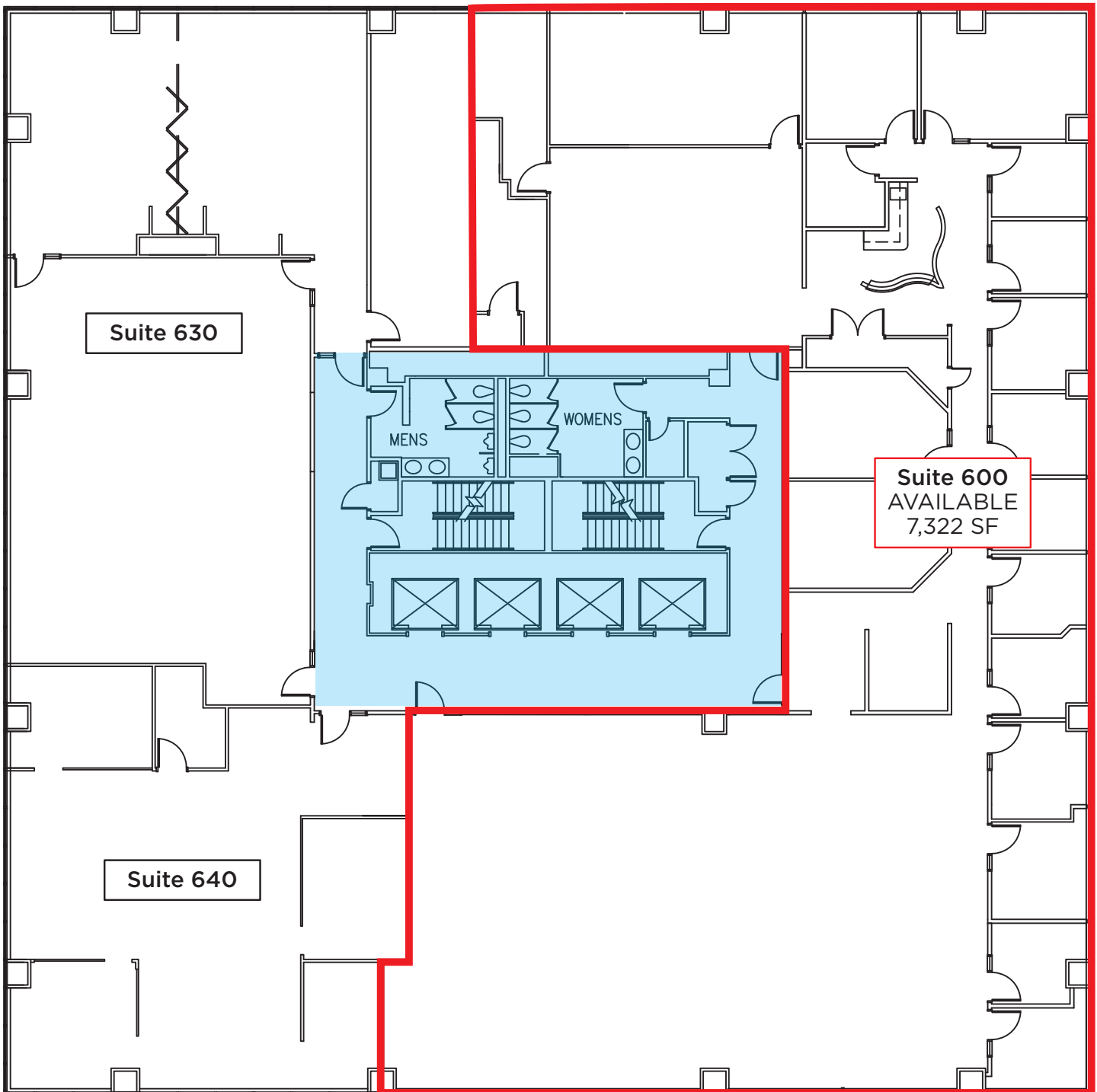


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## FLOOR PLAN - 6th Floor

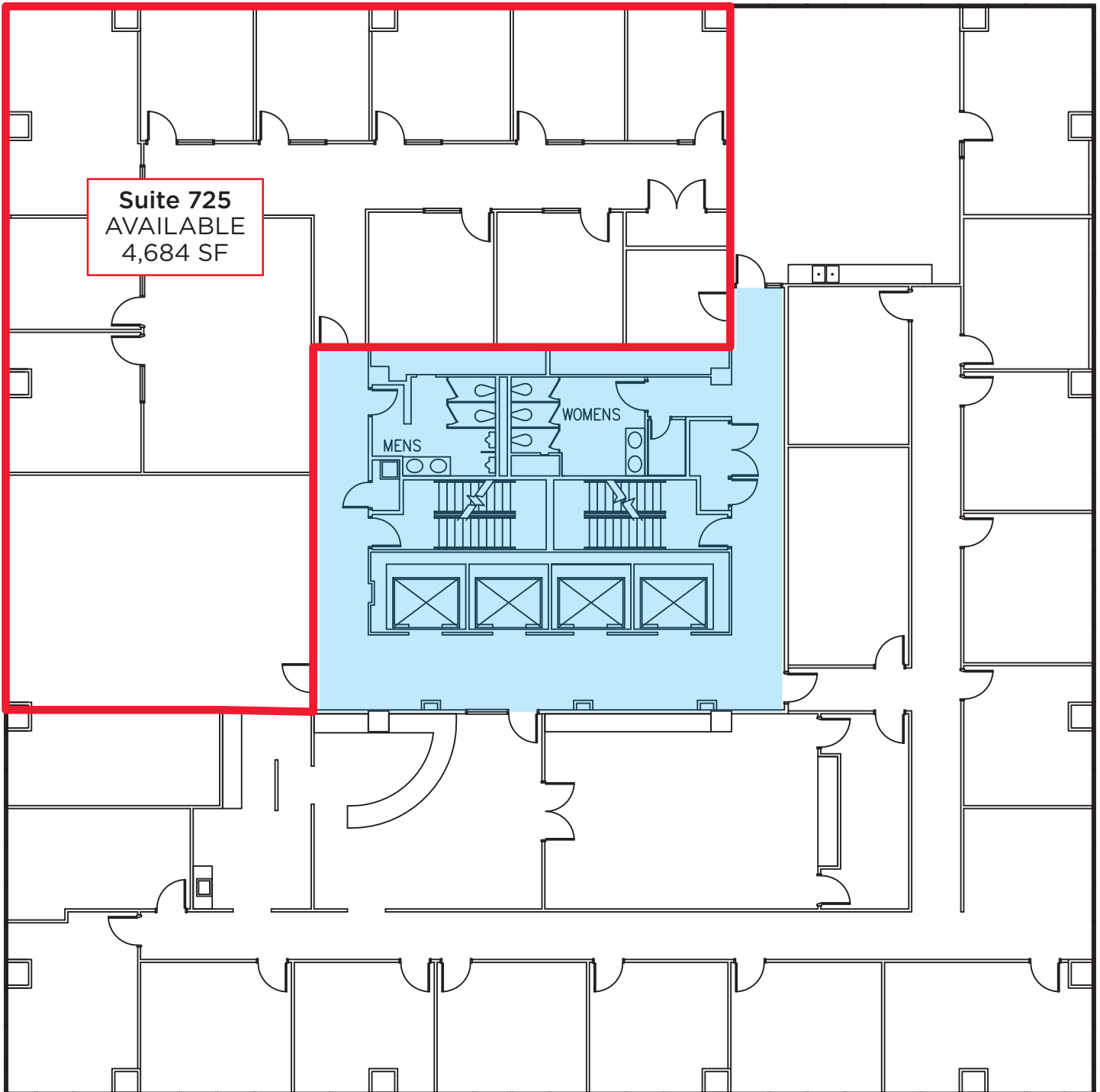


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## FLOOR PLAN - 7th Floor

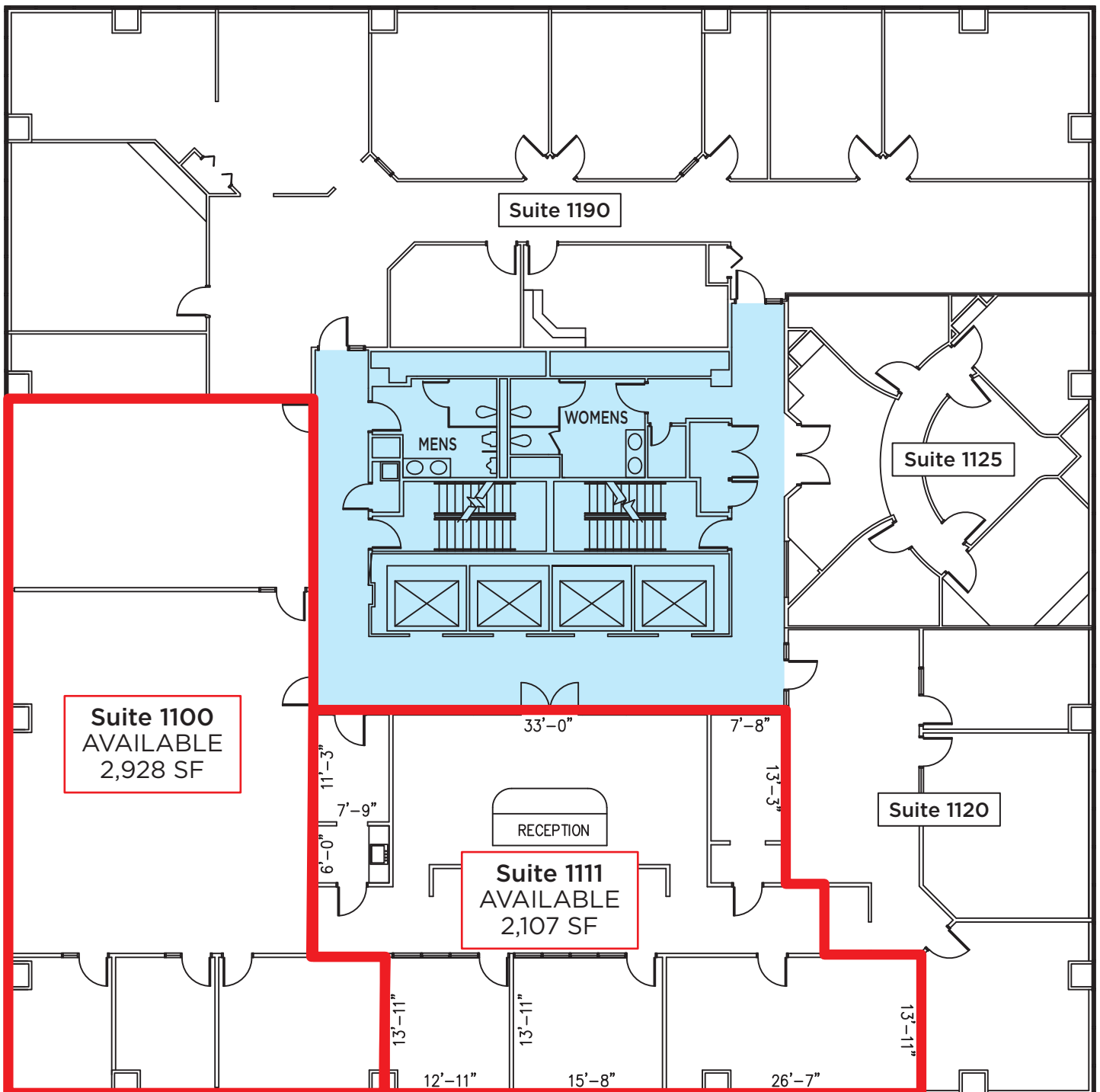


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## FLOOR PLAN - 11th Floor

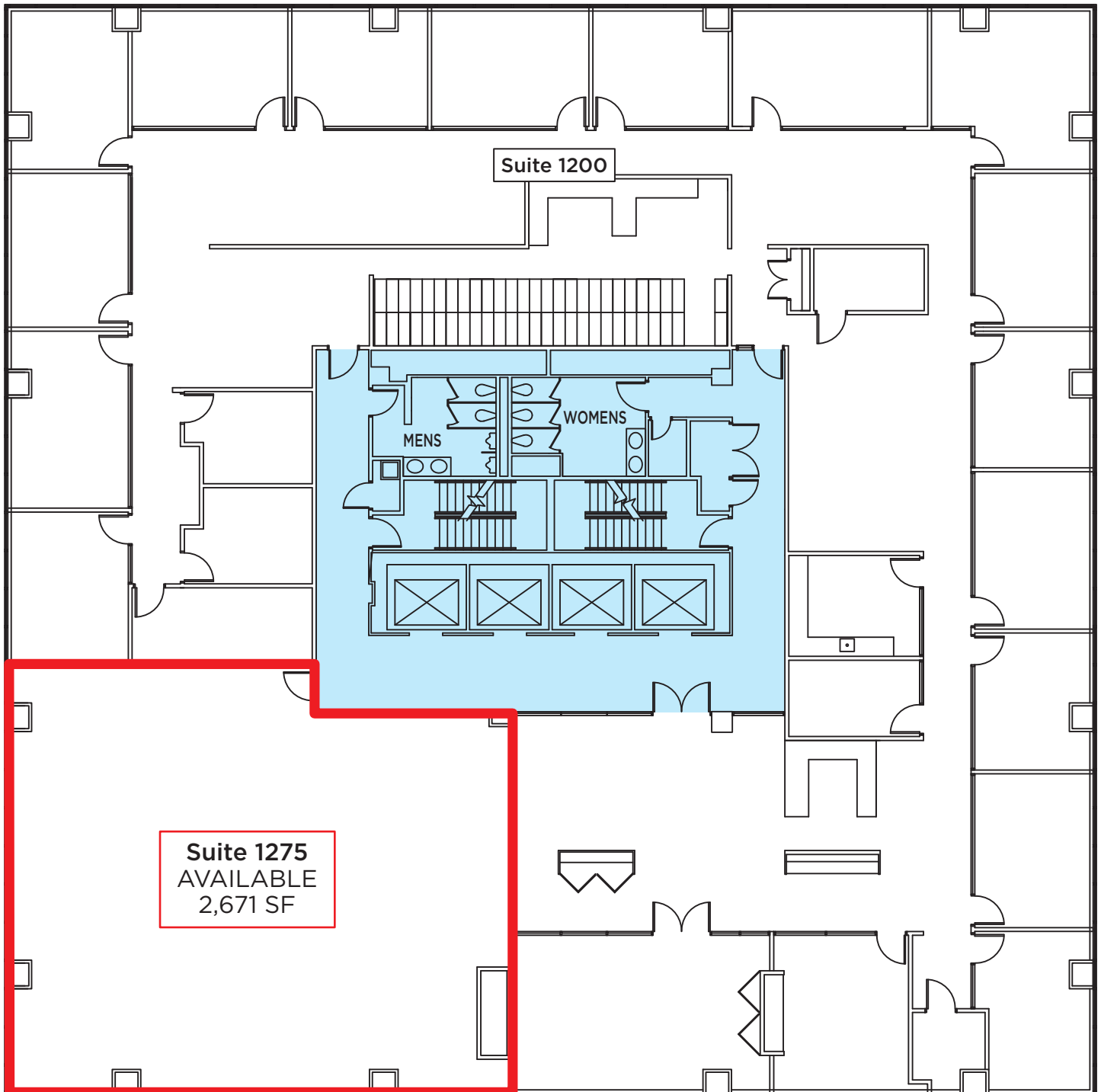


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## FLOOR PLAN - 12th Floor



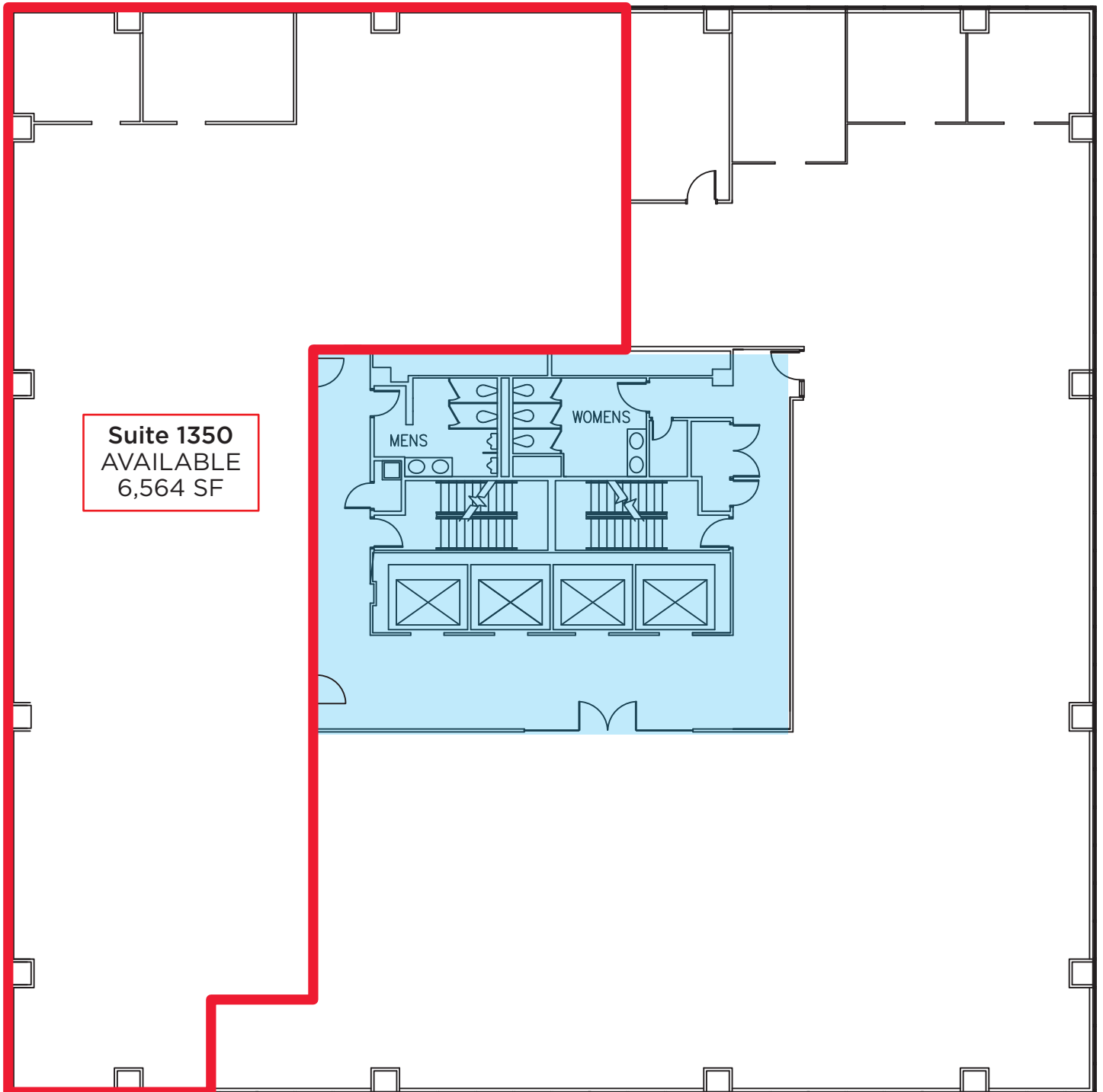


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## FLOOR PLAN - 13th Floor



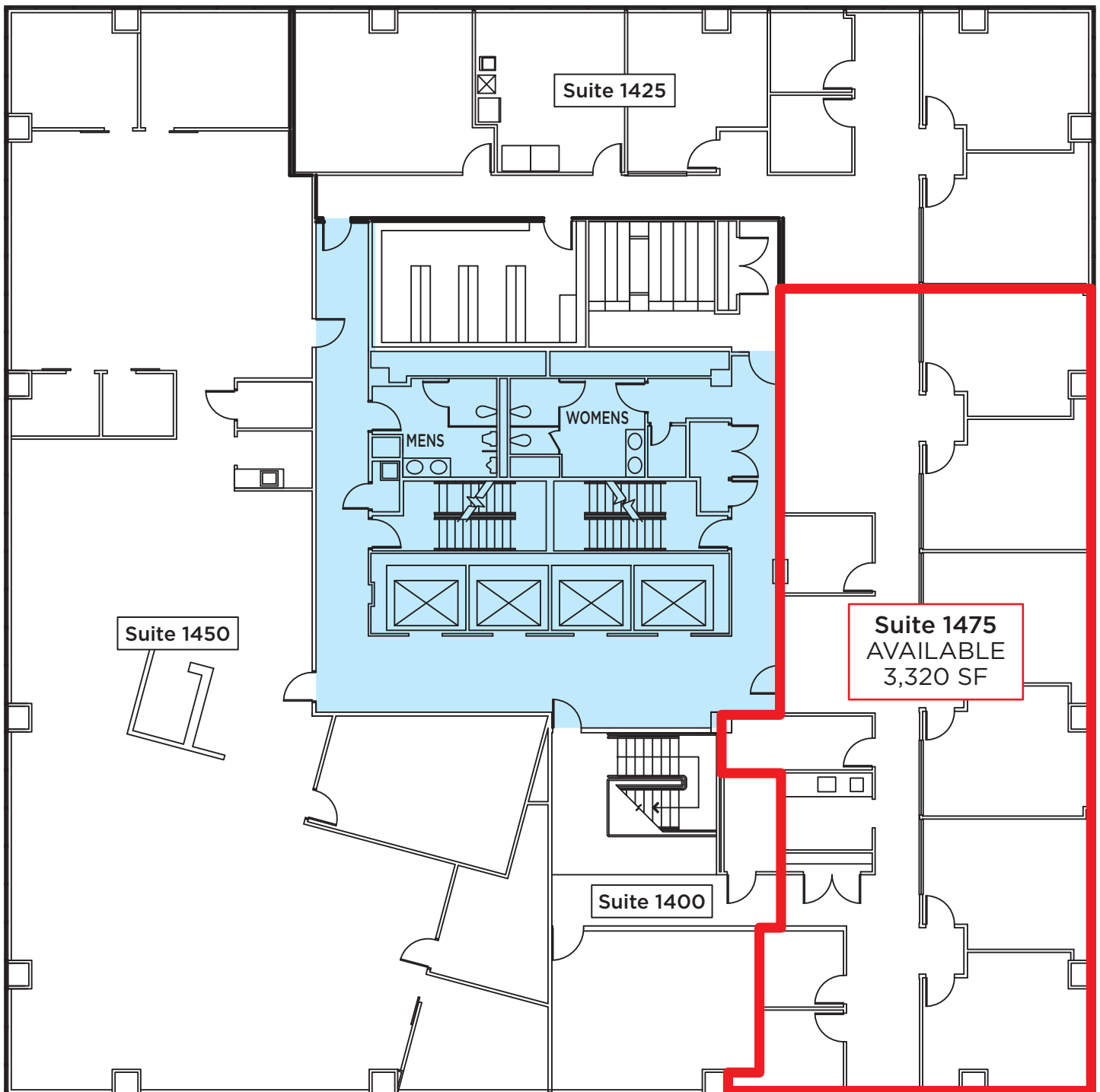
**Suite 1350**  
AVAILABLE  
6,564 SF

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## FLOOR PLAN - 14th Floor

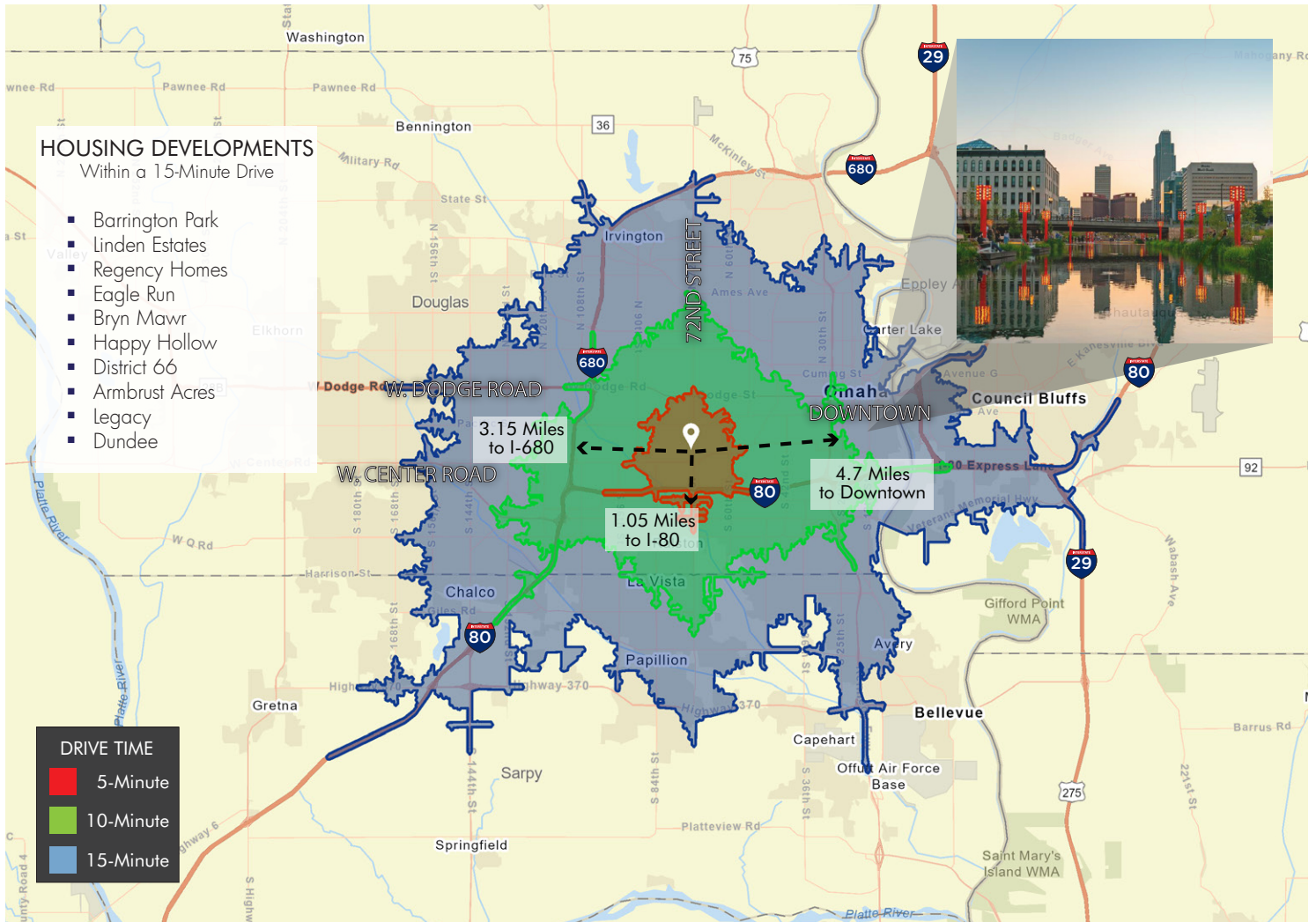


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## DRIVE-TIME MAP



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## RETAIL MAP



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