

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



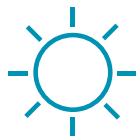
**Mix of large open work areas,**  
private offices & meeting rooms



**Spacious cafeteria & lounge area**



**Two (2) bathrooms per floor**



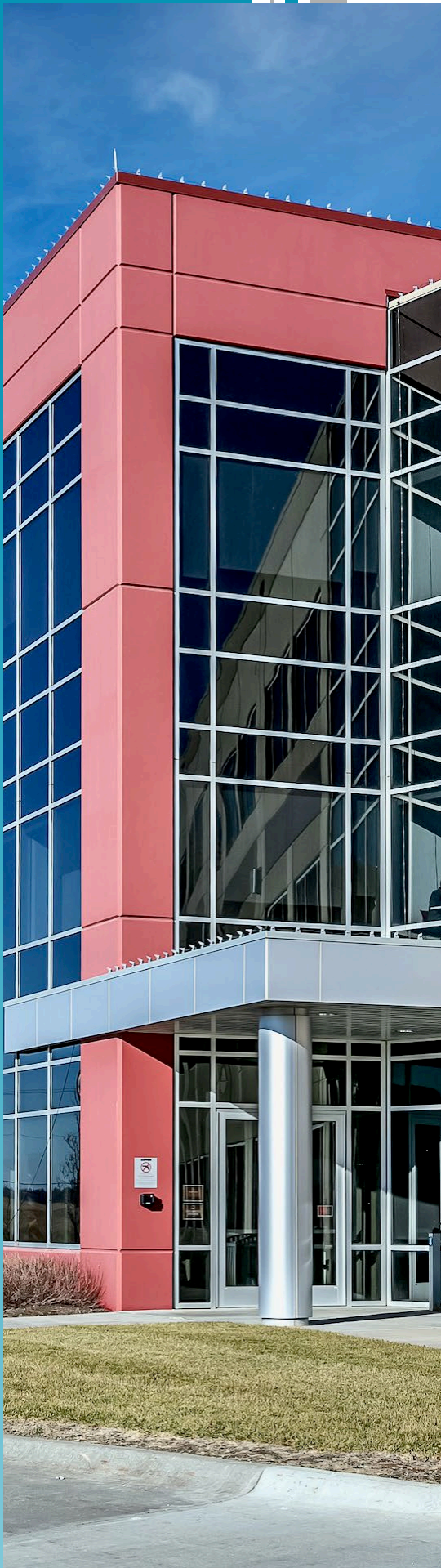
**Large outdoor patio**



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



**Monument and building**  
signage available







## 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>	28,629 - 36,347 RSF	<b>Est. NNN Expenses</b>	\$4.02 Taxes \$0.30 Insurance \$7.18 CAM <small>(includes utilities &amp; janitorial)</small>
<b>Year Built</b>	2012		<b>\$11.50 PSF Total</b>
<b>Zoning</b>	Mixed-Use		

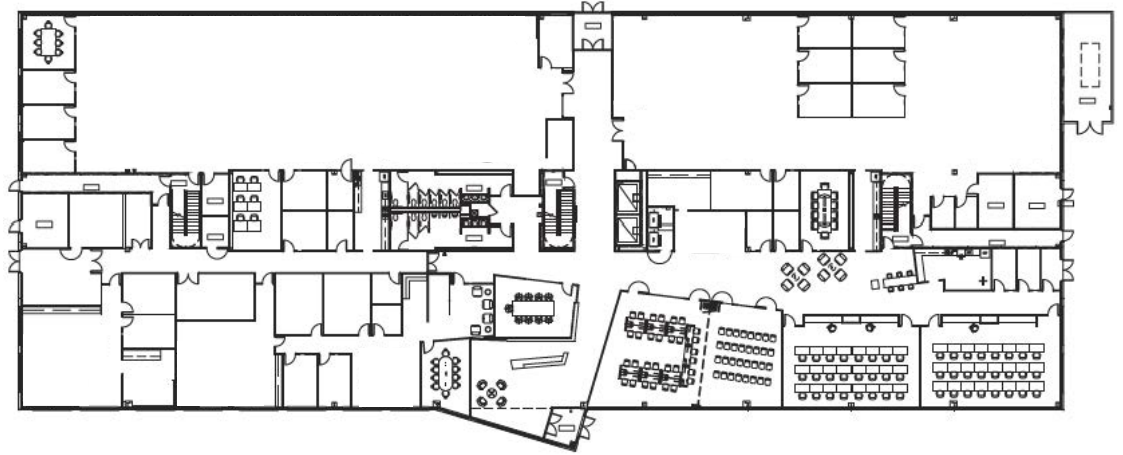
<i>First Floor</i>	<i>Second Floor</i>	<i>Third Floor</i>
Suite 100: 5,679 - 28,629	Suite 200: 9,994 - 36,307	Suite 300: 18,729 - 36,347
Suite 110: 9,632 - 28,629	Suite 210: 8,754 - 36,307	Suite 350: 17,618 - 36,347
Suite 125: 9,020 - 28,629	Suite 225: 8,836 - 36,307	
Suite 150: 4,297 - 28,629	Suite 250: 8,724 - 36,307	

<i>Floor</i>	<i>Available SF</i>	<i>Offices</i>	<i>Conference Rooms</i>	<i>Work Rooms</i>
First	4,297 - 28,629 SF	14	4	4
Second	8,724 - 36,307 SF	48	5	6
Third	17,618 - 36,347 SF	50	7	7
<b>TOTAL</b>	<b>101,283 SF</b>	<b>112</b>	<b>16</b>	<b>17</b>

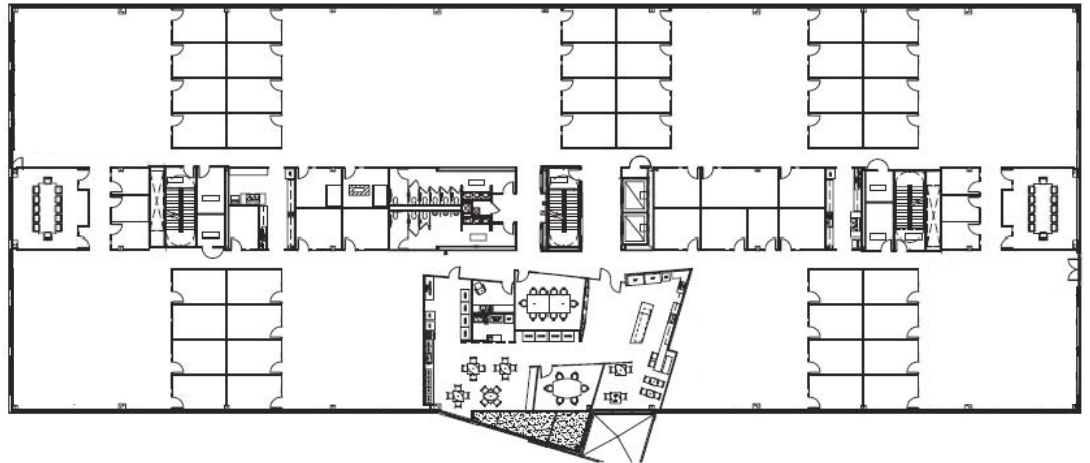
# EXISTING FLOOR PLANS

Availability: 5,679 - 101,283 RSF

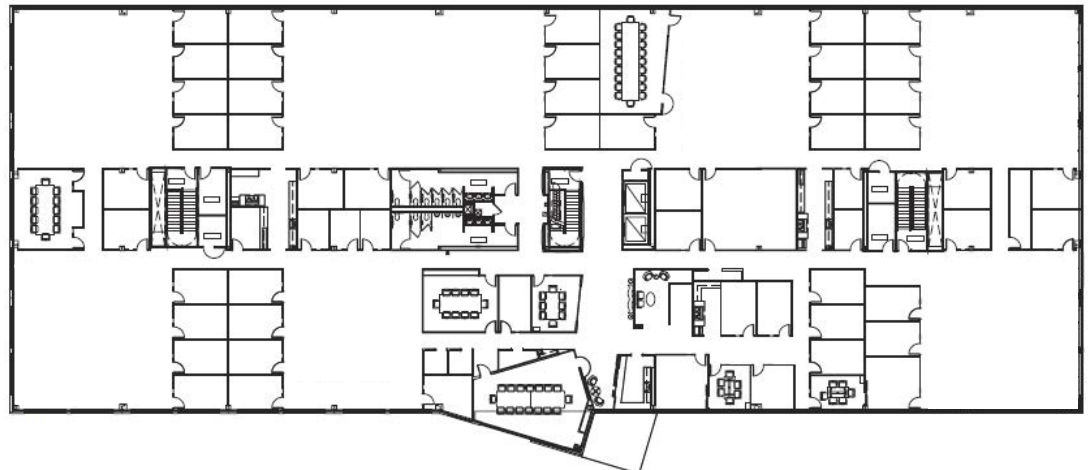
**1<sup>ST</sup> FLOOR**  
**4,297 - 28,629 RSF**



**2<sup>ND</sup> FLOOR**  
**8,724 - 36,307 RSF**

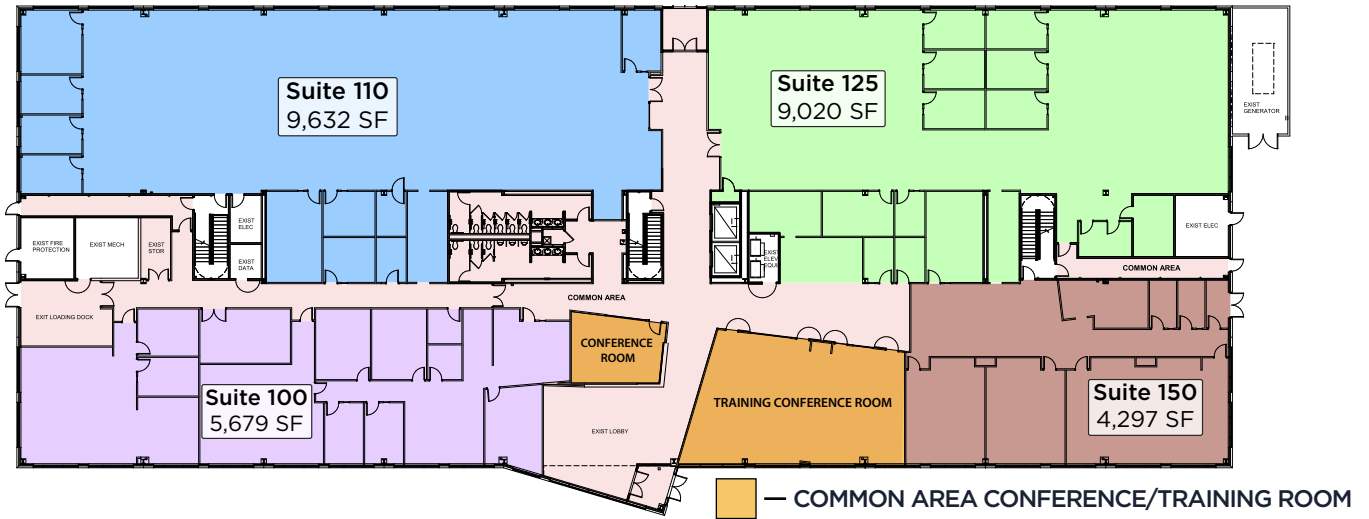


**3<sup>RD</sup> FLOOR**  
**18,729 - 36,347 RSF**

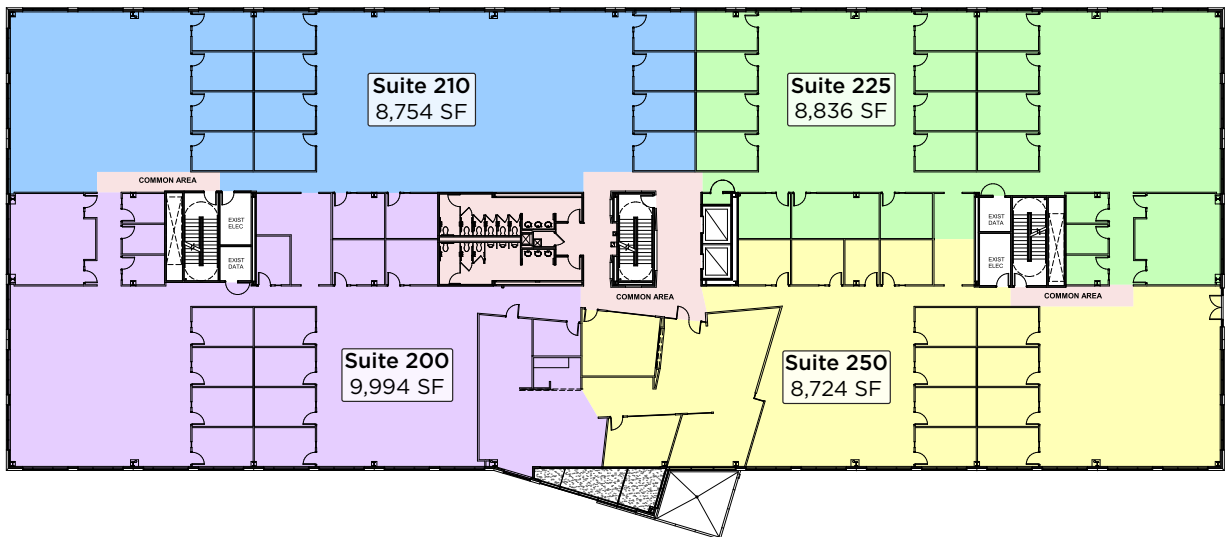


# DEMISING OPTIONS

## 1<sup>ST</sup> FLOOR 4,297 - 28,629 RSF



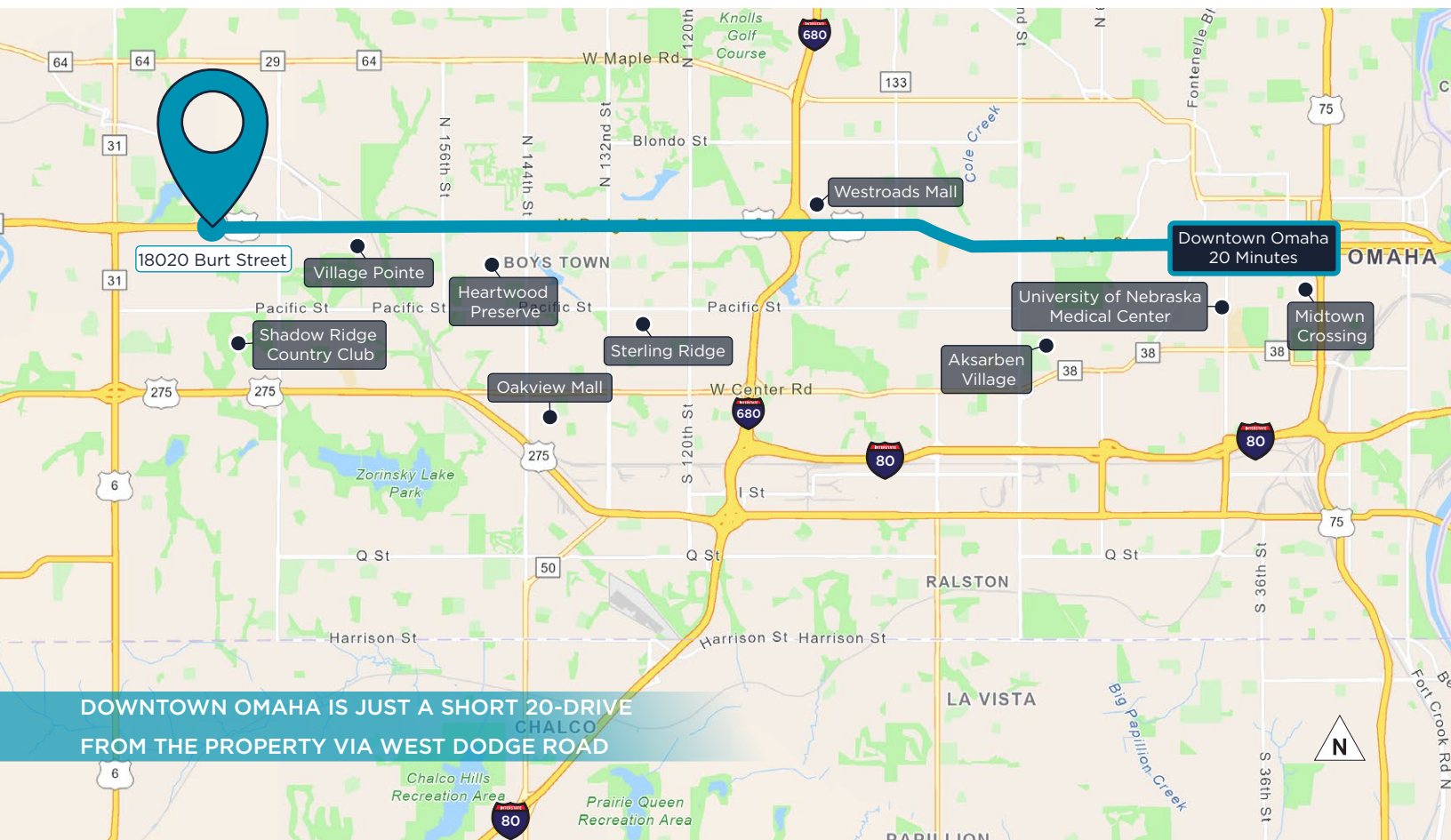
## 2<sup>ND</sup> FLOOR 8,724 - 36,307 RSF



## 3<sup>RD</sup> FLOOR 117,618 - 36,347 RSF











# CONTACT INFORMATION

**MARTIN PATZNER, CCIM, SIOR, CPM, RPA**  
Vice President, Office Specialist  
+1 402 548 4033  
martin.patzner@lundco.com

**MARC SIEMERS, SIOR**  
Senior Associate  
+1 402 881 5035  
marc.siemers@lundco.com

**JAMES BOULAY JR.**  
Associate  
+1 402 594 5187  
jj.boulay@lundco.com

450 Regency Parkway, Suite 200  
Omaha, NE 68114  
Main +1 402 393 8811  
**lundco.com**

THE  
RMR  
GROUP



*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

