

OMAHA, NE 68108

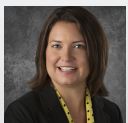
825 DORCAS STREET

\$10.00 - 11.50 SF/YR NNN

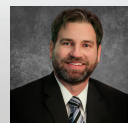


LEASE BROCHURE

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# 825 DORCAS STREET

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	4,890 - 13,160 SF
Lease Rate:	\$10.00 - 11.50 SF/YR NNN
Est. NNN Exp:	\$5.00 SF/YR
Year Built:	1949
Building Size:	88,825
Renovated:	2012
Zoning:	G0
Market:	Omaha
Submarket:	Downtown Omaha
Traffic Count:	6,450

### PROPERTY OVERVIEW

Newly renovated space with beautiful finishes just south of downtown.

### PROPERTY HIGHLIGHTS

- Large ADA compliant restrooms.
- 16 offices, break room, 6 conference / training rooms
- Additional 2,000 sf of onsite storage space available
- Large parking field able to accommodate intense parking requirements
- Serene outdoor sitting and walking trails



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## PROPERTY DETAILS

### LEASE RATE

**\$10.00 - 11.50 SF/YR**

### LOCATION INFORMATION

Street Address	825 Dorcas Street
City, State, Zip	Omaha, NE 68108
County/Township	Douglas
Market	Omaha
Submarket	Downtown Omaha
Cross Streets	8th & Dorcas Street

### BUILDING INFORMATION

Building Size	88,825 SF
Building Class	B
Number Of Floors	3
Year Built	1949
Last Renovated	2012
Construction Status	Existing

### PROPERTY DETAILS

Property Type	Office
Zoning	G0
Lot Size	5.8 Acres
Traffic Count	6,450
Traffic Count Street	10th & Martha (2016)

### PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	208



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## AVAILABLE SPACES



SPACE	LEASE RATE	EST. NNN EXP	SIZE (SF)	COMMENTS
825 Dorcas	\$10.00 - 11.50 SF/yr	\$5.00	4,890 - 13,160 SF	Space divisible to 4,890 or 6,879 sf at a rate of \$11.50 psf NNN. 13,160 sf available at a rate of \$10.00 psf NNN. Includes electrical. Additional 2,000 sf of onsite storage space available.



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# FLOOR PLAN



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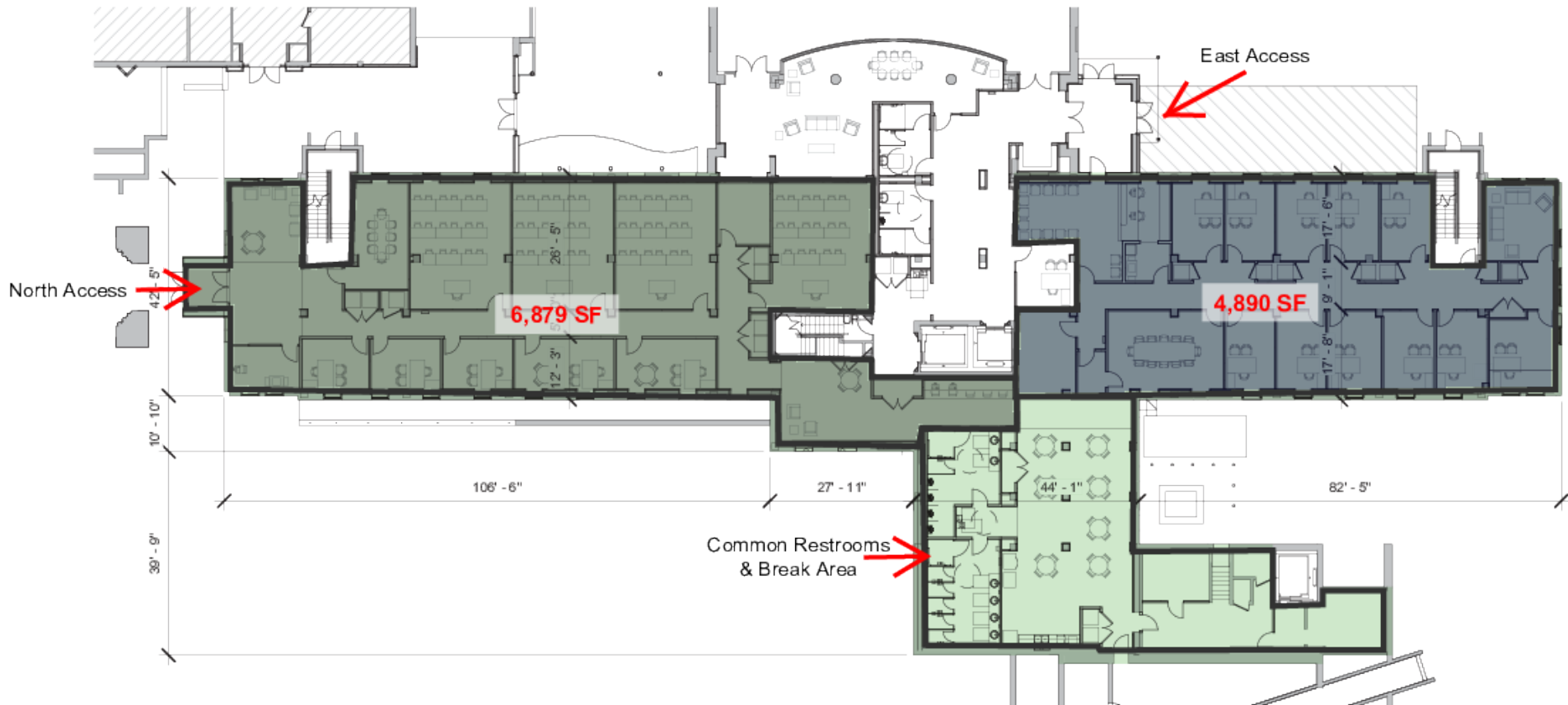


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## CLOSE VIEW AERIAL



Map data ©2020 Imagery ©2020 , CNES / Airbus, Maxar Technologies, U.S. Geological Survey



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## RETAILER MAP



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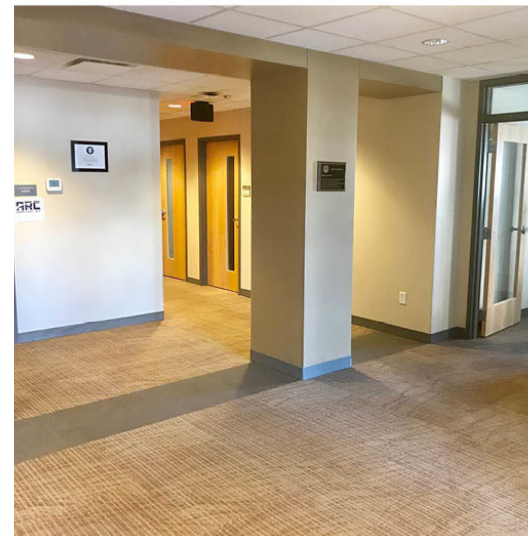
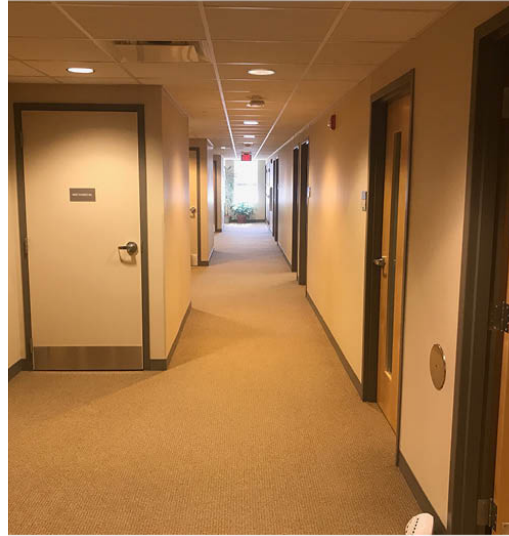




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## ADDITIONAL PHOTOS



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2,000 sf of onsite storage



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