

# CENTRAL PARK PLAZA

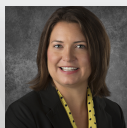
788 - 14,387 SF | \$17.50 SF/YR FULL SERVICE  
222 SOUTH 15TH STREET, OMAHA, NE 68102



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## CENTRAL PARK PLAZA

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## BUILDING INFORMATION

Building Size	419,679 SF
Min Divisible	788 SF
Max Contiguous	14,387 SF
Number Of Floors	30
Year Built	1982
Restrooms	Common
HVAC	Zoned
Elevators	Yes

## PARKING &amp; TRANSPORTATION

Traffic Count	8,850 15th & Douglas (2018)
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## SITE INFORMATION

Cross-Streets	15th & Douglas Street
County	Douglas
Zoning	CBD-ACI
Lot Size	1.04 Acres

## PROPERTY HIGHLIGHTS

- Prominent location in the heart of downtown
- Old Market and many dining amenities within immediate area
- Starbucks and Sullivans Steakhouse located within the building
- On site management and security
- Abundance of windows allowing for great views of downtown Omaha

## OFFERING SUMMARY

LEASE RATE	\$17.50 SF/YR FULL SERVICE
Est. Op. Exp.	SF/YR
Available SF	788 - 14,387 SF
Property Type	Office Building

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,062	103,931	247,928
Total Households	4,317	40,626	96,664
Average HH Income	\$42,468	\$40,185	\$46,168



SPACE	TENANT NAME	SIZE	LEASE RATE	COMMENTS
103 North Tower		3,347 SF	\$17.50 SF/yr (Full Service)	Base Rent: \$4,881.04
221 North Tower		3,125 SF	\$17.50 SF/yr (Full Service)	Base Rent: \$4,557.29. Suites 210, 221, & 247 combine for 11,264 sf
247 North Tower		3,476 SF	\$17.50 SF/yr (Full Service)	Base Rent: \$5,069.17. Suites 210, 221, & 247 combine for 11,264 sf
303 North Tower		1,464 SF	\$14.50 SF/yr (Full Service)	Rent: \$1,769.00
401 North Tower		4,046 SF	\$17.50 SF/yr (Full Service)	Base Rent: \$5,900.41
407 North Tower		1,959 SF	\$17.50 SF/yr (Full Service)	Base Rent: \$2,856.88
409 North Tower		2,730 SF	\$17.50 SF/yr (Full Service)	Base Rent: \$3,981.25
501 North Tower		2,421 SF	\$14.50 SF/yr (Full Service)	

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SPACE	TENANT NAME	SIZE	LEASE RATE	COMMENTS
322 South Tower		2,516 SF	\$17.50 SF/yr (Full Service)	Base Rent: \$3,669.17. Suites 318 & 322 combine for 5,324 sf.
407 North Tower		1,959 SF	\$17.50 SF/yr (Full Service)	Base Rent: \$2,856.88
409 North Tower		2,730 SF	\$17.50 SF/yr (Full Service)	Base Rent: \$3,981.25
603 North Tower		9,467 SF	\$17.50 SF/yr (Full Service)	Base Rent: \$13,806.04
6th Floor South Tower		14,387 SF	\$17.50 SF/yr (Full Service)	Base Rent: \$20,981.04
7th Floor North Tower		14,375 SF	\$17.50 SF/yr (Full Service)	Base Rent: \$20,963.54.
702 South Tower		7,866 SF	\$17.50 SF/yr (Full Service)	Base Rent: \$11,471.25. Suites 702 & 704 combine for 14,386 sf.
704 South Tower		6,520 SF	\$17.50 SF/yr (Full Service)	Base Rent: \$9,508.33. Suites 702 & 704 combine for 14,386 sf.

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SPACE	TENANT NAME	SIZE	LEASE RATE	COMMENTS
8th Floor North Tower		14,374 SF	\$17.50 SF/yr (Full Service)	Base Rent: \$20,962.08. Available September 2020.
9th Floor North Tower		14,374 SF	\$17.50 SF/yr (Full Service)	Base Rent: \$20,962.08
11th Floor North Tower		14,352 SF	\$17.50 SF/yr (Full Service)	Base Rent: \$20,930.00.
13th Floor South Tower		14,353 SF	\$17.50 SF/yr (Full Service)	Base Rent: \$20,931.46
1402 South Tower		3,249 SF	\$17.50 SF/yr (Full Service)	Base Rent: \$4,738.13

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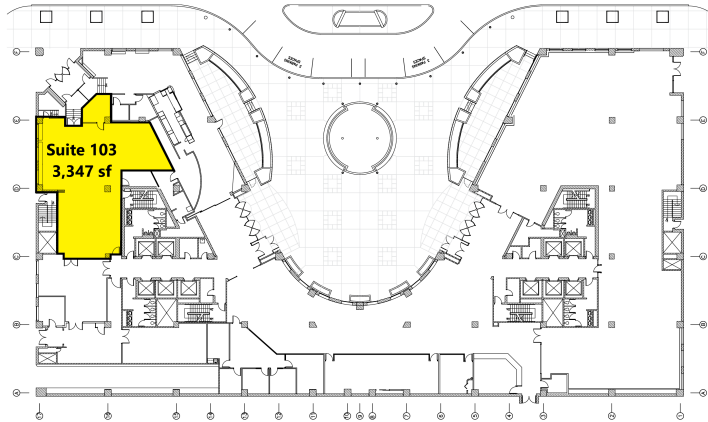
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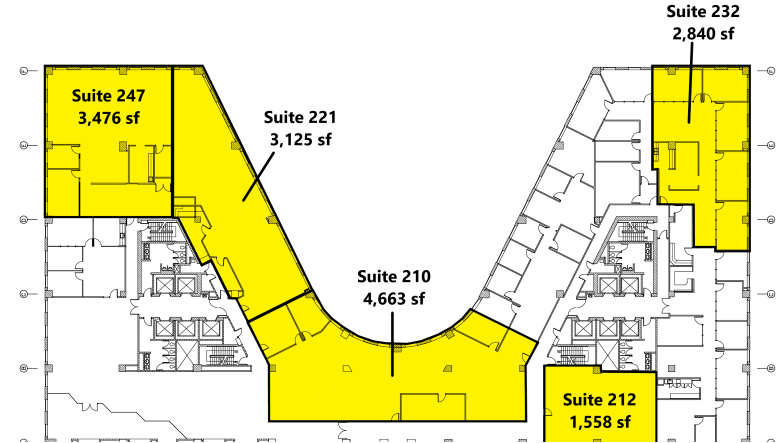
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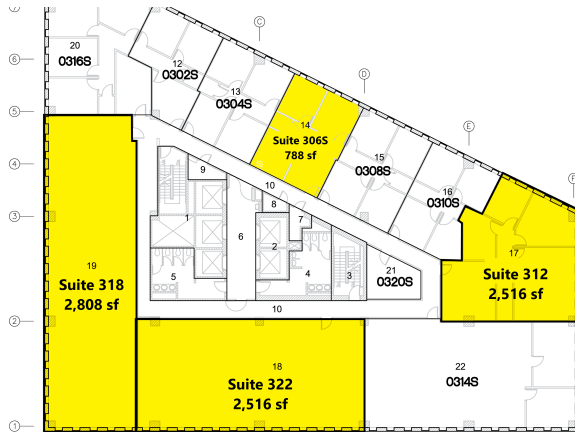
1ST FLOOR

Floor Plan Information



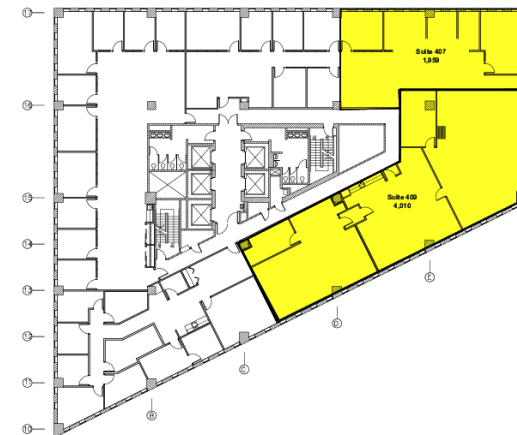
2ND FLOOR

Floor Plan Information



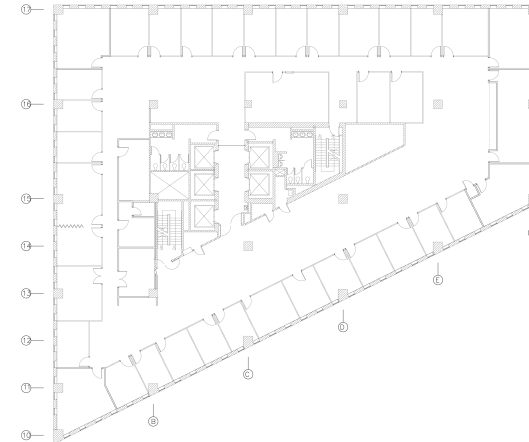
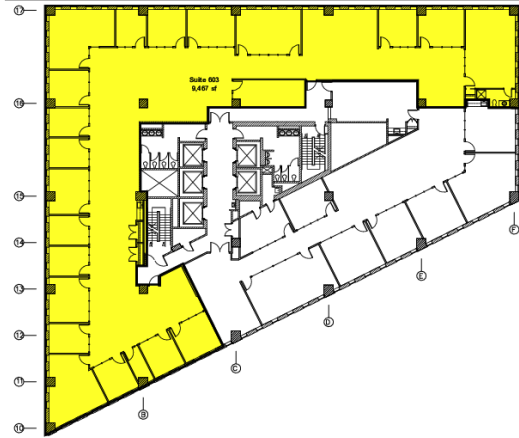
3RD FLOOR SOUTH

Floor Plan Information



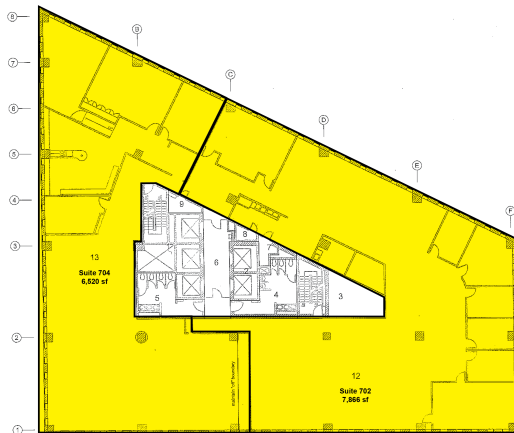
4TH FLOOR NORTH

Floor Plan Information

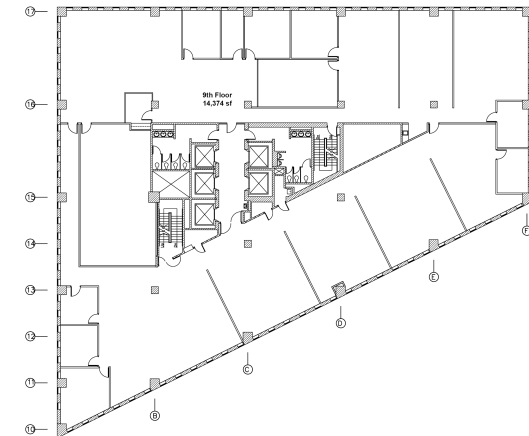


6TH FLOOR NORTH  
Floor Plan Information

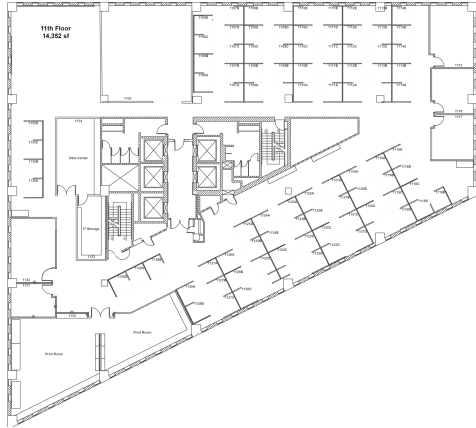
7TH FLOOR NORTH  
Floor Plan Information



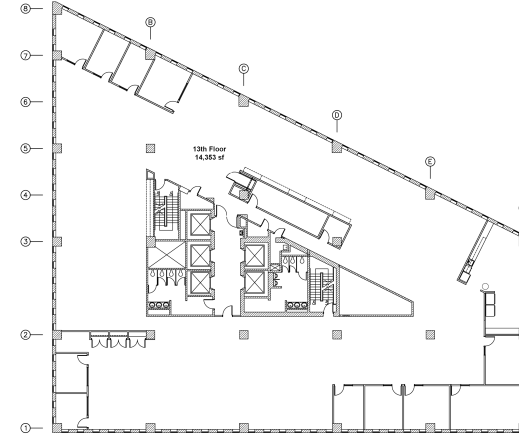
7TH FLOOR SOUTH  
Floor Plan Information



9TH FLOOR NORTH  
Floor Plan Information



11TH FLOOR NORTH  
Floor Plan Information



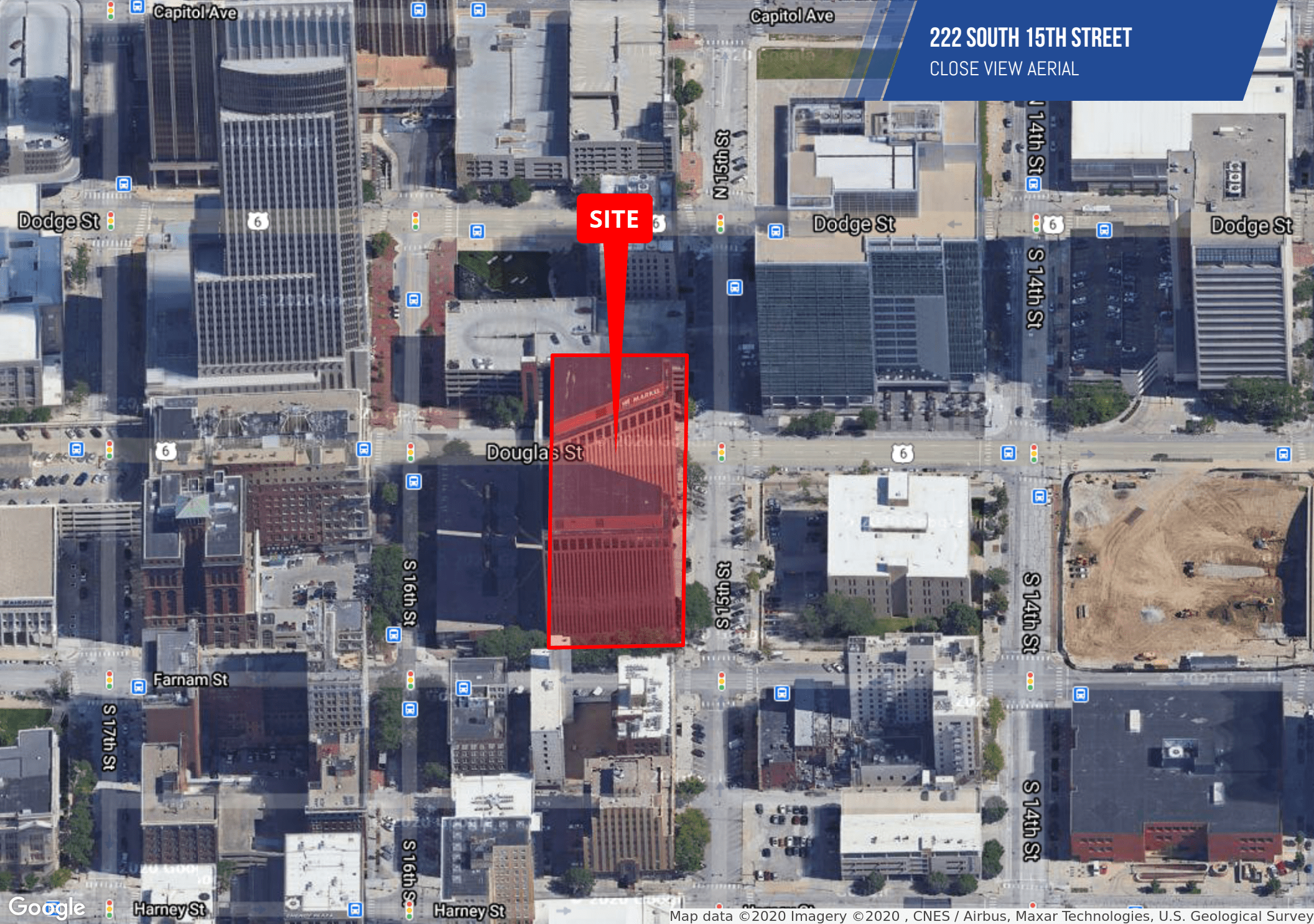
13TH FLOOR SOUTH  
Floor Plan Information





222 SOUTH 15TH STREET

CLOSE VIEW AERIAL



SITE

Google

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

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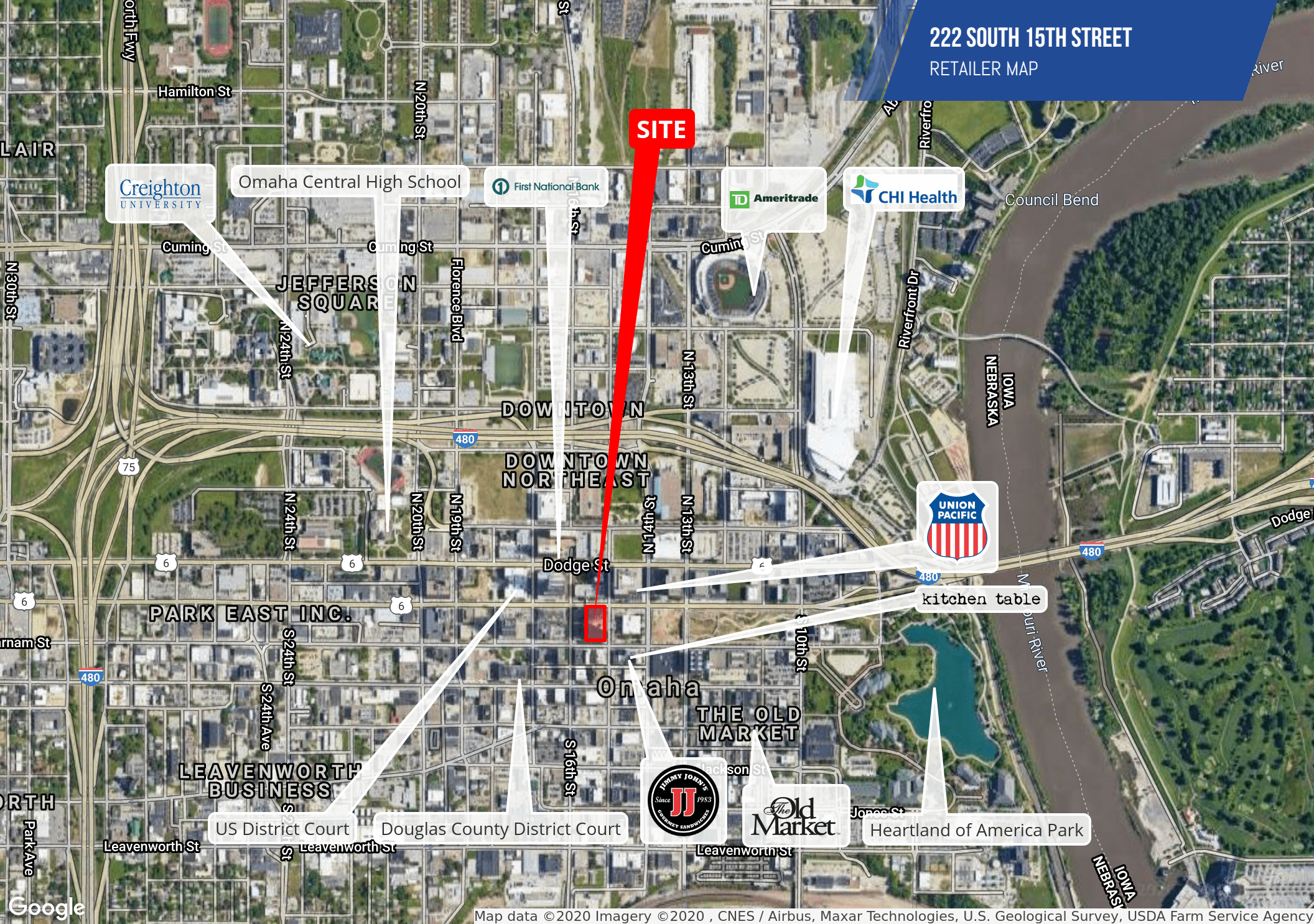
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222 SOUTH 15TH STREET  
RETAILER MAP



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