

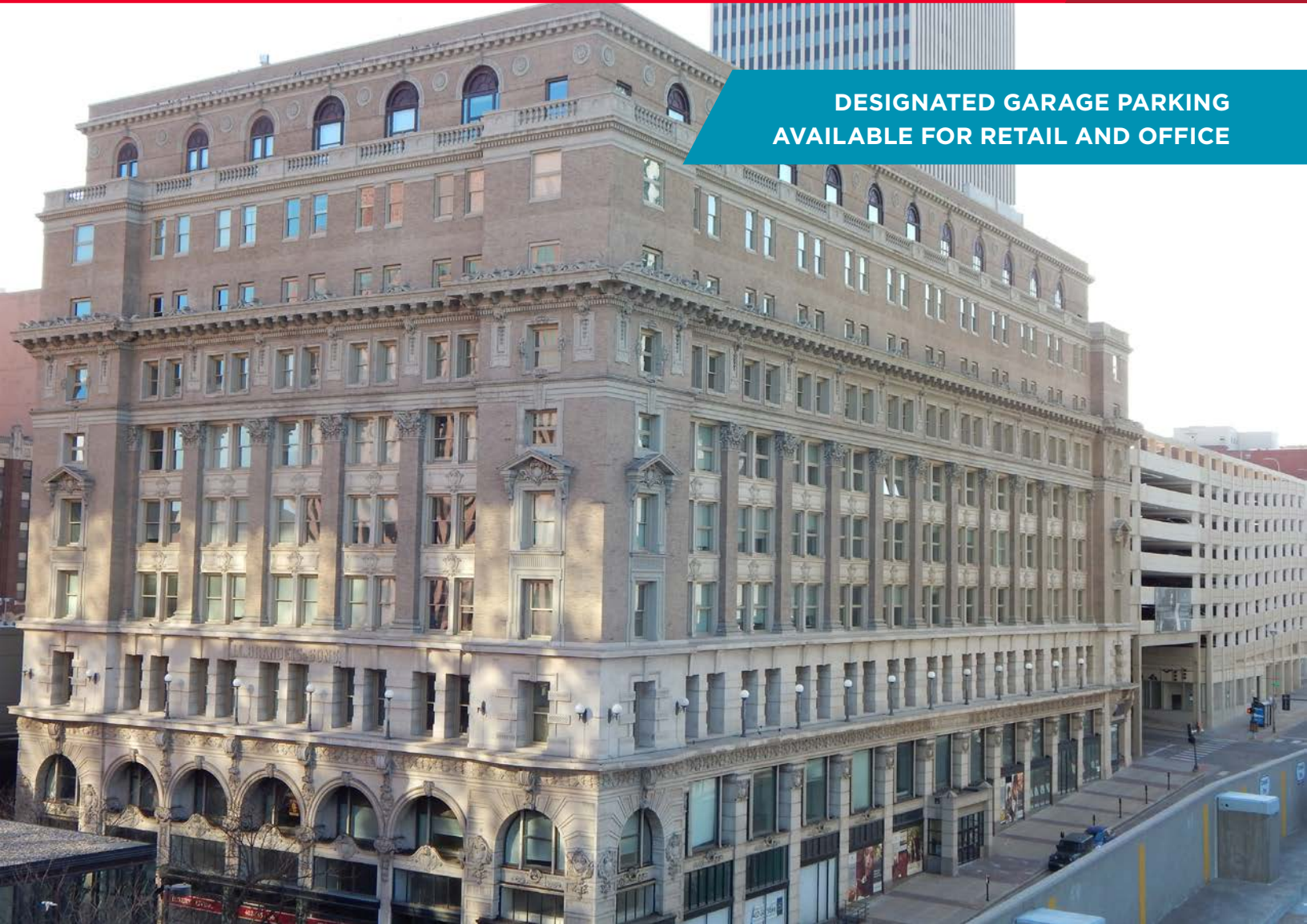


FOR LEASE

The Brandeis Building

210 S. 16th Street & 1705 Douglas Street
Omaha, NE

DESIGNATED GARAGE PARKING
AVAILABLE FOR RETAIL AND OFFICE



36,980 SF Commercial Space
Lease Rate: \$8.00 - \$10.00 PSF NNN

The historic downtown Brandeis Building has retail, office and restaurant opportunities available. It is walking distance to many downtown attractions including The Old Market, Orpheum Theater and the Holland Center. Great signage opportunities available.

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Availability

Lease Rate	\$8.00 - \$10.00 SF NNN
NNN Expenses	\$4.50 PSF
Total Available	36,980 SF
Total Contiguous	27,829 SF

Property Highlights

Building Size	346,277 SF
Year Built/Renovated	1907/2005
Zoning	CC
Parking	Garage or On-street
A/C	Forced Air
Traffic Counts	11,567 EADT (16th & Douglas)

Suite	Square Feet (min - max)	Price/SF NNN	Date Available
Ground Floor	18,700 - 18,700	Negotiable	Immediately
102 (Retail/Office)	4,645 - 4,645	\$8.00 - \$10.00	Immediately
115 (Restaurant/Office)	2,563 - 2,563	\$8.00 - \$10.00	Immediately
116 (Retail/Office)	1,943 - 1,943	\$8.00 - \$10.00	Immediately
215 (Retail/Office)	2,275 - 9,129	\$10.00	Immediately
216 (Retail/Office)	6,854 - 9,129	\$10.00	Immediately

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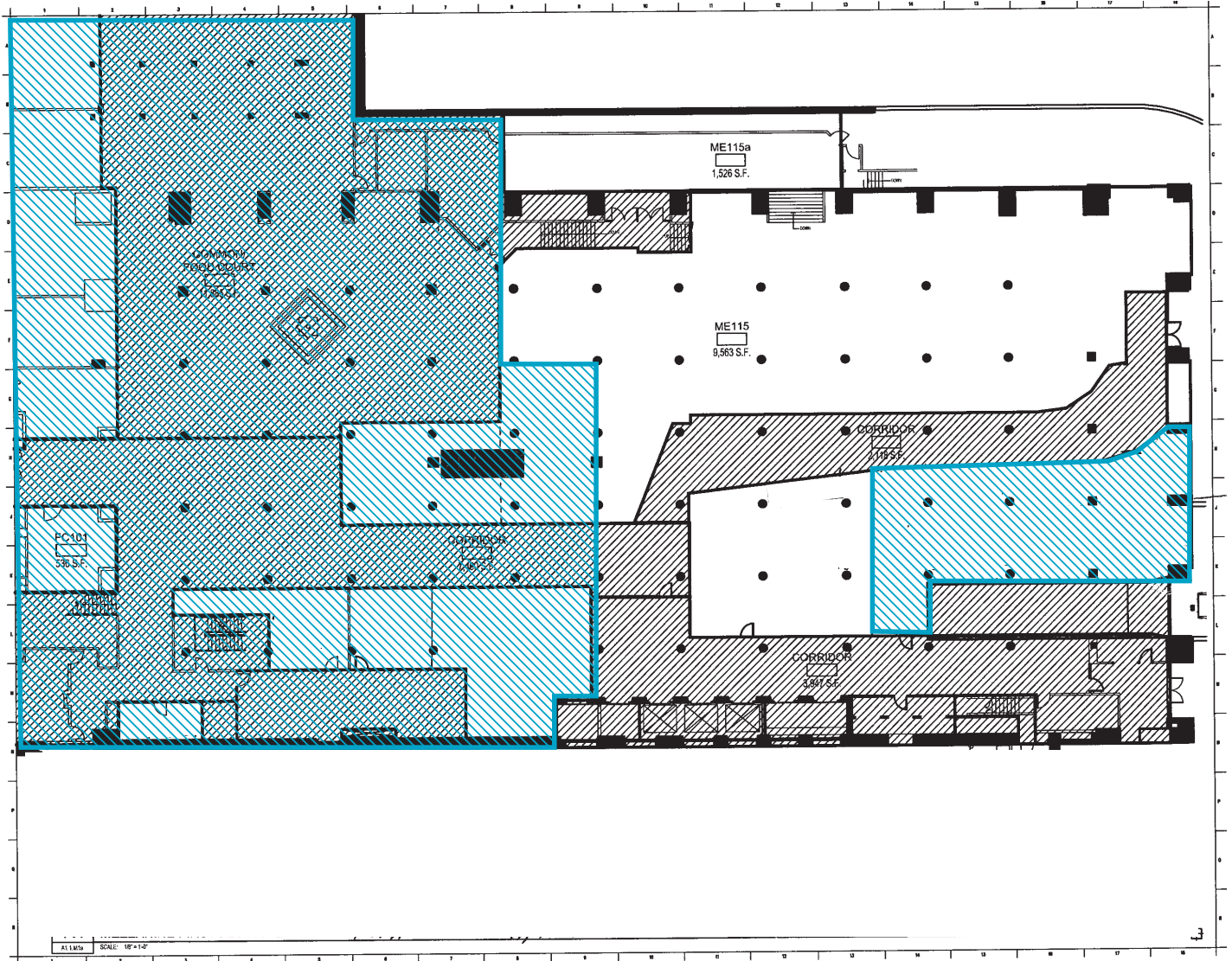
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Suite: Ground Floor - 18,700 SF

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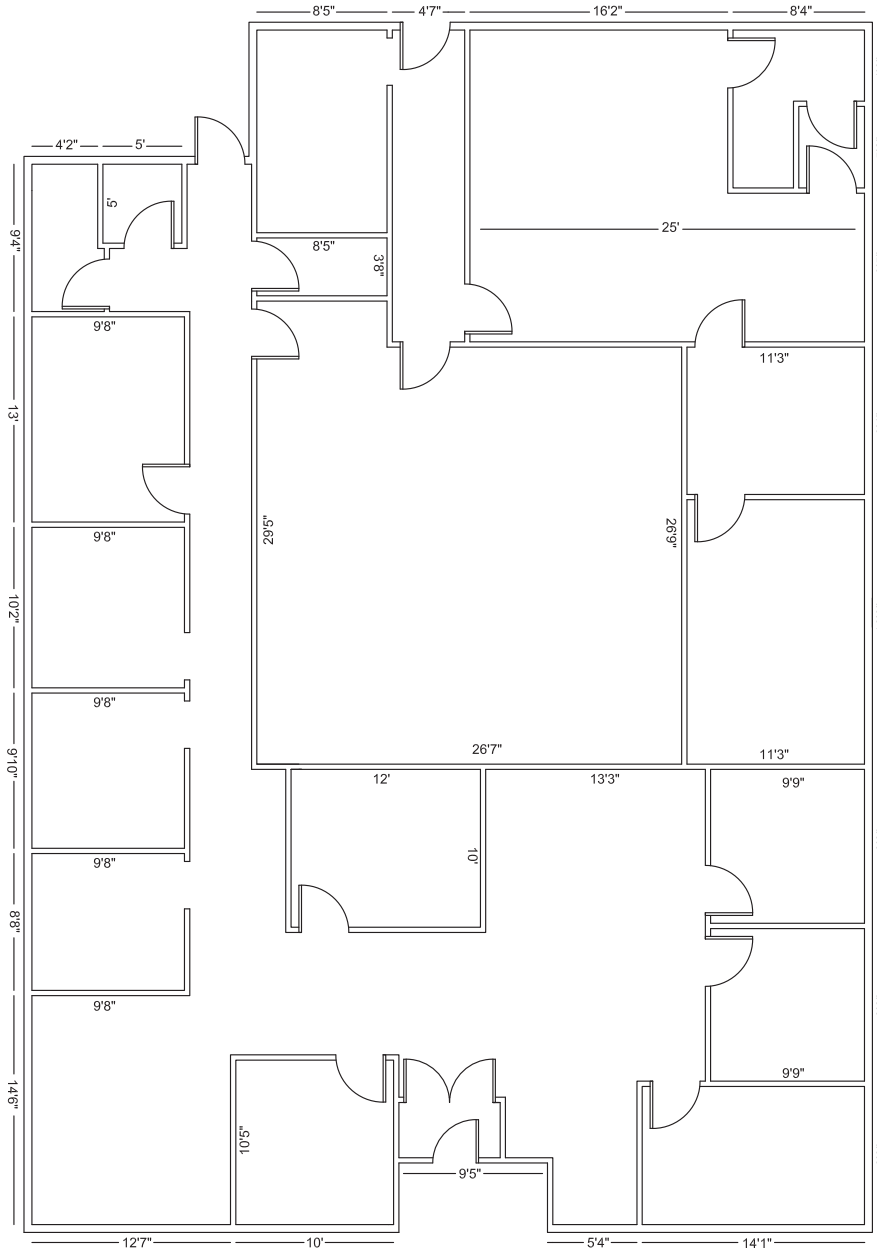
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Suite 102 - 4,645 SF (Retail/Office)

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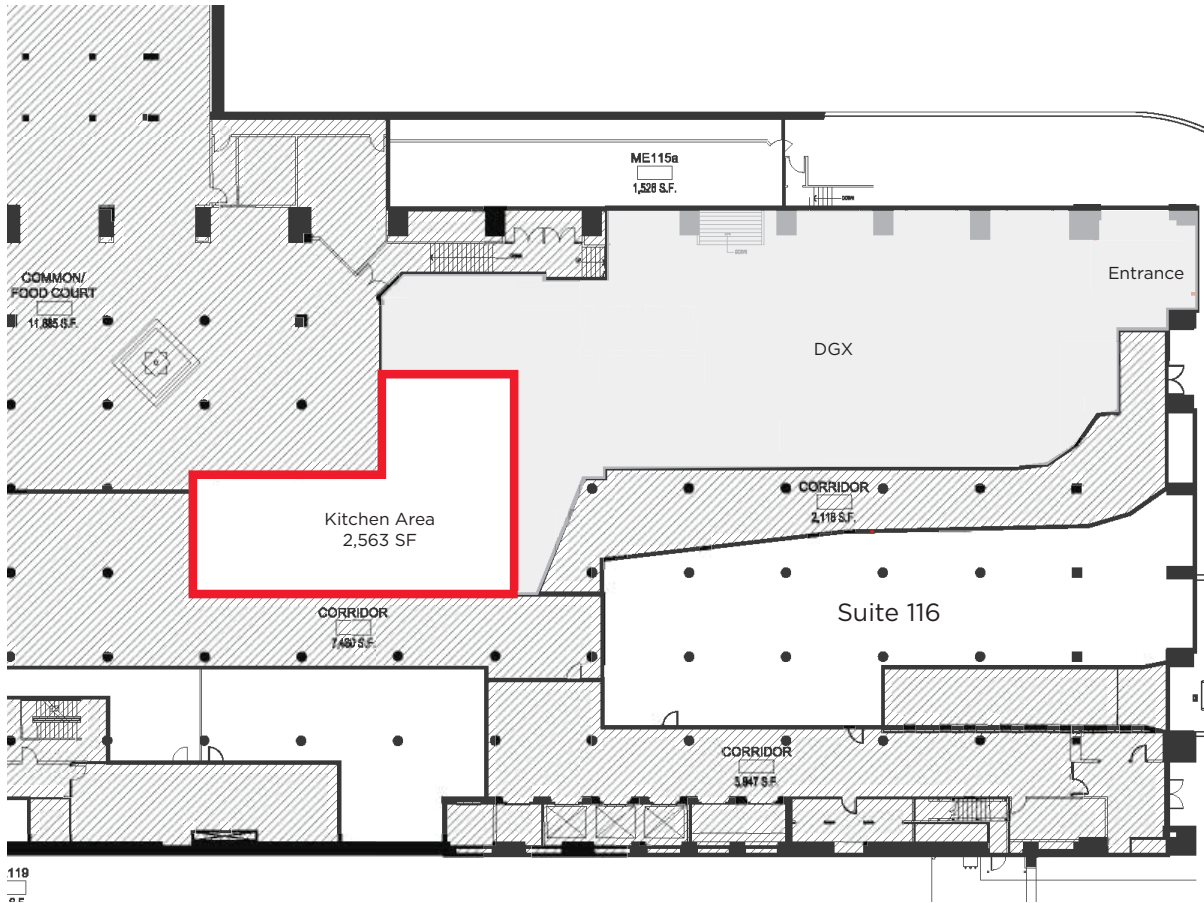
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Suite 115 - 2,563 SF (Restaurant/Office)

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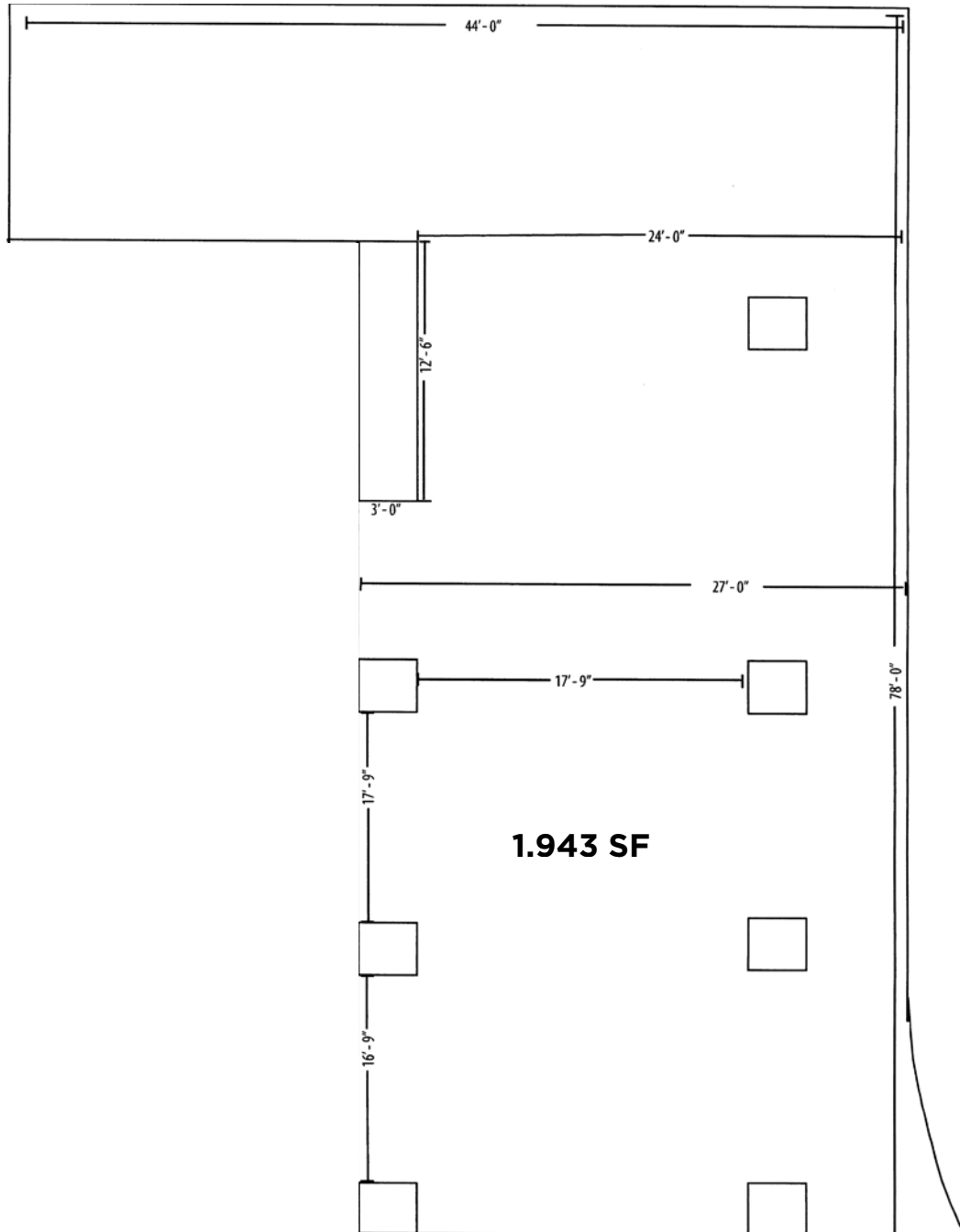
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Suite 116 - 1,943 SF (Retail/Office)

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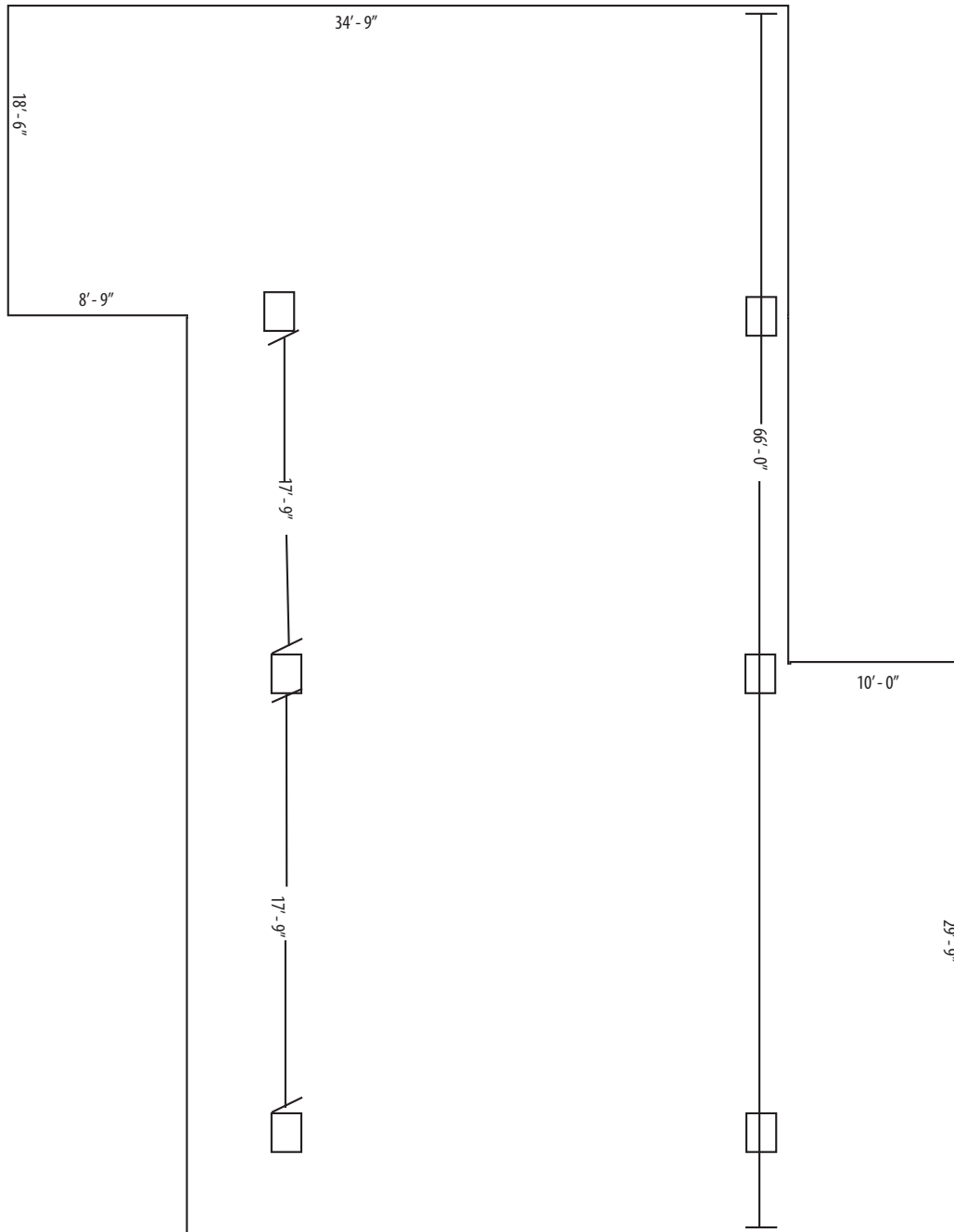
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Suite 215 - 2,275 SF (Retail/Office)

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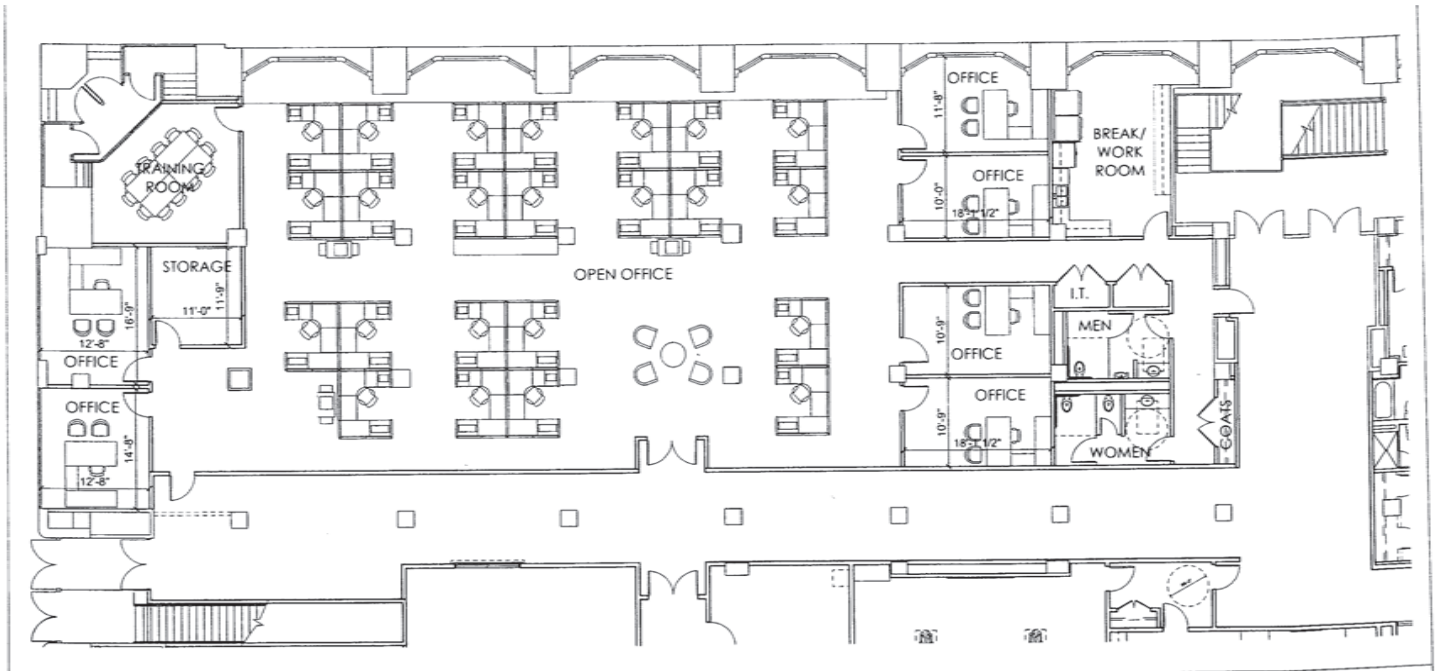
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Suite 216 - 6,854 SF (Retail/Office)

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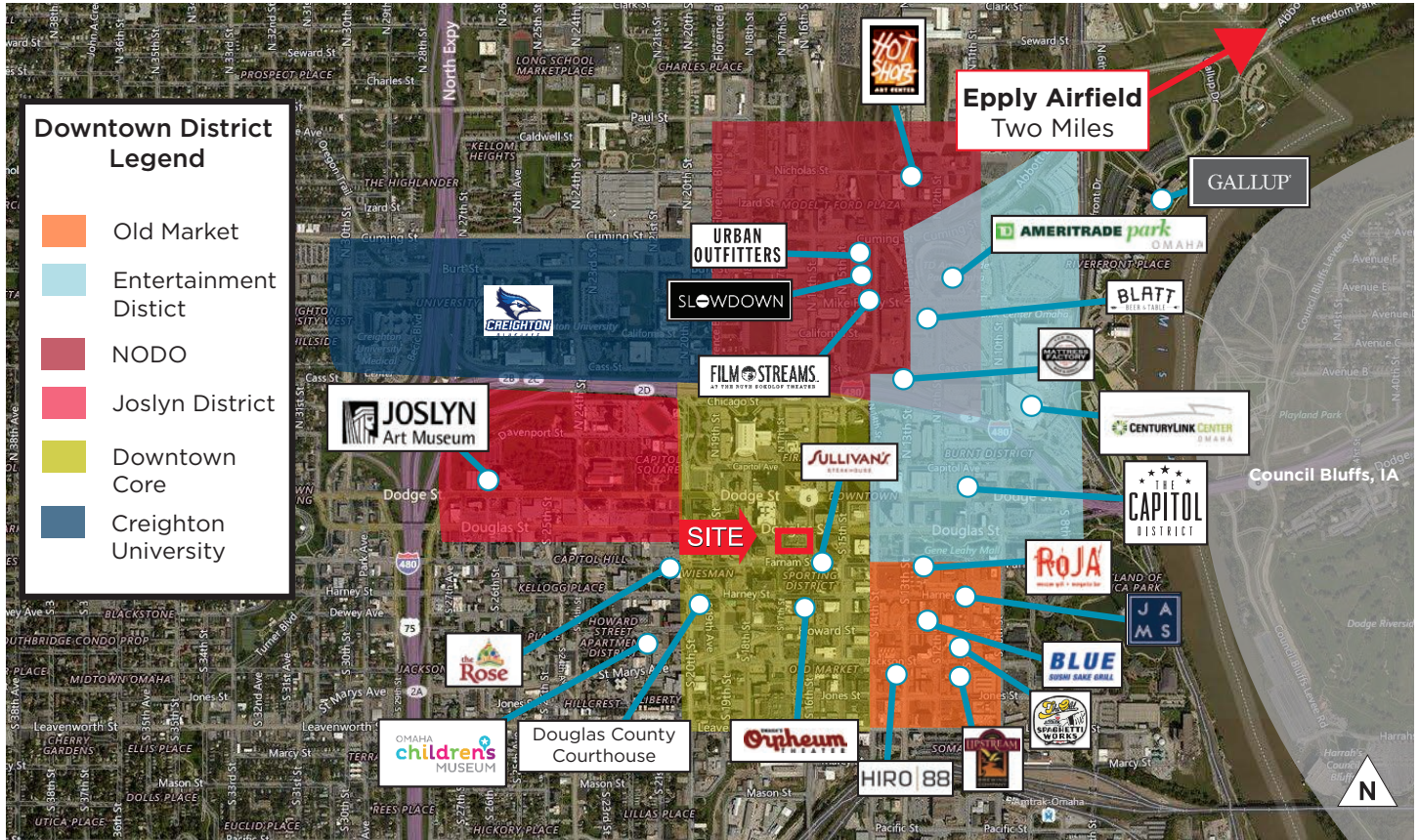
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Demographics

	Population	No. of Households
1-mile	17,576	7,268
3-mile	122,503	47,788
5-mile	271,888	104,375

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