

FOR LEASE

WEST DODGE HILLS OFFICE BUILDING II

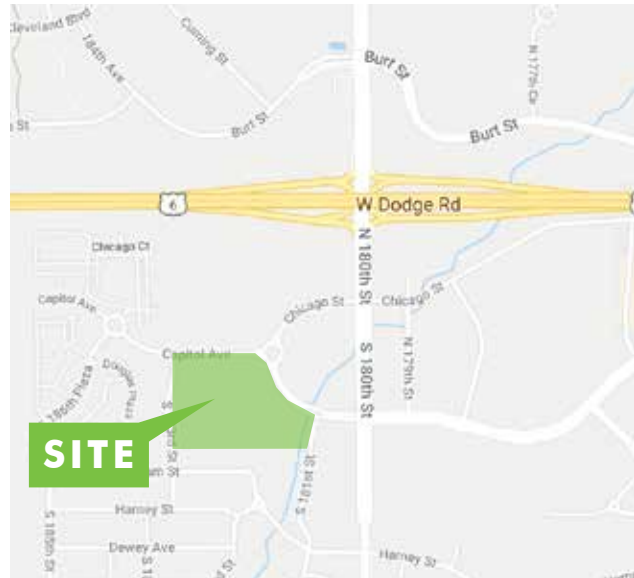
18205
CAPITOL AVENUE
Omaha, NE 68022



PROPERTY INFORMATION

LEASE RATE: \$21.00 PSF, NNN
SPACE AVAILABLE: 4,000 - 115,000 SF
BUILDING SIZE: 115,000 SF

- + Class A Business Park with West Dodge Street visibility
- + Easy access to West Dodge Road and nearby Village Pointe Shopping Center
- + **Now under construction**
AVAILABLE 2019



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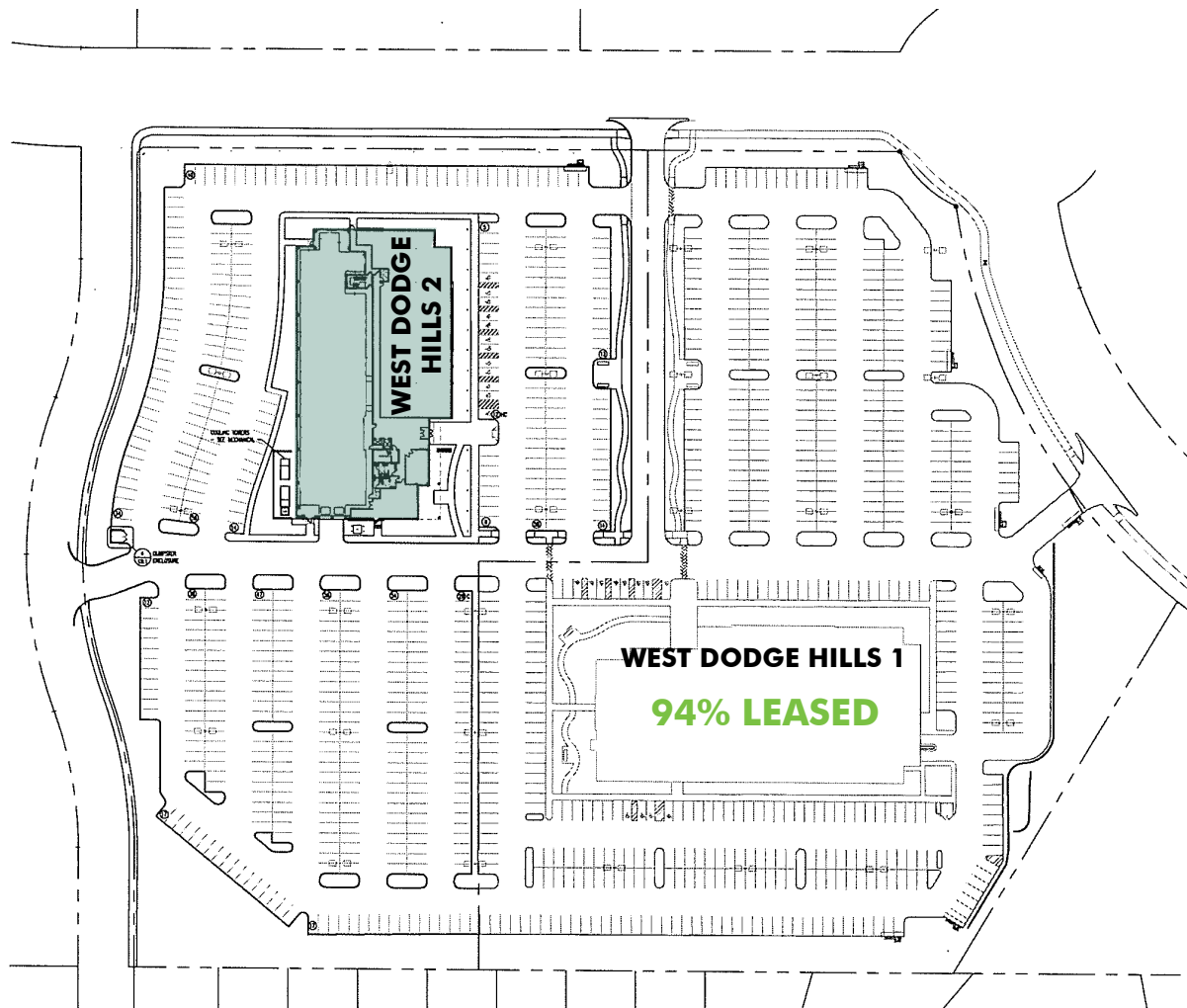
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OFFICE FOR LEASE 180TH & BURKE ST

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CAPITOL AVENUE
Omaha, NE 68022



SITE PLAN



BUILDING FEATURES

- + 115,000 SF building
- + Four stories
- + 40,000 SF floorplates
- + Class A office
- + 9' minimum ceiling heights
- + Cizek built building
- + Parking ratio: 5:5,000
- + Sprinklered
- + Traffic count of 36,128 VPD at 180th Street & West Dodge Road (2014)
- + Underground parking
- + Common conference room on site
- + Workout facility next door

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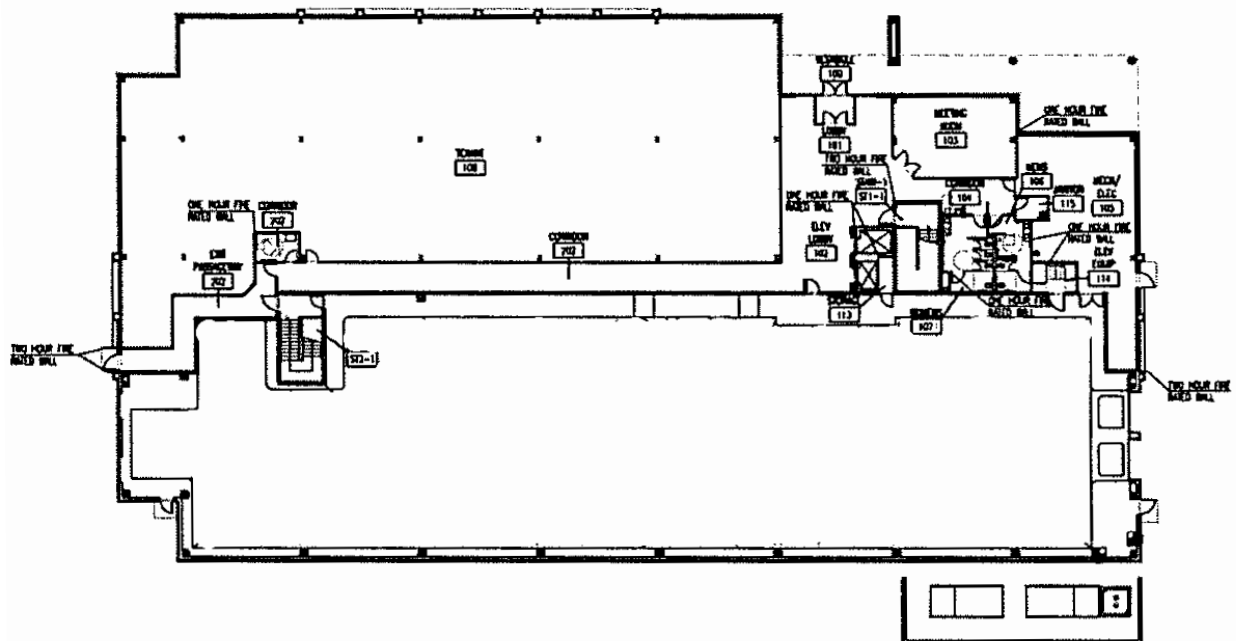
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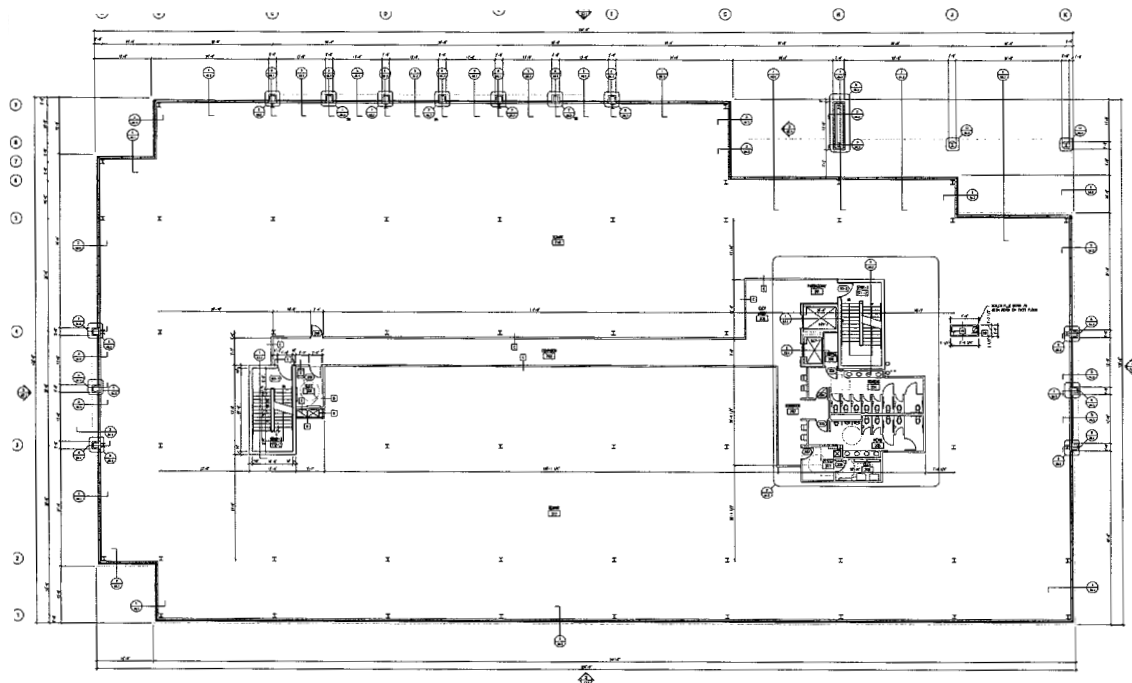
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FLOOR PLAN FIRST FLOOR



FLOOR PLAN SECOND FLOOR

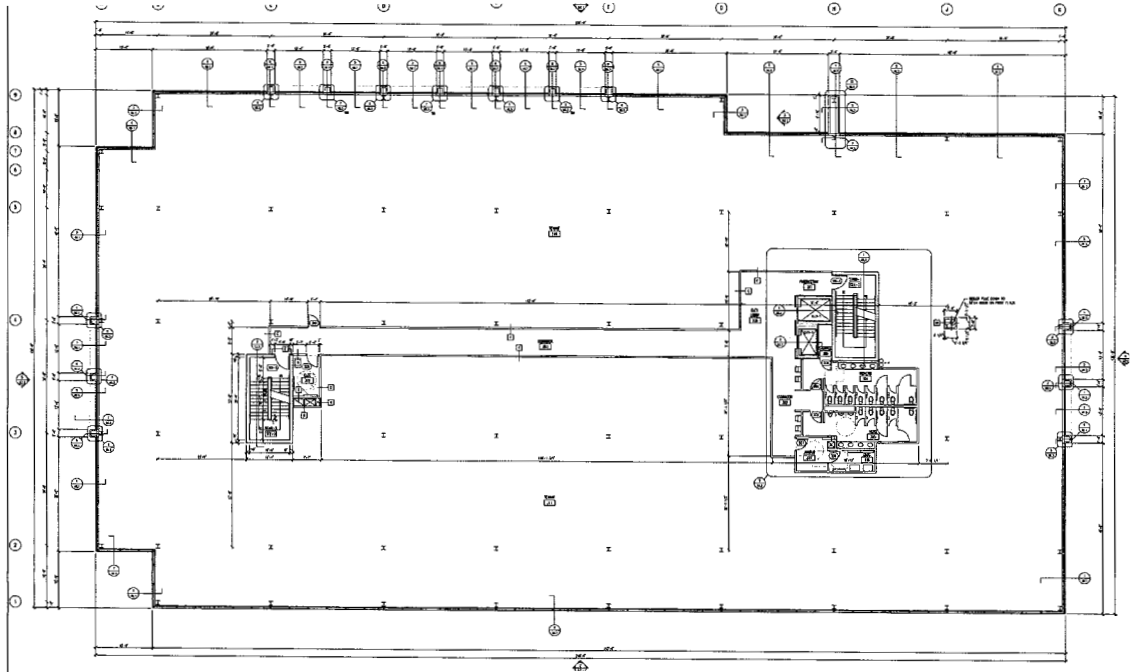


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180TH & BURKE ST

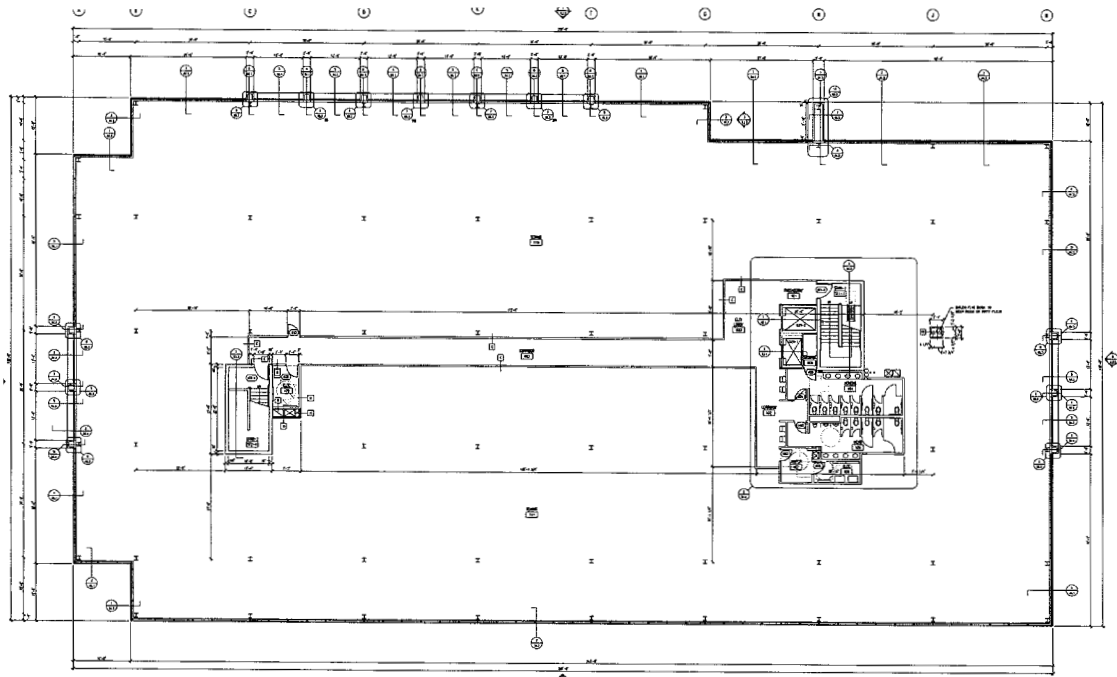
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FLOOR PLAN THIRD FLOOR



FLOOR PLAN FOURTH FLOOR



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LOCATION AERIAL



CONTACT US

DALE SCOTT, SIOR

Executive Vice President
+1 402 697 5846
dscott@cbre-mega.com

CBRE|MEGA

11213 Davenport St, Ste 300
Omaha, NE 68154
+1 402 334 8877

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