

FOR LEASE

WEST DODGE HILLS OFFICE SPACE

181ST & BURKE STREET

18125 BURKE STREET

Omaha, NE 68022



93% LEASED



CLASS A OFFICE BUSINESS PARK

AVAILABLE SPACE: 4,000 to 8,209 SF

LEASE RATE \$19.50 PSF, NNN
Estimated NNN: \$10.00* PSF
*NNN estimate when fully assessed

BUILDING FEATURES

Class A Business Park with West Dodge Street visibility

Now under construction; completion August 1, 2018

Large floor plates (35,000 SF)

5.5:1000 SF Parking ratio; Underground parking available

Easy access to West Dodge Road and nearby Village Pointe Shopping Center

On site fitness center



SITE MAP



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

www.cbre.us/omaha

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BUILDING FEATURES

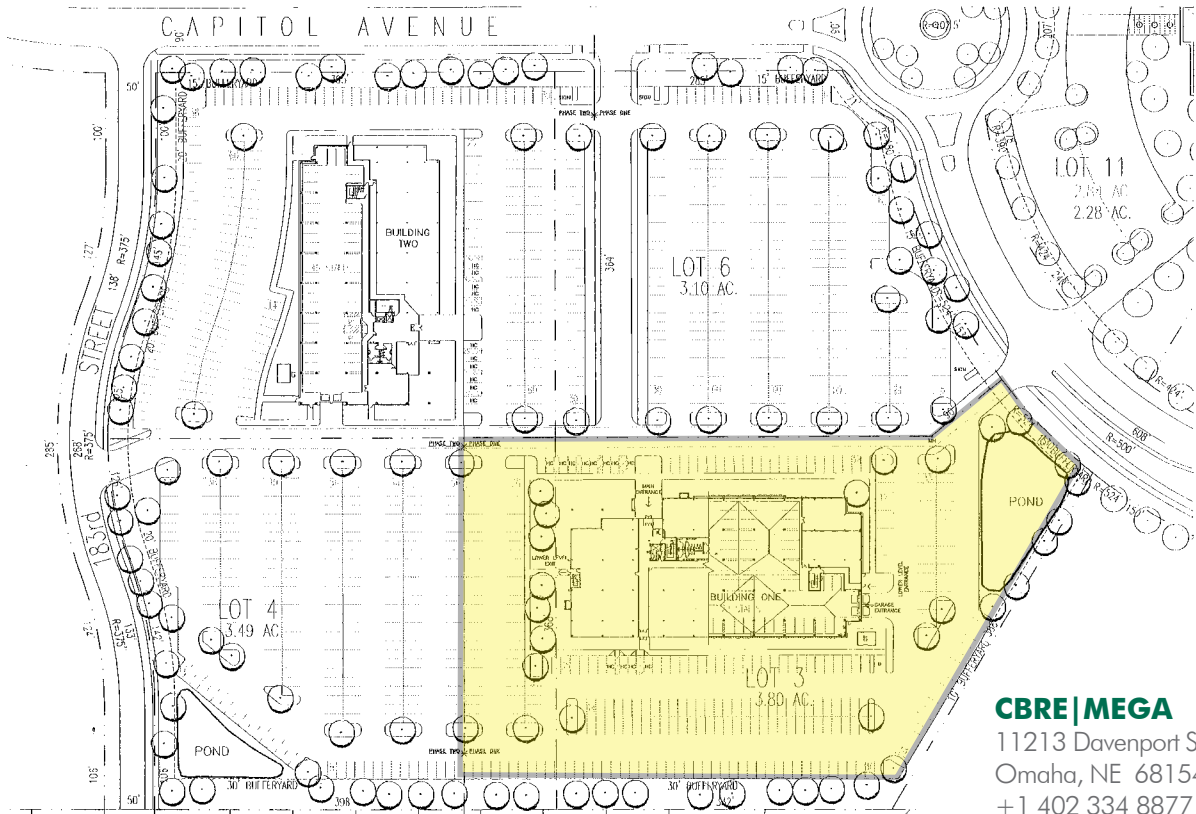
- + 115,000 SF building
- + Three floors, plus lower level
- + 35,000 SF floors
- + Class A office
- + 9' minimum ceiling heights
- + Cizek built building
- + Low 1.06-1.15% load factor
- + Parking ratio: 5:5,000
- + Sprinklered
- + Traffic count of 36,128 VPD at 180th Street & West Dodge Road (2014)



BUILDING RENDERING



SITE PLAN



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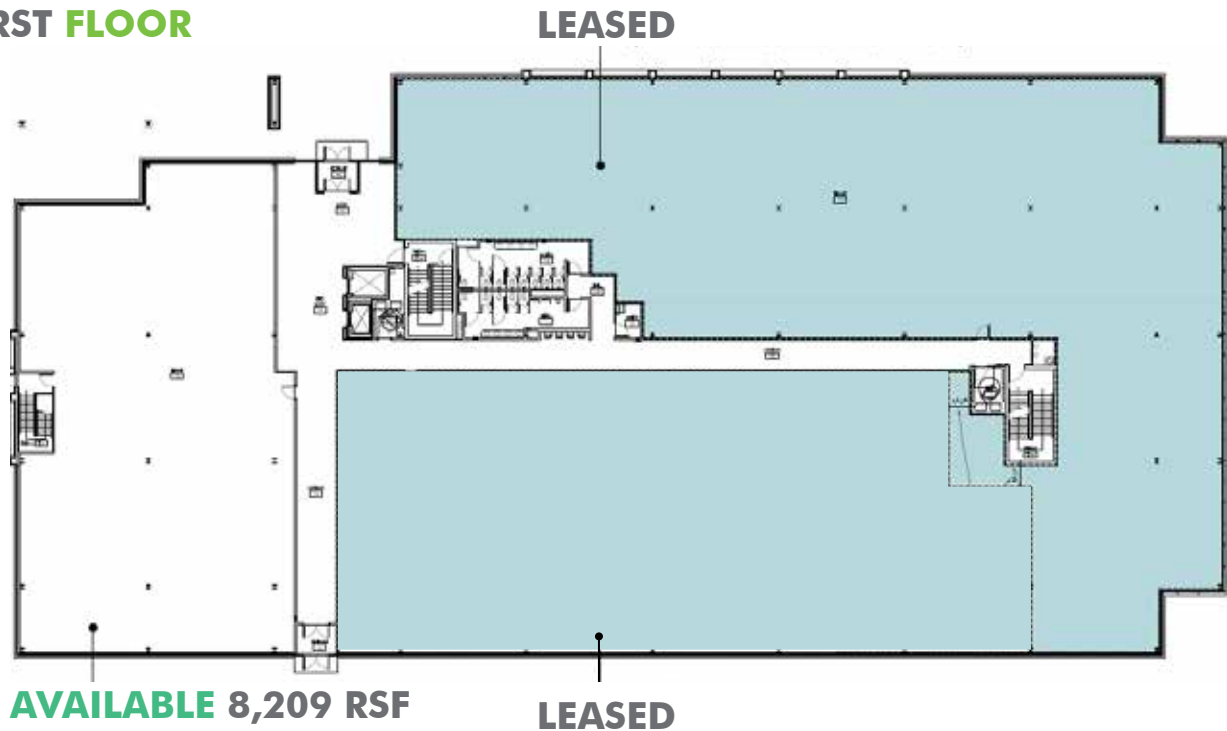
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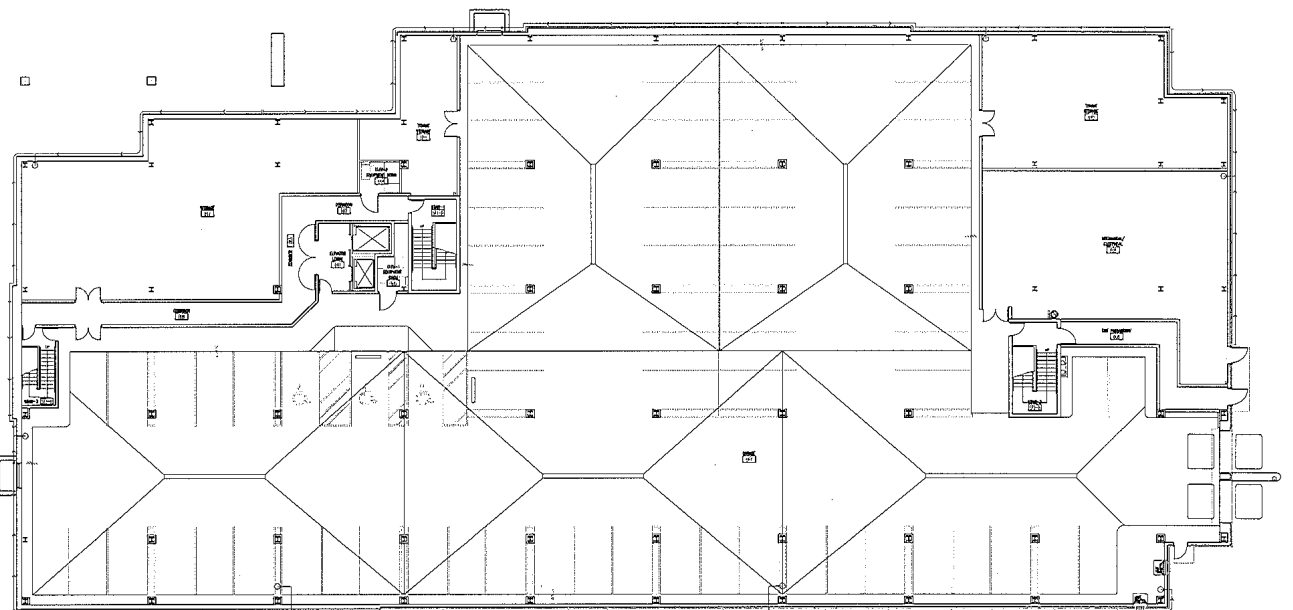
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FLOOR PLAN FIRST FLOOR



FLOOR PLAN LOWER LEVEL



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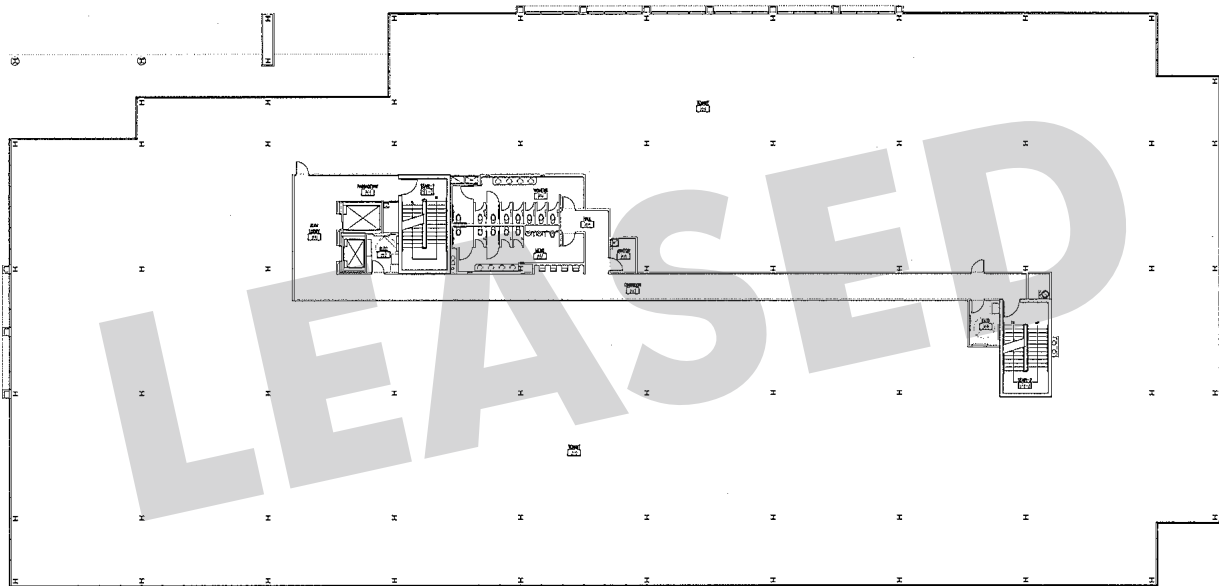
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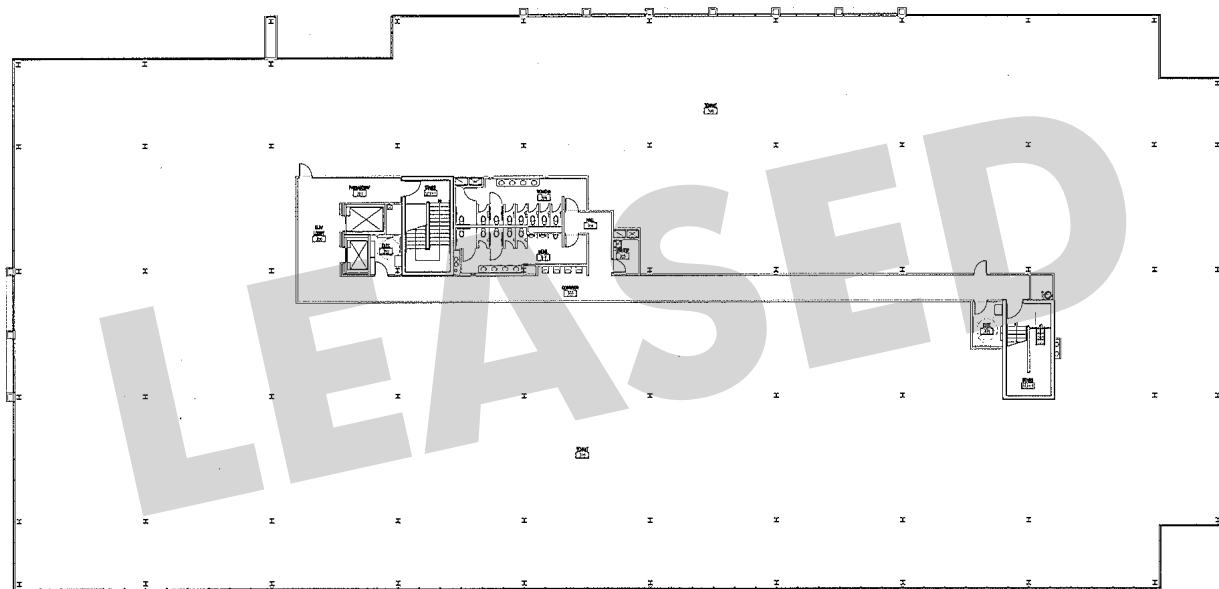
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FLOOR PLAN SECOND FLOOR



FLOOR PLAN THIRD FLOOR



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LOCATION AERIAL



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