



9,786 SF Flex Space
Lease Rate: \$7.95 PSF NNN

The One 18 building is a 16,436 SF flex building. Upon completion, expected to be April 2019, One 18 will provide 24' clearance height and a 12' x 14' overhead door per bay. Located in the I-80 Business Park with visibility to Interstate 80.

*Landlord/Developer will occupy 6,650 SF upon completion.

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Availability

Lease Rate	\$7.95 SF NNN
Total Available	9,786 SF
Total Contiguous	9,786 SF

Property Highlights

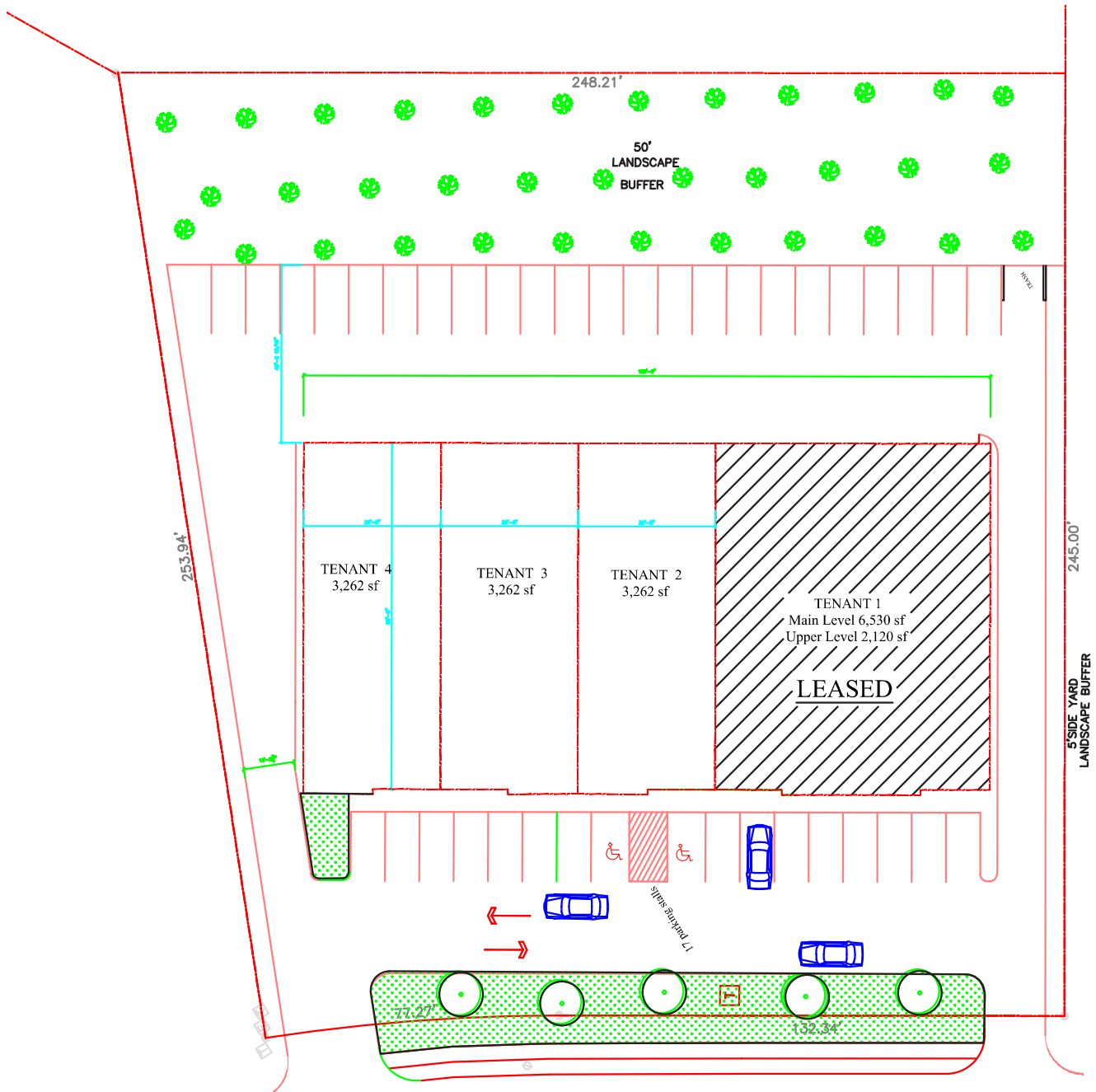
Building Size	16,436 SF
Year Built	2019
Total Site Area	1.29 AC
Column Spacing	30' x 35'
Roof	Metal Seam
Zoning	GI-MD
Clearance Height	24'
Fire Suppressant	Yes
Heat	100%
A/C	Yes - Office Only
Outside Storage	No
Drive-In Doors	12' x 14'
Phase/Amp	200 amps per bay
Operating Expenses	\$2.50 PSF (estimated)

Suite	Square Feet (min - max)	Price/SF NNN	Date Available
2	3,262 - 9,786	\$7.95	April 2019
3	3,262 - 9,786	\$7.95	April 2019
4	3,262 - 9,786	\$7.95	April 2019

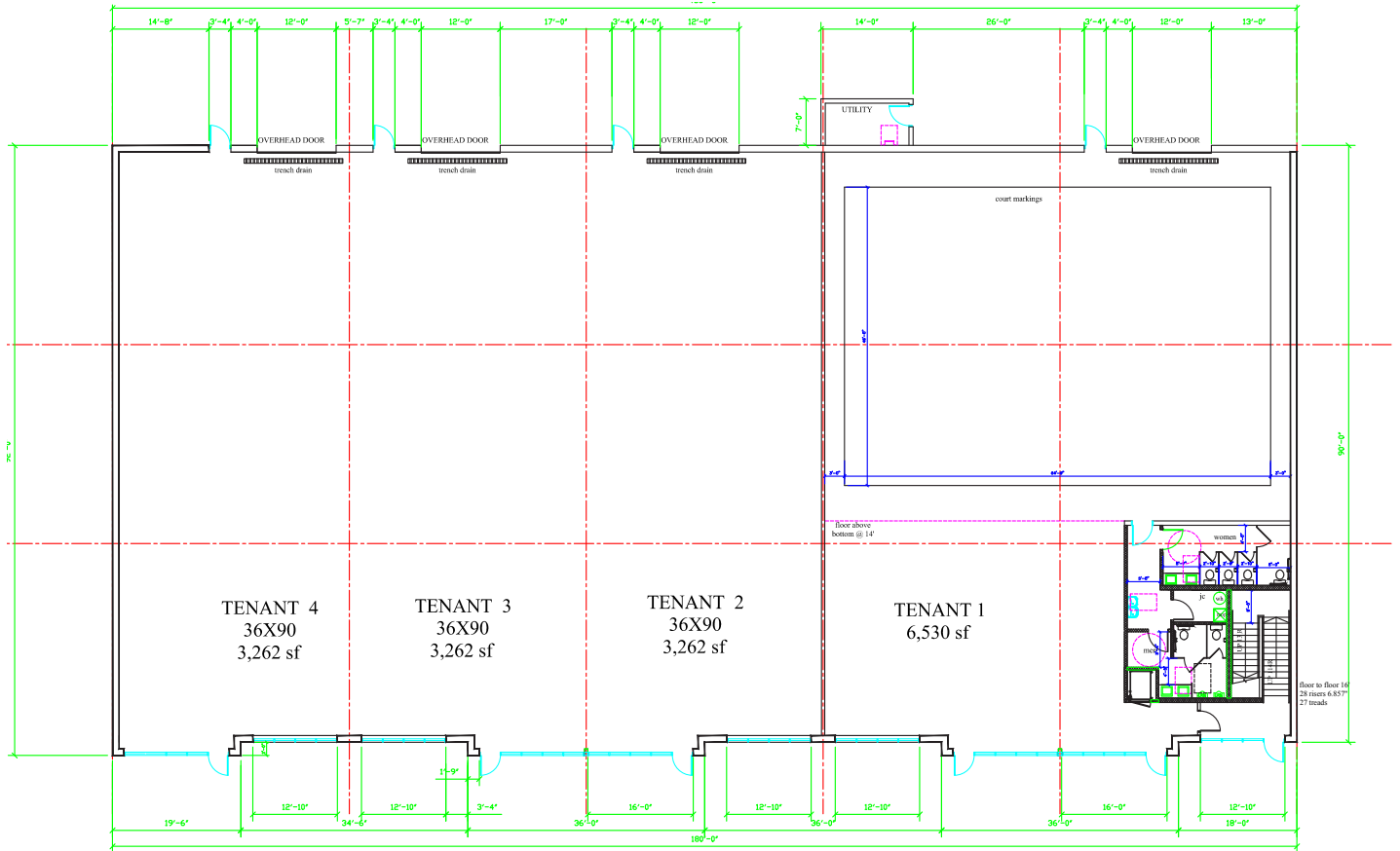
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Site Plan



Floor Plan

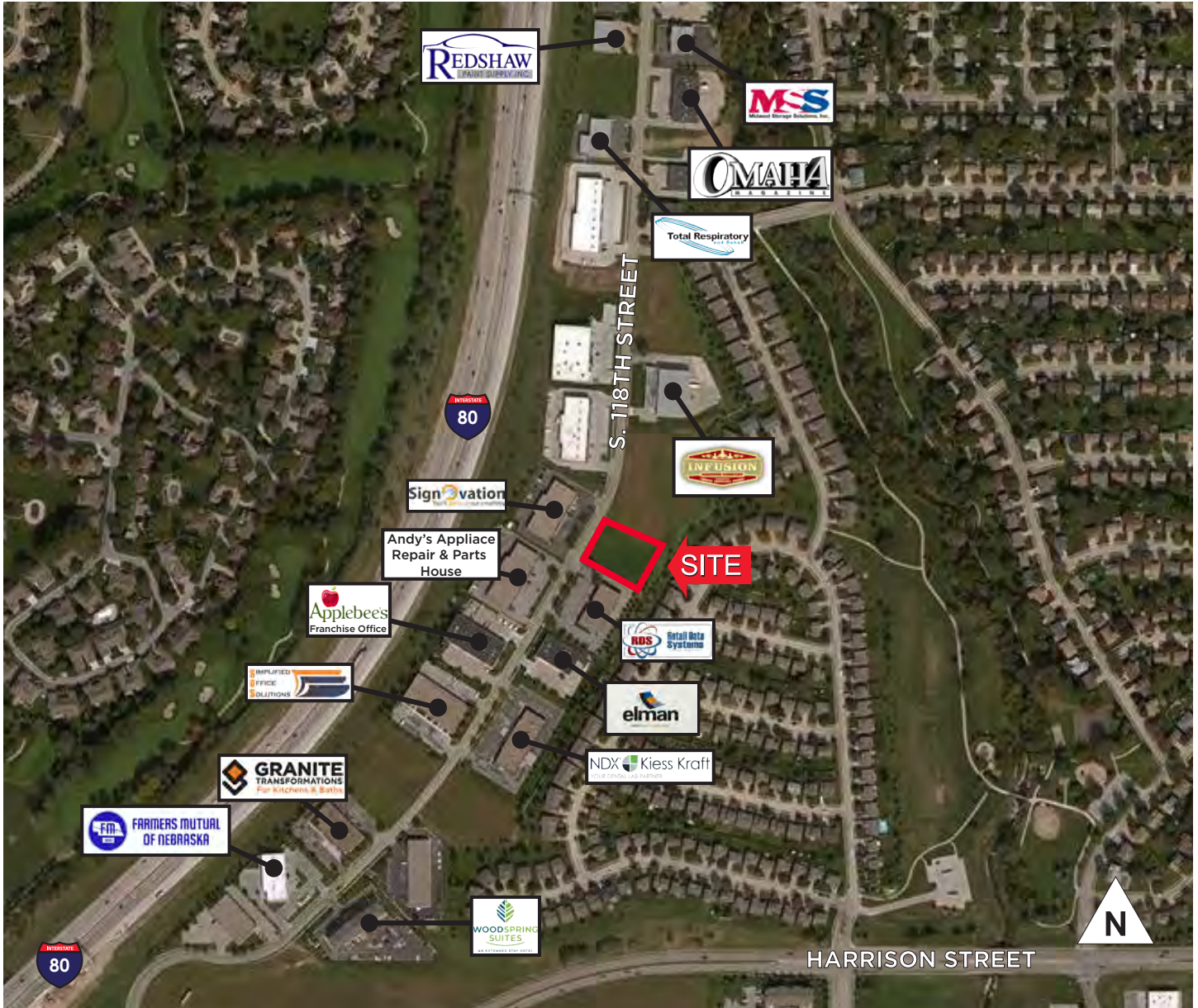


MAIN FLOOR PLAN

FOR LEASE

One 18 Building

6405 S. 118th Street / Omaha, NE



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