



FOR SALE

Redfield & Company Buildings

1901 Howard & 435 S. 20th Streets . Omaha, Nebraska 68102



Offered At \$3,150,000
Two Buildings Totaling 73,872 SF

Historic Downtown Building Portfolio - Offering Memorandum

John Lund
402 393 8811
jlund@lundco.com

Scott Koethe, CCIM
Senior Associate, Investment Specialist
402 548 4046
skoethe@lundco.com

450 Regency Parkway
Suite 200
Omaha, NE 68114
main 402 393 8811
lundco.com

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Offering Memorandum

Executive Summary

Cushman & Wakefield/The Lund Company is pleased to present the Redfield & Company Buildings in Downtown Omaha. This portfolio is two buildings located at 1901 Howard Street and 435 S. 20th Street and are less than one block away from each other. Consisting of a combined total of 73,872 SF on 0.57 acres of land these properties are being offered at the sale price of \$3,150,000.

Contents

PROPERTY INFORMATION

- Portfolio Overview
 - **1901 Howard Street**
 - **435 S. 20th Street**
- Birds Eye Aerial
- Aerial Photos
- Location Map
- Downtown Redevelopment Map
- Downtown Parking Map
- About Omaha

MARKETING TEAM



Property Information

Portfolio Overview

1901 Howard Street

Property Profile

Site Photos

Floor Plans

Historical Information

435 S. 20th Street

Property Profile

Site Photos

Floor Plans

Birds Eye Aerial

Aerial Photos

Location Map

Downtown Redevelopment Map

Downtown Parking Map

About Omaha



Redfield & Company Buildings

1901 Howard & 435 S. 20th Streets . Omaha, Nebraska 68102

1901 Howard Street

Property Profile



Property Name:
Redfield Building

Property Address:
1901 Howard Street, Omaha, NE 68102

Site Description:
Property consists of a good quality, 4-story mixed-use commercial building located on the southwest corner of 19th and Howard Streets. The building has great historic details including giant windows, a glazed terracotta facade and the largest freight elevator in Omaha. The property should be eligible for Historic Tax Credits and TIF financing.

Parcel Data:
Site Size: 11,986 SF / 0.27 Acres

Zoning:
CBD

Parking Spaces/Ratio:
Street parking only, the sister building, 435 South 20th Street has approximately 75 - 100 secure and covered stalls.

Building Size:
47,872 SF on four levels, with 11,908 SF floor plates including 11,908 SF of dry good basement storage area.

Construction Type:
Steel and Concrete with glazed terracotta façade.

Year Built:
1920 (Renovated in 1996)

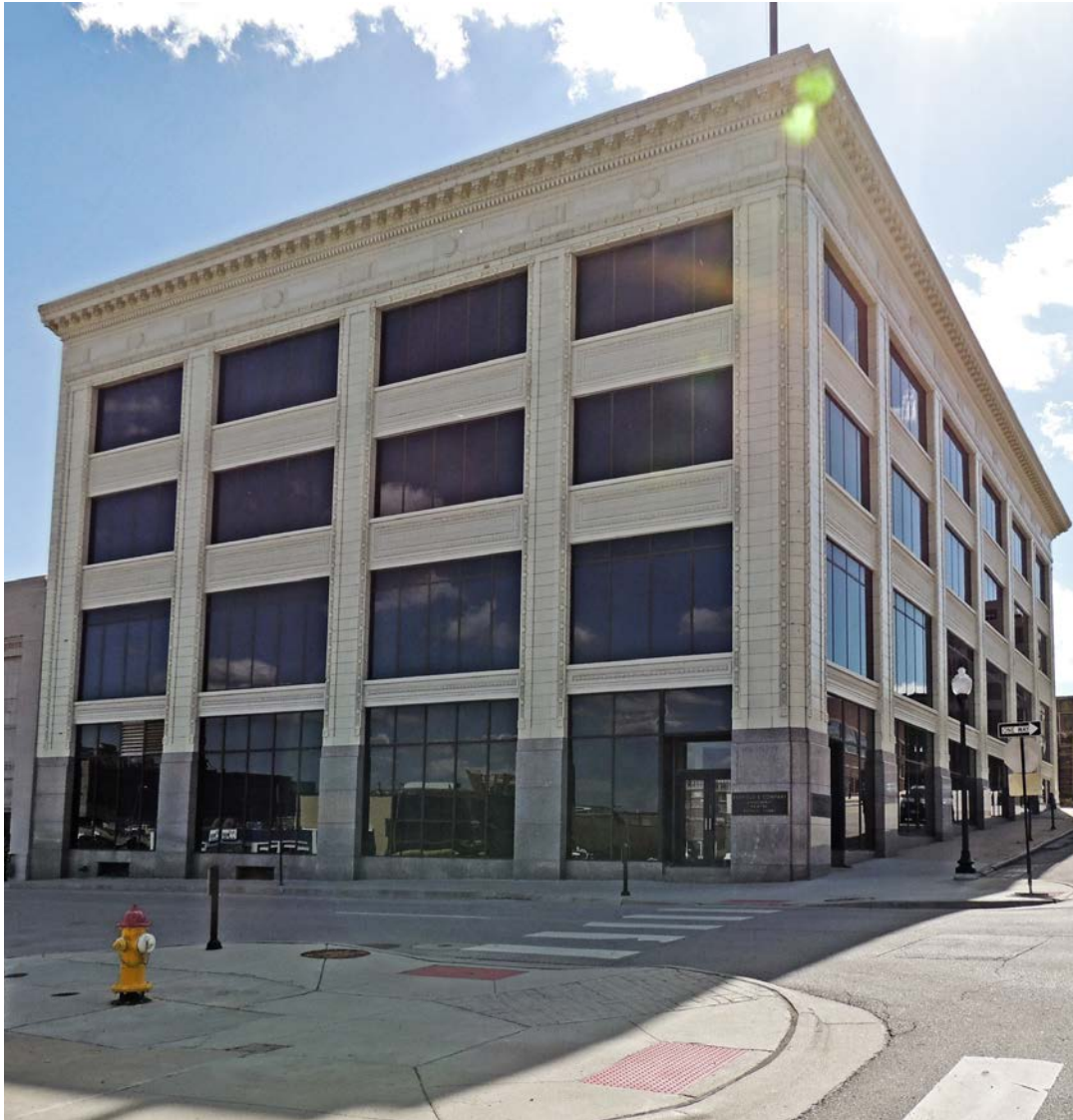
Condition/Overall Appearance:
Good

Redfield & Company Buildings

1901 Howard & 435 S. 20th Streets . Omaha, Nebraska 68102

1901 Howard Street

Site Photos



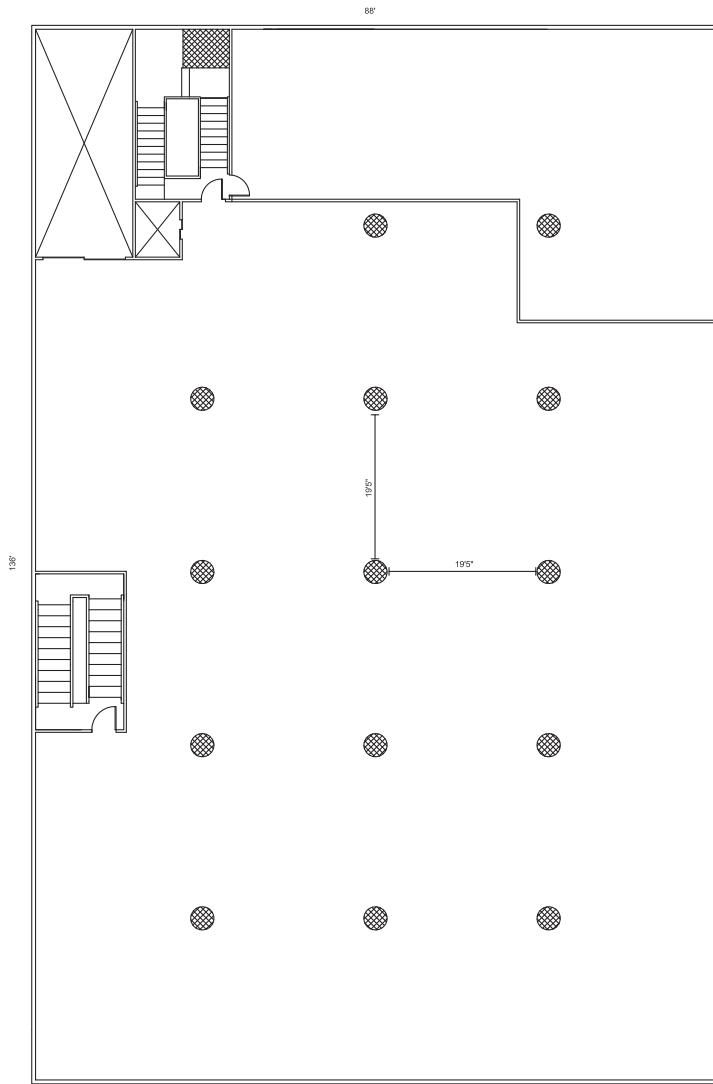
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1901 Howard Street

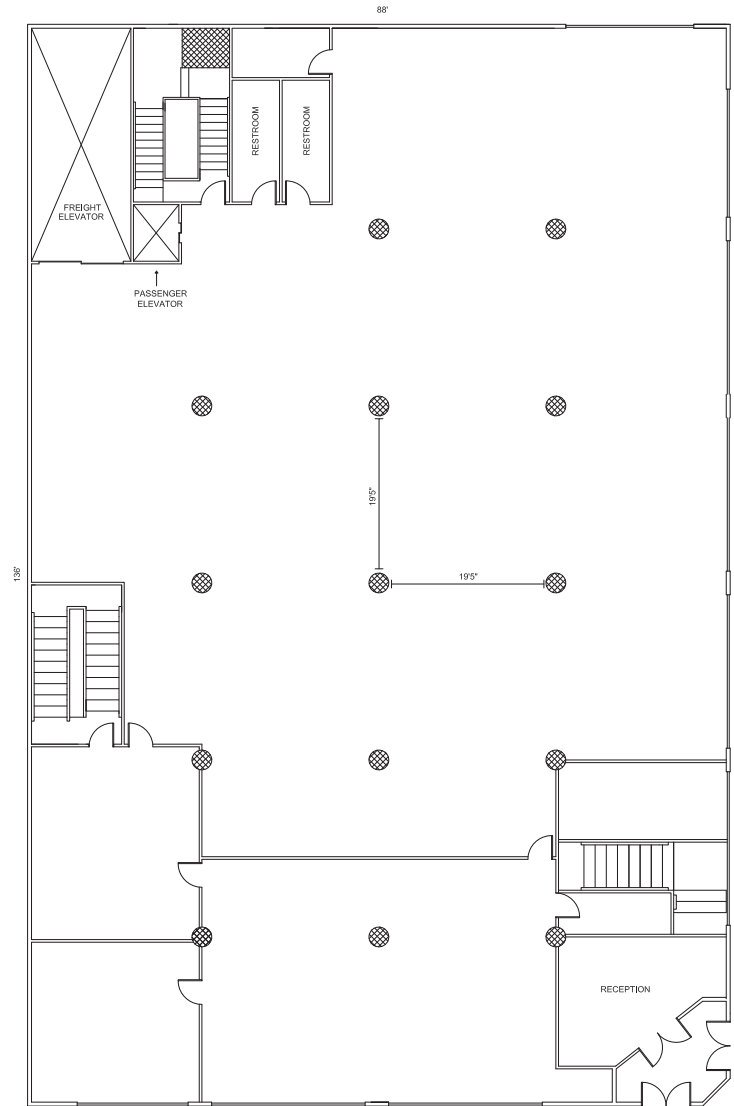
Floor Plans

Basement



Ceiling Height: 12'

First Floor

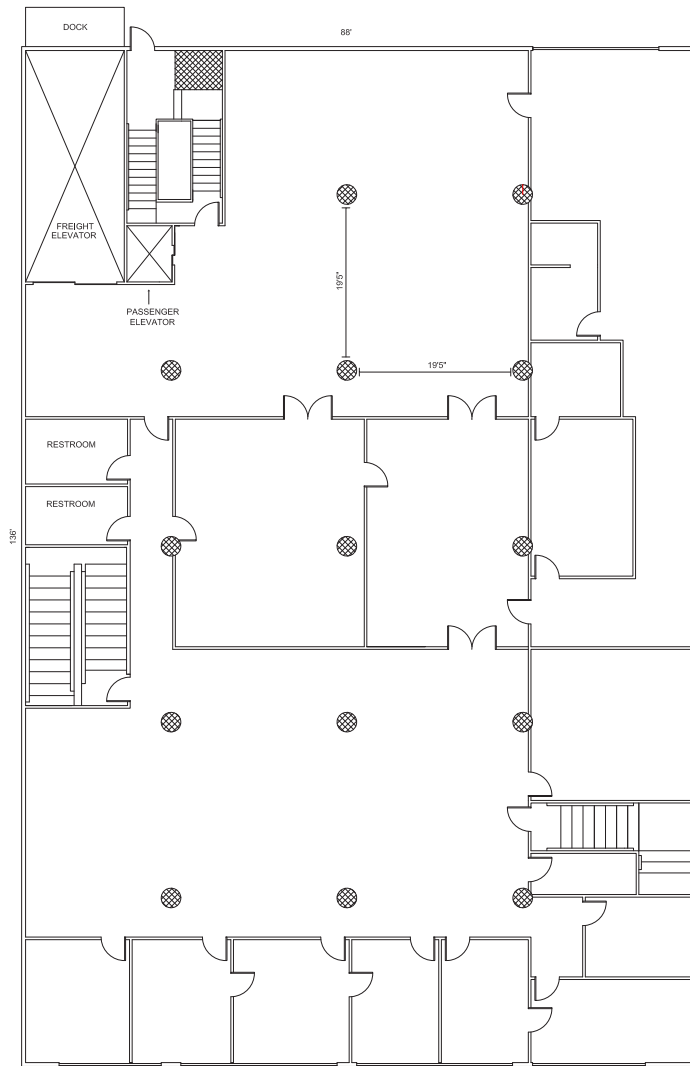


Ceiling Height: 14.9'

1901 Howard Street

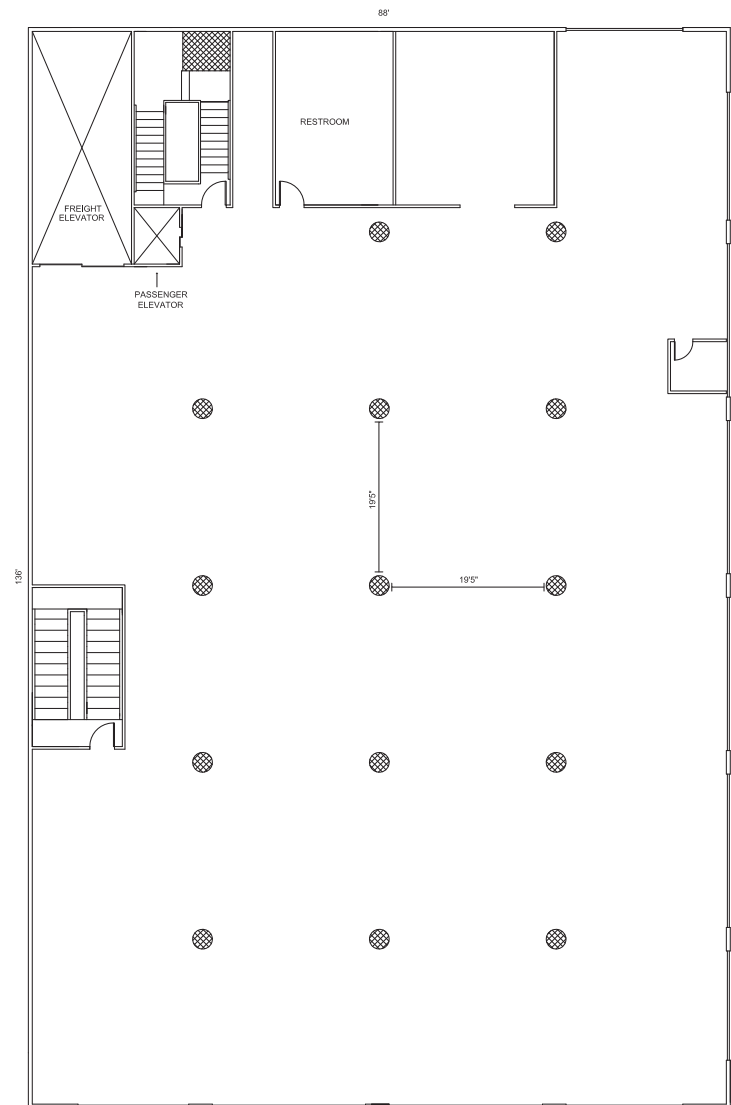
Floor Plans

2nd Floor



Ceiling Height: 11.8'

3rd Floor

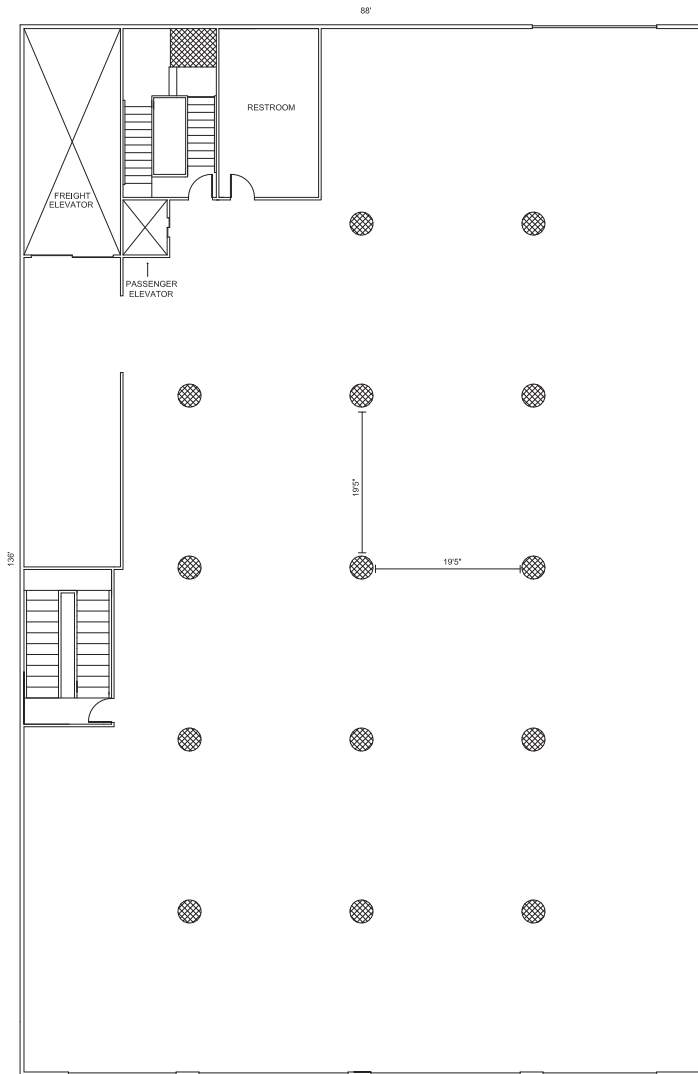


Ceiling Height: 11.9'

1901 Howard Street

Floor Plans

4th Floor



Ceiling Height: 18.8'

Redfield & Company Buildings

1901 Howard & 435 S. 20th Streets . Omaha, Nebraska 68102

1901 Howard Street

Historical Information



Source: [The Buick Bulletin, June 1919](#)

The Nebraska Buick Auto Company, of Omaha, has grown so rapidly during the past ten years that it is now reputed to be the largest automotive distributing organization in the United States. A large new building has just been erected by the Nebraska Buick Auto Company at 19th street and 136 feet on Howard Street.

The building is four stories high with a full basement. The display room on the first floor is devoted entirely to Buick cars, and is 85 feet in width and about one-half block long. Large plate glass windows along both street fronts flood the entire room with light, so that only on dark, cloudy days is artificial light necessary in the display room. The floor and wainscoting are of vitrified gray granite tiles with ornamental borders. All partitions are of brown mahogany and plate glass.

Semi-direct lighting effects are obtained by the use of twenty ceiling fixtures of special design, made of cast ornamental bronze and suspending opaque bowls. The walls and ceiling are done in ivory enamel to assist in reflecting the light.

The service repair shop is located on the fourth floor and is equipped with the most modern machinery throughout. Twelve large benches are arranged in front of the windows to give plenty of light for the workmen, and the machines are conveniently arranged in the most accessible manner. Shower baths and wash rooms are also provided for the men and every effort has been made to make their working conditions all that could be desired. The ceiling is 19 feet high and the room is ventilated by means of Fenestra sashes and revolving vents at the roof.

The parts department is located at the rear of the first floor and connects with the upper floors by means of a dumb waiter. The stock is kept in an orderly manner in large steel bins.

There are two elevators – one for passengers and one for cars. Both are of the push button control type and steel construction. The automobile elevator has a platform 11 feet 4 inches by 27 feet 9 inches and is capable of lifting a load of 10,000 pounds. It is of the automatically leveling type, being automatically maintained level with the floor at various landings without attention on the part of the operator.

The building itself is of reinforced concrete construction of the flat slab type to allow the maximum ceiling heights, as no beams or girders drop from the ceiling in this type of floor construction.

The exterior design is classic, with a modern French tone throughout. The three street fronts are finished with a pink granite base, varying with the street slopes from three to fifteen feet in height. Above this base the piers and main cornice are of egg-shell finish – terra cotta in ivory color, with ornamental spandrel and cornice panels of peacock blue.

Redfield & Company Buildings

1901 Howard & 435 S. 20th Streets . Omaha, Nebraska 68102

435 S. 20th Street

Property Profile



Property Name:

Former Utility District Parking Facility

Property Address:

435 South 20th Street, Omaha, NE 68102

Site Description:

Property consists of a fair quality, 2-story parking garage located on the northeast corner of 20th and Howard. The building has four large overhead entry doors and access from the street for both levels, giant windows, and a very solid structure. It was built to house OPPD field vehicles.

Parcel Data:

Site Size: 13,150 SF / 0.30 Acres

Zoning:

CBD

Parking Spaces/Ratio:

All Parking, Co-star references 100 covered spaces.

Building Size:

26,000 SF on two levels, 13,000 SF floor plates. Drive in access on both levels.

Construction Type:

Steel and Concrete with brick façade

Year Built:

1950

Condition/Overall Appearance:

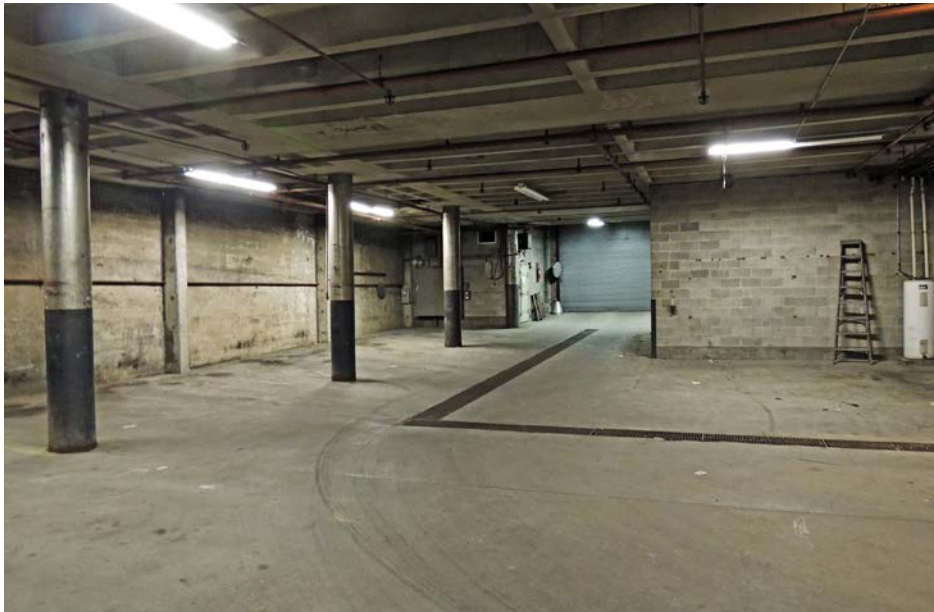
Good

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1901 Howard & 435 S. 20th Streets . Omaha, Nebraska 68102

435 S. 20th Street

Site Photos



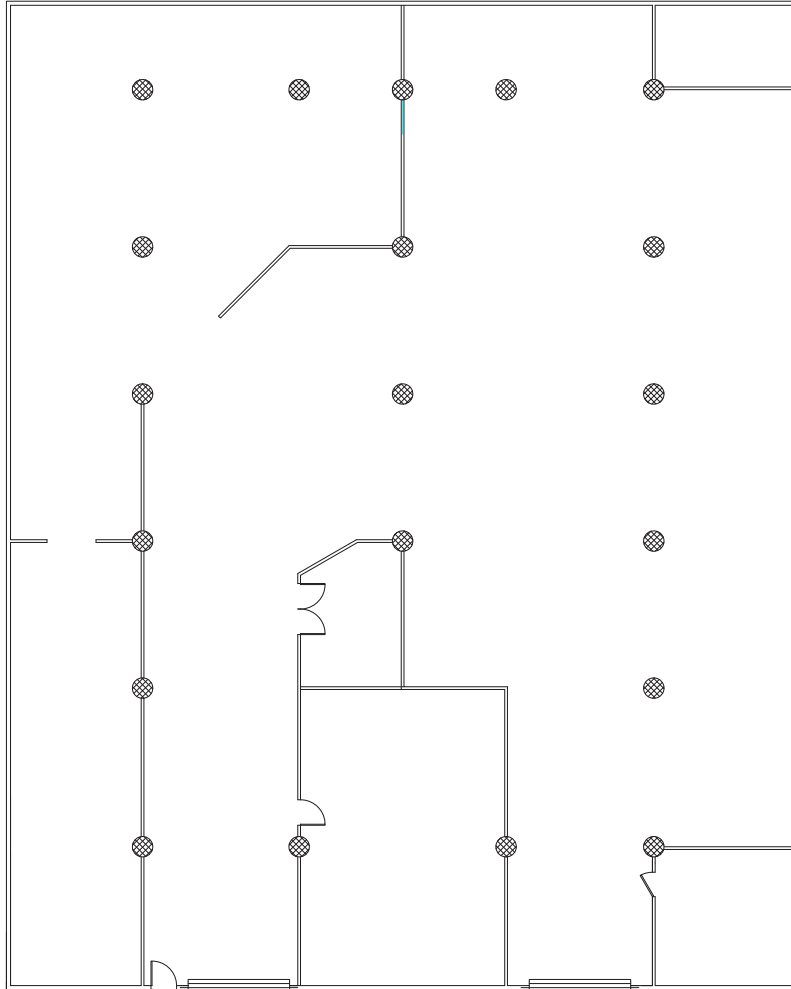
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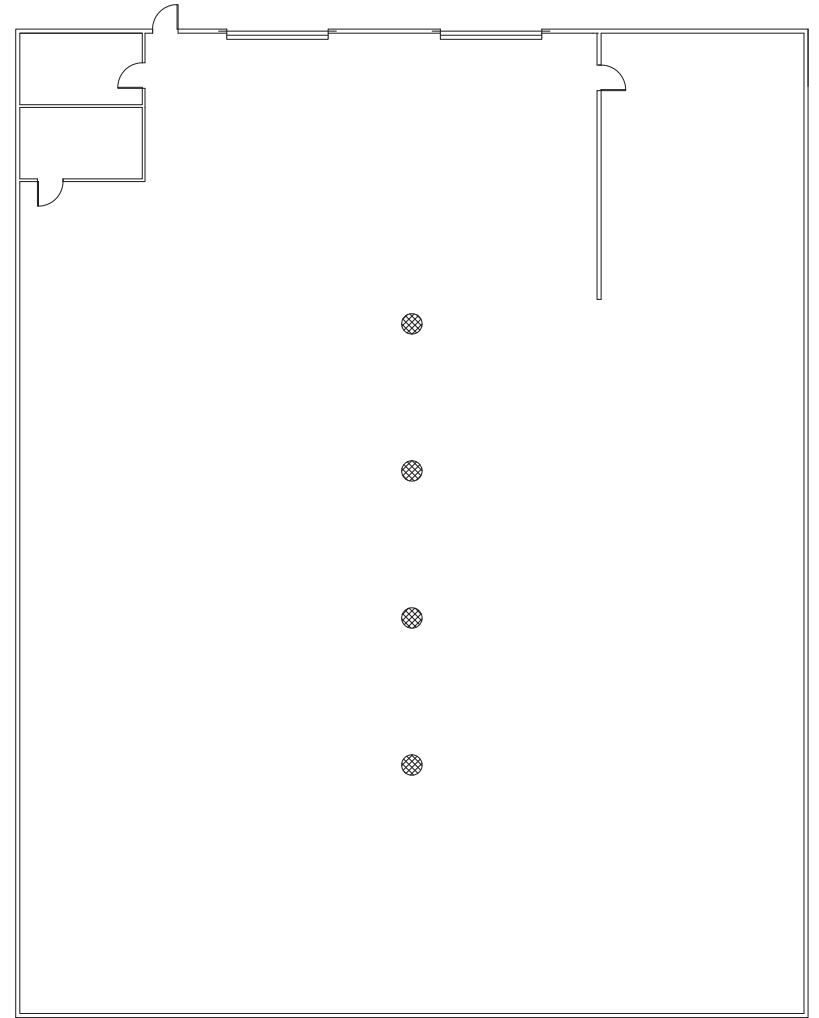
435 S. 20th Street

Floor Plans

Lower Level



Upper Level

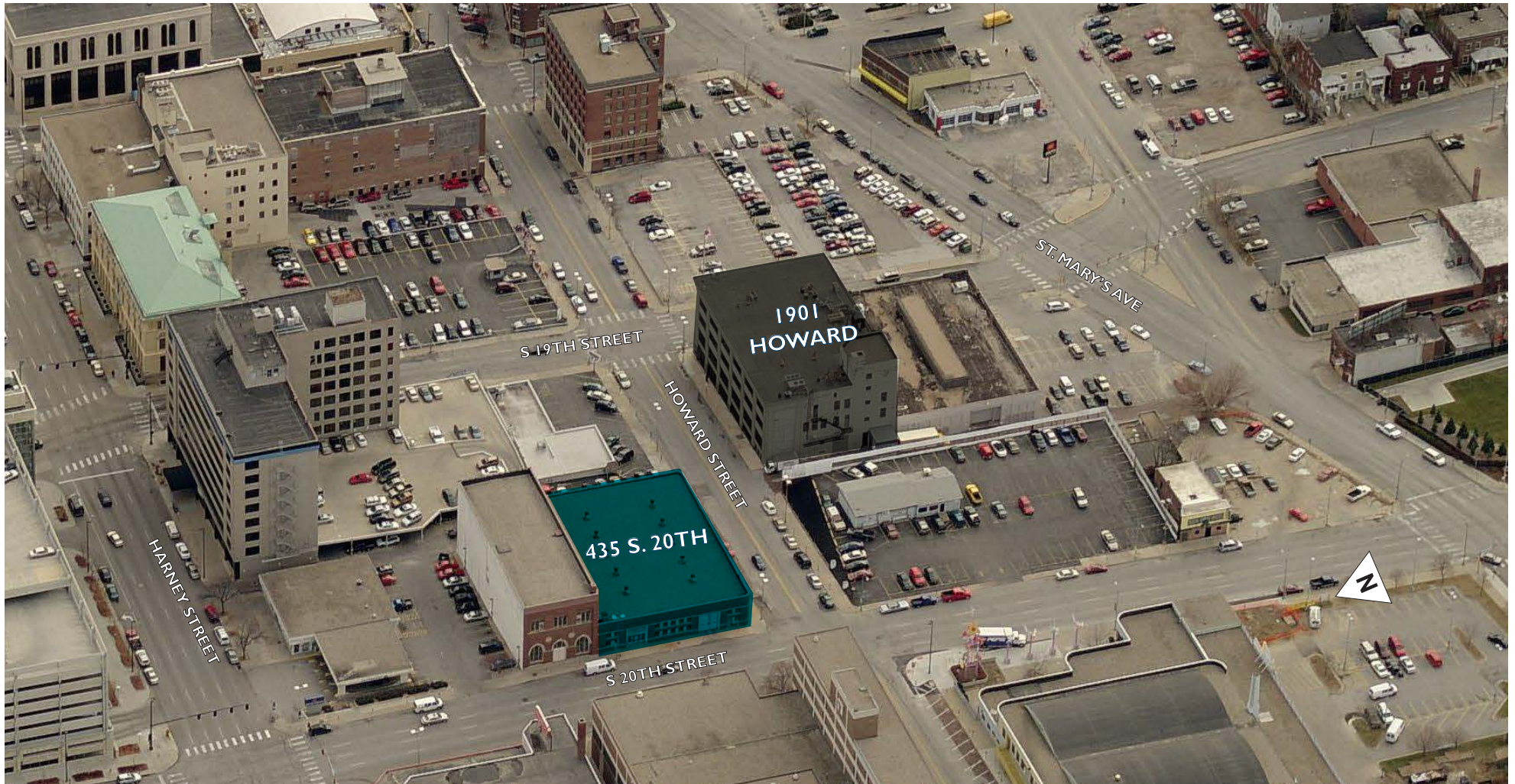


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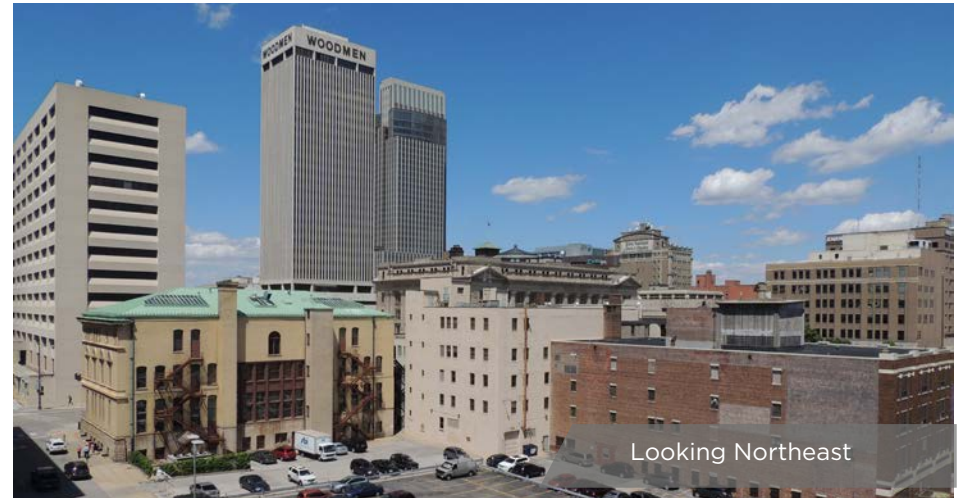
Birds Eye Aerial



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Aerial Images

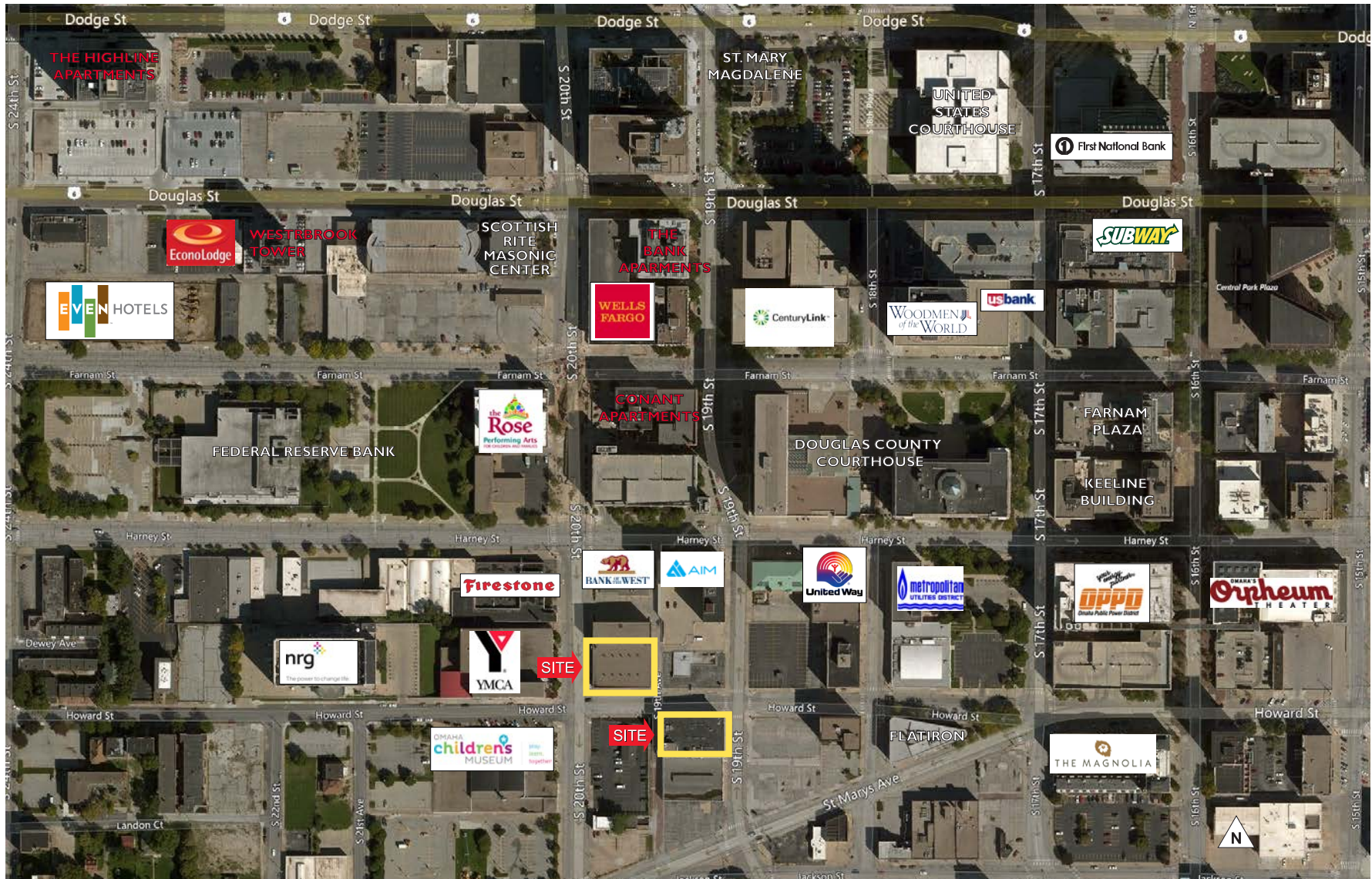


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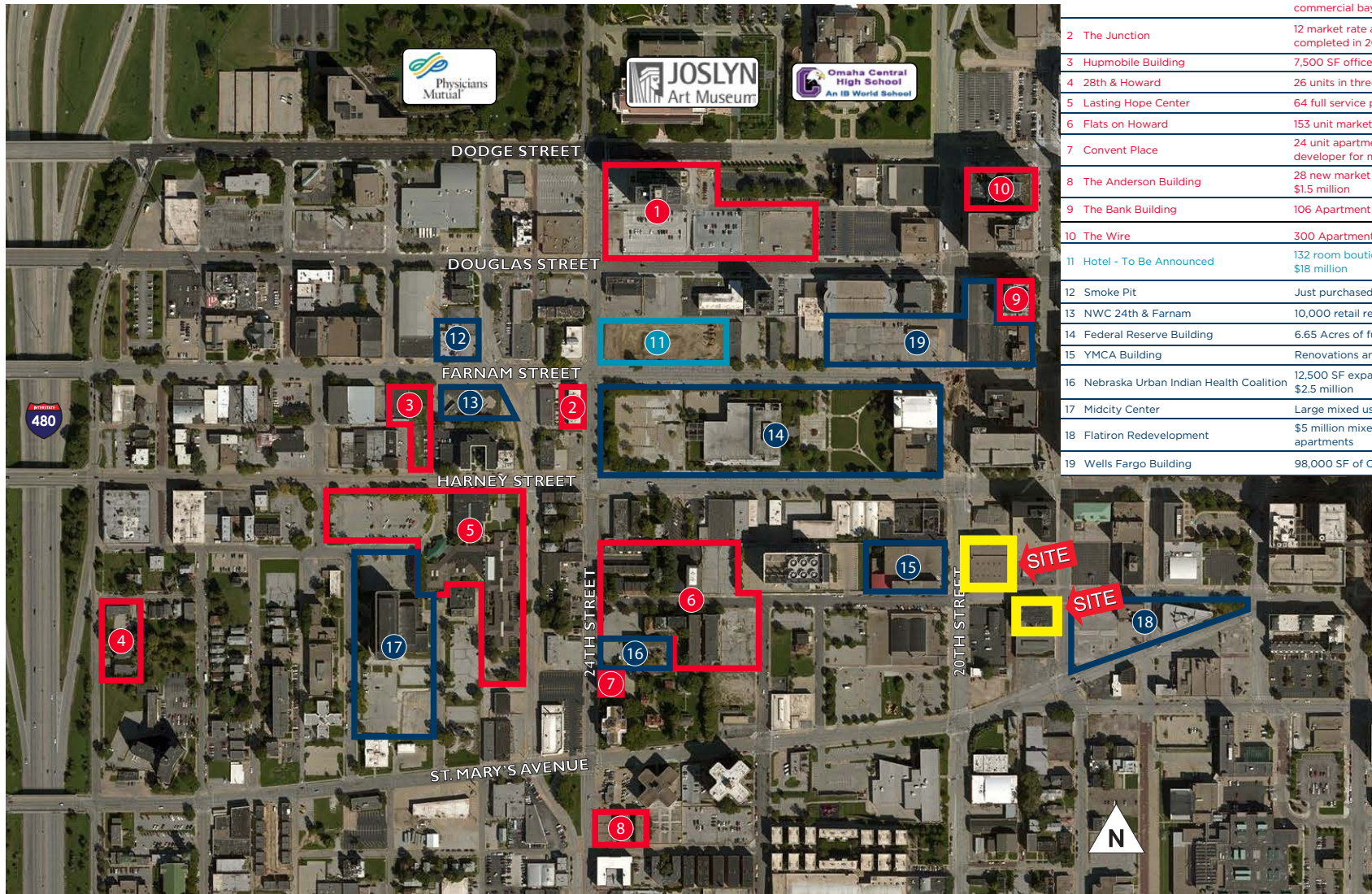
Location Map



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Downtown Redevelopment Map

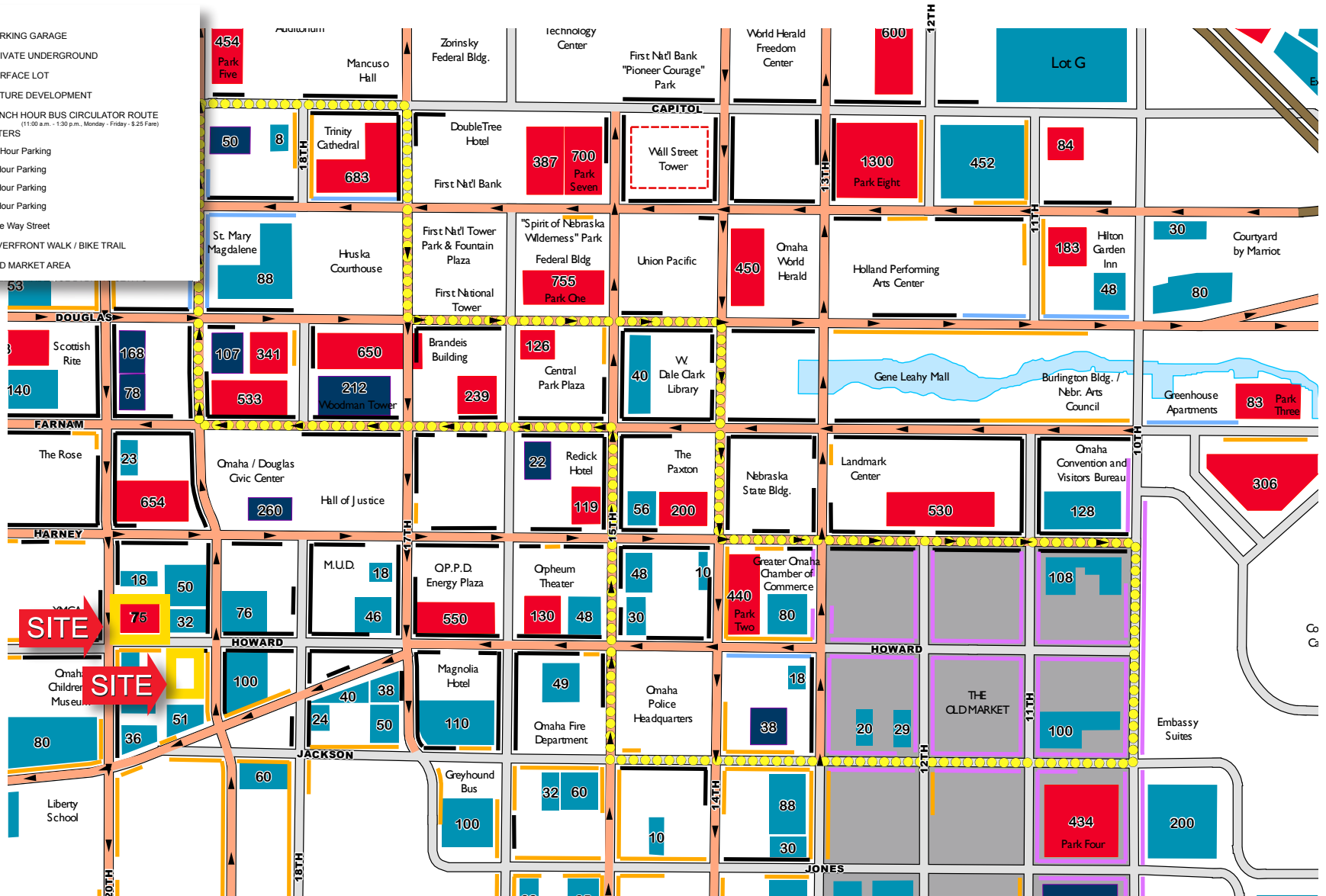


| LEGEND | |
|---|---|
| 1 Highline | 194 market rate units, completed in 2013 at a cost of almost \$26 million. 2nd Phase: \$17 million with 114 more new market rate and commercial bays. |
| 2 The Junction | 12 market rate apartments and office space. Renovation completed in 2013. |
| 3 Hupmobile Building | 7,500 SF office & 9 market rate apartments coming Spring 2016 |
| 4 28th & Howard | 26 units in three buildings; 17 are occupied |
| 5 Lasting Hope Center | 64 full service private rooms, renovated in 2008 |
| 6 Flats on Howard | 153 unit market rate rental units, project cost \$20 million |
| 7 Convent Place | 24 unit apartment redevelopment recently acquired by a developer for more market rate multi-family |
| 8 The Anderson Building | 28 new market rate apartments under construction, estimated at \$1.5 million |
| 9 The Bank Building | 106 Apartment Units |
| 10 The Wire | 300 Apartments |
| 11 Hotel - To Be Announced | 132 room boutique hotel under construction, projected to cost \$18 million |
| 12 Smoke Pit | Just purchased for redevelopment, street retail |
| 13 NWC 24th & Farnam | 10,000 retail redevelopment site |
| 14 Federal Reserve Building | 6.65 Acres of future development |
| 15 YMCA Building | Renovations and expansion in discussions |
| 16 Nebraska Urban Indian Health Coalition | 12,500 SF expansion and renovation pending, estimated cost of \$2.5 million |
| 17 Midcity Center | Large mixed use redevelopment opportunity |
| 18 Flatiron Redevelopment | \$5 million mixed use redevelopment in process; 30 market rate apartments |
| 19 Wells Fargo Building | 98,000 SF of Class B office with covered and uncovered parking. |

Downtown Parking Map



- PARKING GARAGE
- PRIVATE UNDERGROUND
- SURFACE LOT
- FUTURE DEVELOPMENT
- LUNCH HOUR BUS CIRCULATOR ROUTE
(11:00 a.m. - 1:30 p.m., Monday - Friday, \$25 Fare)
- PARKING METERS**
- 10 Hour Parking
- 4 Hour Parking
- 3 Hour Parking
- 2 Hour Parking
- One Way Street
- RIVERFRONT WALK / BIKE TRAIL
- OLD MARKET AREA



About Omaha



| Rank | Company | Employment | Service | Industry |
|------|---------------------------------|--------------|------------------------|----------------|
| 1 | Offutt Air Force Base | 7,500+ | National Security | Government |
| 2 | Alegent health | 7,500+ | Healthcare | Service |
| 3 | Methodist Health Center | 5,000-7,499 | Healthcare | Service |
| 4 | The NE Medical Center UNMC | 7,500-12,498 | Healthcare | Service |
| 5 | First Data Corporation | 2,500-4,999 | Transaction Processing | Information |
| 6 | Union Pacific | 2,500-4,999 | Railroad | Transportation |
| 7 | First National Bank of Nebraska | 2,500-4,999 | Banking | Finance |
| 8 | West Corporation | 2,500-4,999 | Customer Service | Service |
| 9 | ConAgra Foods | 2,500-4,999 | Food Products | Manufacturing |
| 10 | Mutual of Omaha | 2,500-4,999 | Insurance | Insurance |
| 11 | Creighton University | 2,500-4,999 | Education | Service |
| 12 | PayPal, Inc. | 2,500-4,999 | Transaction Processing | Information |
| 13 | TD Ameritrade | 1,000-2,499 | Brokerage | Finance |

Omaha, Nebraska's largest and fastest growing metropolitan area, is centrally located on the western bank of the Missouri River. Established in 1854, the city rapidly expanded after the eastern terminus of the transcontinental railroad was located here in 1863. Continuing this historic pattern of expansion, today Omaha is characterized by a booming, robust, and diverse economy with excellent business opportunities.

Omaha is home to over two dozen insurance headquarters including Mutual of Omaha/United of Omaha, Jefferson Pilot, Pacific Life, World Insurance, Woodmen of the World and Warren Buffett's company, Berkshire Hathaway. Banking serves the region with such money center banks as Wells Fargo and US Bank. A world-class concentration of medical facilities including Clarkson, Bergan Mercy, Methodist and Children's Hospitals, the world-renowned University of Nebraska Medical Center and Lied Transplant Center serve the community. The largest area employer is Offutt Air Force Base, home to the US Strategic Command Center, is located in Bellevue.

Omaha is consistently ranked in the best cities lists year after year: Omaha was named the Best City to Work in Tech in 2015 by SmartAsset; Omaha placed number one in The 5 Best Big Cities in the Midwest and number two in Best U.S. Cities for Paid Internships according to The Time Magazine; Fortune Magazine ranked Omaha number two in Best Cities to Find a Job in 2015; WalletHub ranked Omaha number two in 2015's Best City for Recreation, and number five in 2015's Best Cities to Work for a Small Business; Greater Omaha was number one in Castlight Health's The U.S. Healthcare Affordability Index; Omaha was ranked number two in CNBC's Best U.S. Cities for Millennial College Students, and Omaha made The Top 10 Cities for New College Grads by SmartAsset.

*Source: greateromaha.com April 2014

About Omaha



FORTUNE

Best Cities to Find a Job in 2015

June 2015



BERKSHIRE HATHAWAY

No. 7



Best U.S. Cities for Millennial College Students

May 2015



BUILDING AMERICA®

No. 143

GALLUP®

Top States, Gallup Job Creation Index

February 2016



Kiewit

No. 255

Forbes

Best States For Business (NE)

December 2015



MUTUAL of OMAHA

No. 411

The Fastest Growing States For Tech Jobs in 2015

August 2015



Marketing Team

John Lund

Scott Koethe, CCIM





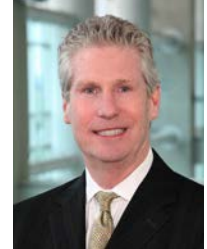
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Confidentiality and Conditions

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