

FOR LEASE BUILDING 18

2101 Woolworth Avenue,
Omaha, NE

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Building 18

2101 Woolworth Avenue / Omaha, NE

INTRODUCTION



Omaha's rich history will bring your business into the future. Located within the stately Quartermaster Depot, Building 18 is primed for an open concept office tenant with a vision for bridging classical Italianate design with modern life. This gated urban campus setting is only three minutes from the heart of Downtown Omaha. Please contact Cushman & Wakefield/The Lund Company to set up a tour of the property.

Building 18

2101 Woolworth Avenue / Omaha, NE

EXECUTIVE SUMMARY

Tour Dates

Please contact Cushman & Wakefield/The Lund Company to set up a tour of the Property. The Owner and broker respectfully request that interested parties refrain from contacting any on-site personnel or residents. Tours must be scheduled in advance through the broker.

Opportunity

- **Strong Local Economy:** Omaha is attracting the nations most talented young professionals with a high quality of life and low cost of living. A steady job market keeps the unemployment rate at or below 3%.
- **Location:** Only a half-mile from city-center Omaha, this property allows you to be close to your biggest clients while your employees enjoy the amenities of an urban core.
- **Parking:** 58 secure parking spaces inside the gated campus only feet from the front door with 68 more spaces available a half block from the building.
- **Historic Architecture:** Buildings don't get better bones than this. This classic piece of popular Italianate architecture was constructed with locally sourced brick. The outer walls are twelve-inches thick with interior hardwood plank subfloors and fourteen foot ceilings on the first and second floor.
- **Popular Neighborhood:** Developers are moving south from downtown, renovating Omaha's historic neighborhoods.

Building 18

2101 Woolworth Avenue / Omaha, NE

EXECUTIVE SUMMARY



Property Highlights

Lease Rate	\$12.00 PSF NNN
Total Available	9,999 SF
Building Size	10,329 SF
Year Built	1889
No. of Floors	2 & Basement
Total Site Area	.263 AC
Parking	8:1000 SF

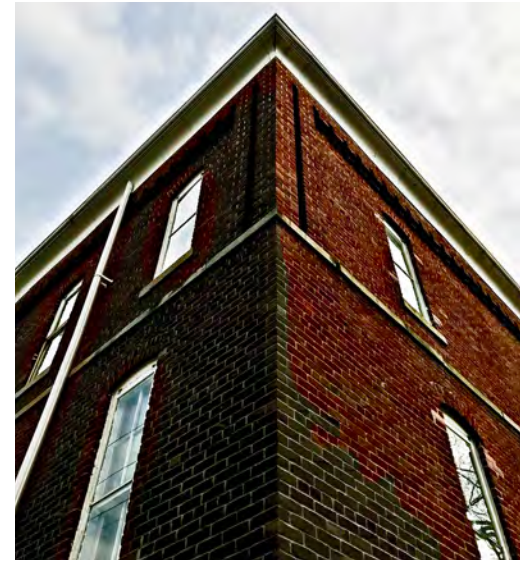
Suite	Square Feet (min - max)	Price/SF NNN	Date Available
1 st Floor	3,333 - 9,999	\$12.00	Immediately
2 nd Floor	3,333 - 9,999	\$12.00	Immediately
Lower Level	3,333 - 9,999	\$12.00	Immediately

Building 18

2101 Woolworth Avenue / Omaha, NE

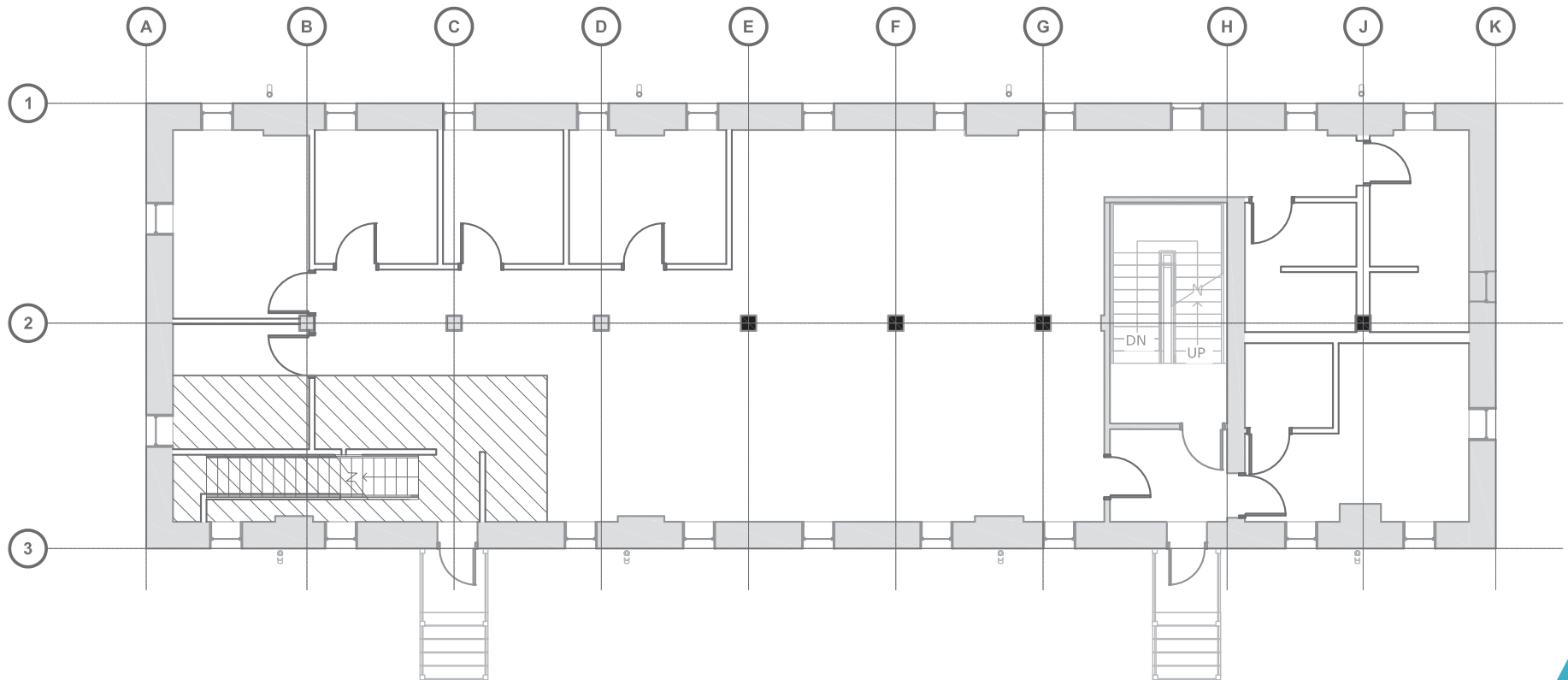
PROPERTY OVERVIEW

Property Photos



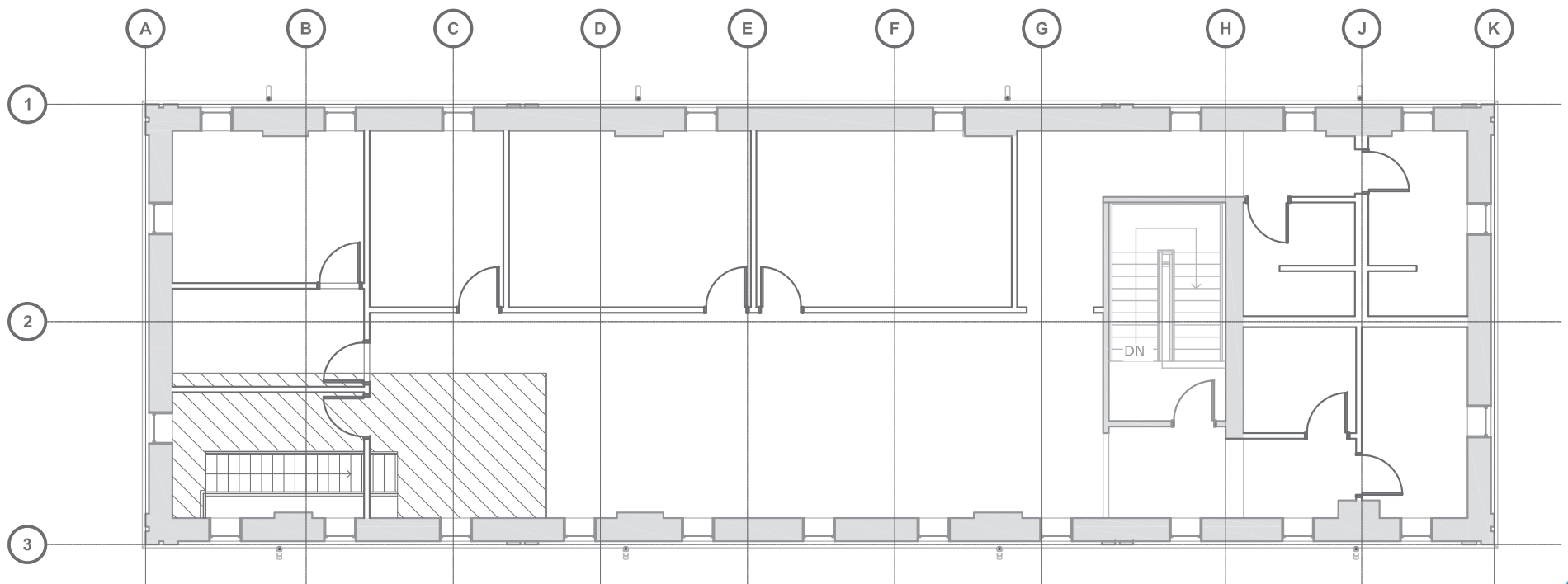
PROPERTY OVERVIEW

First Floor Plan



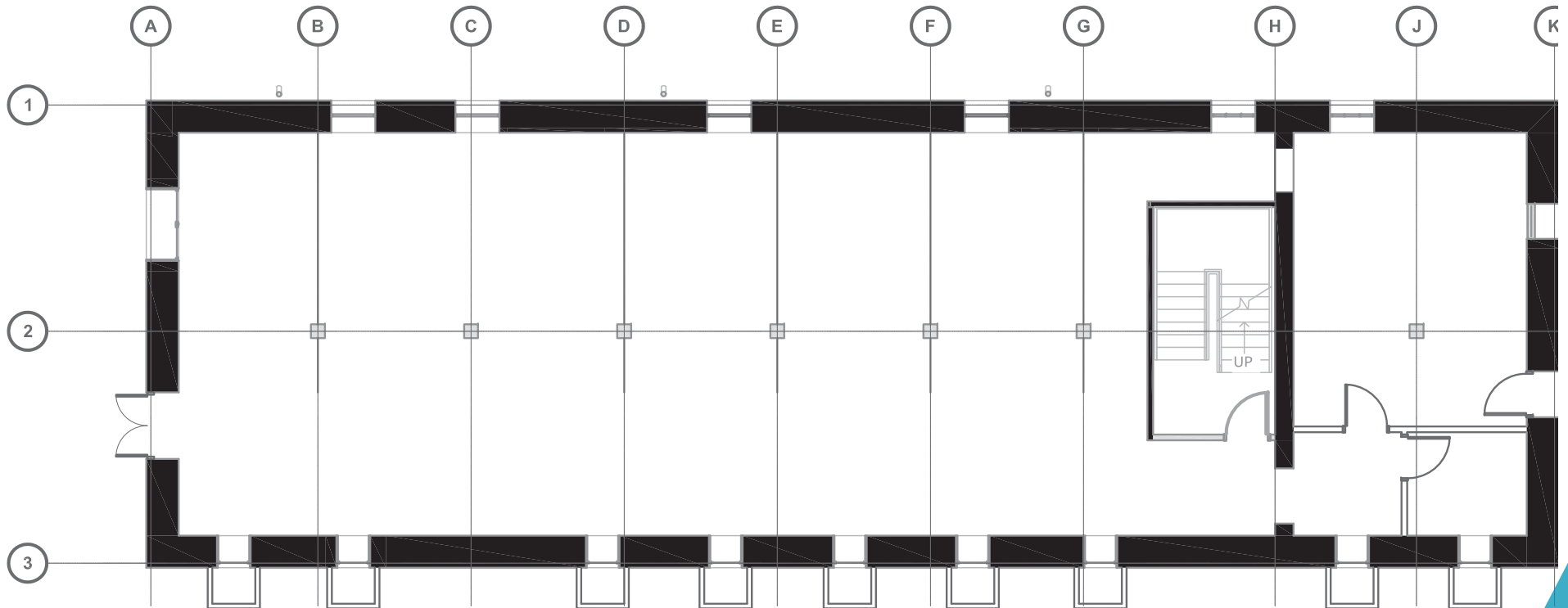
PROPERTY OVERVIEW

Second Floor Plan



PROPERTY OVERVIEW

Basement Floor Plan



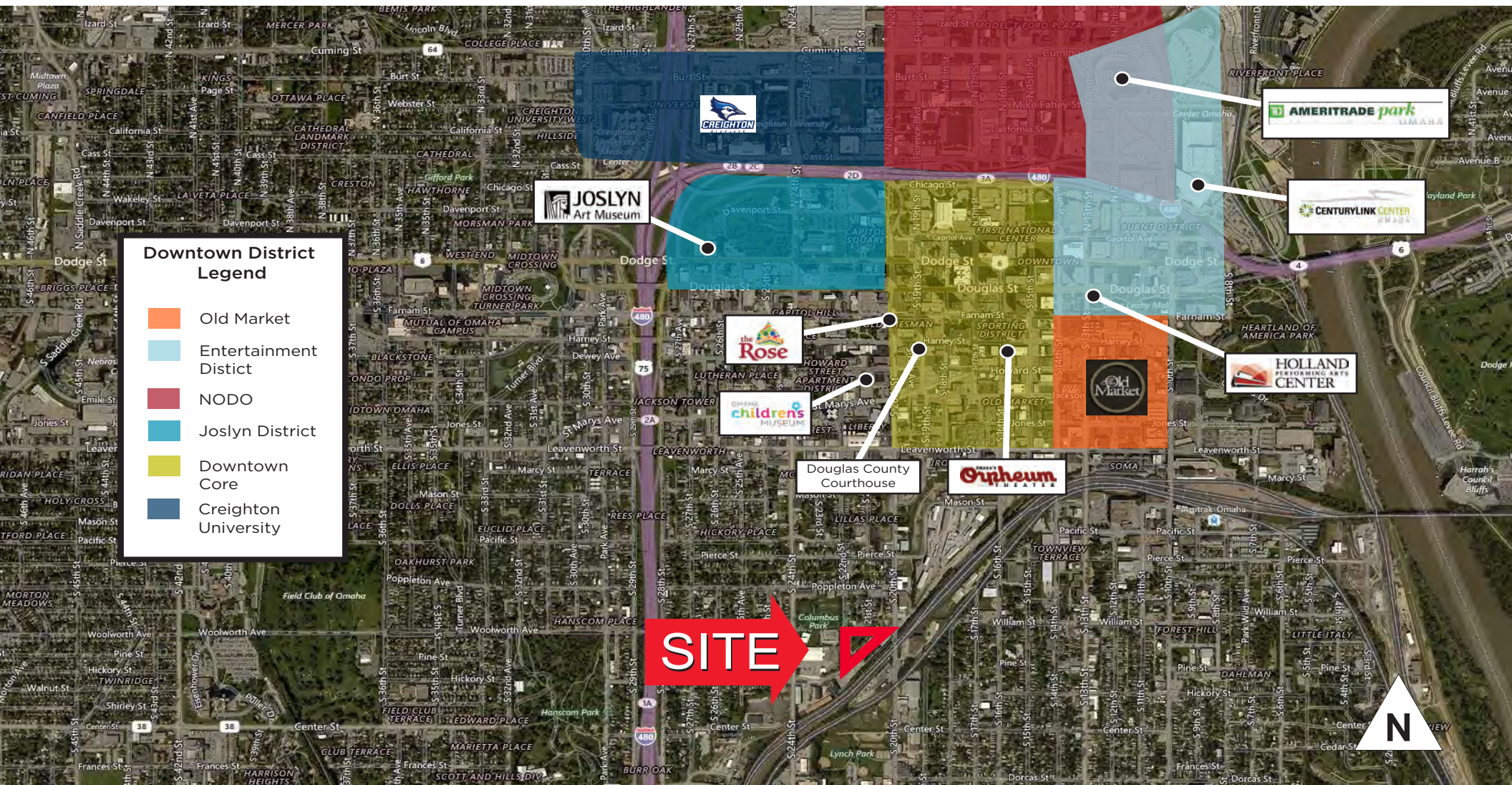
FOR LEASE

Building 18

2101 Woolworth Avenue / Omaha, NE

AREA MAPS

Trade Area/Amenities




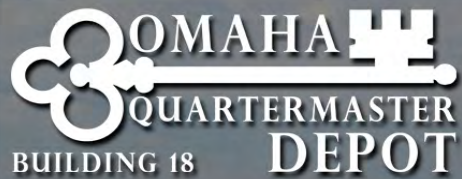
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AREA DEVELOPMENT

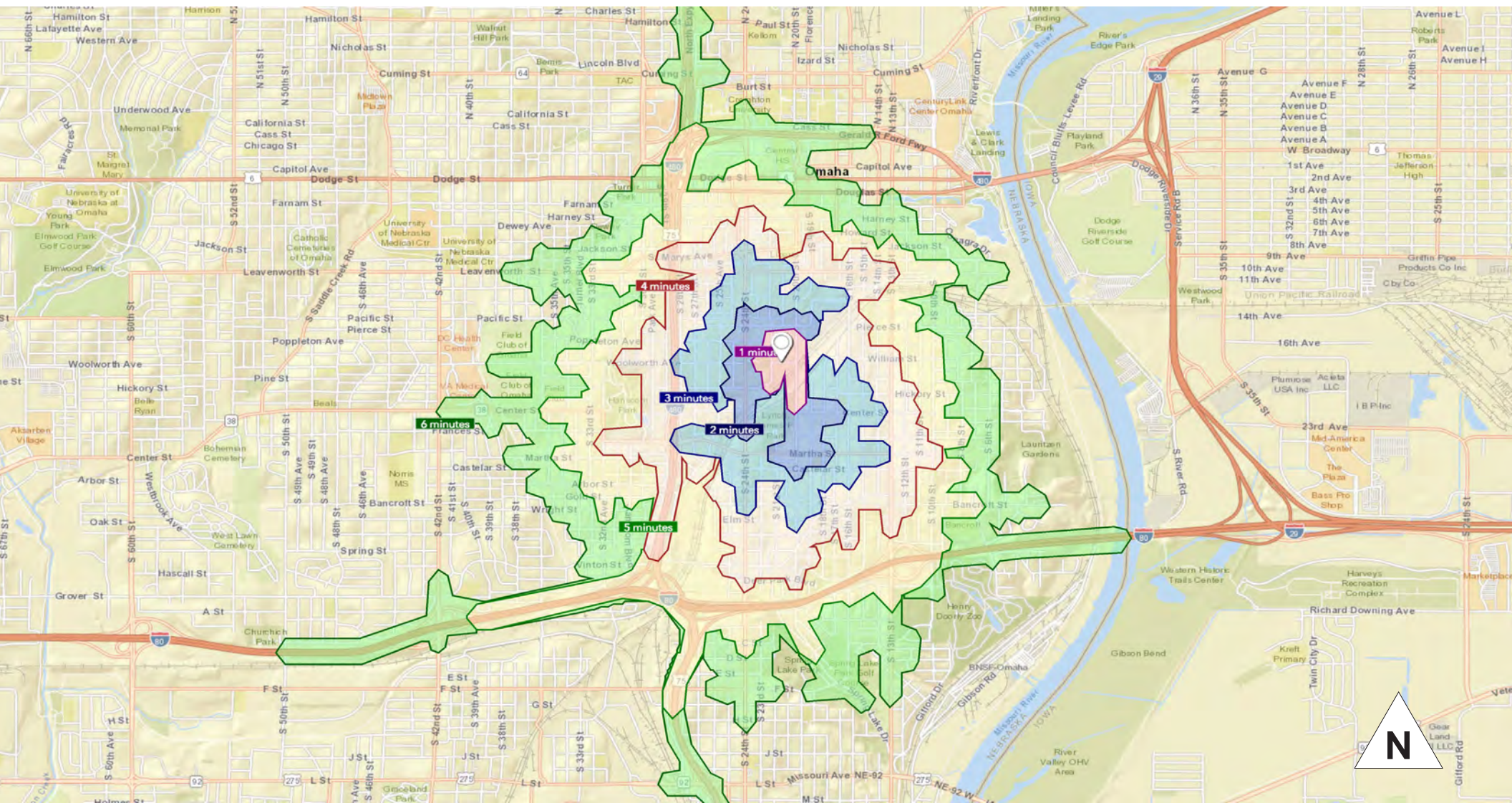
Downtown Omaha



 OMAHA
QUARTERMASTER
BUILDING 18 DEPOT

AREA DEVELOPMENT

Area Drive Times



AREA DEVELOPMENT



*Commissary officers of World War I at the Depot in September 1918.
Courtesy Bostwick-Frohardt Collection, courtesy KMTV, Western Heritage Museum*



Property History

History of the United States Army Quartermaster Corps

The United States Army Quartermaster Corps is a Sustainment (formerly combat service support or CCS) branch of the United States Army. It was also one of three U.S. Army logistics branches, the others being the Transitions Corps and the Ordnance Corps. The Quartermaster Corps is the U.S. Army's oldest logistics branch established on June 16, 1775. On that date, the Second Continental Congress passed a resolution providing for "one Quartermaster General of the grand army and a deputy, under him, for the separate army." From 1775 to 1912, this organization was known as the Quartermaster Department. In 1912, Congress consolidated the former subsistence, pay and Quartermaster departments to create the Quartermaster Corps. Quartermaster units and soldiers have served in every U.S. military operation from the Revolutionary War to current operations in Iraq (Operation Iraqi Freedom) and Afghanistan (Operation Enduring Freedom).

Quartermaster detachments, companies and battalions are normally assigned to corps or higher-level commands. Divisions and smaller units have multifunctional support battalions which combine functional areas from the Army Transportation Service Department, Army Quartermaster Corps, Army Ordnance Corps and the Army Medical Service Department. Quartermaster organizations include field service, general supply, petroleum supply and petroleum pipeline, aerial delivery (rigger), water and mortuary affairs units. Most are company level except petroleum and water, which have battalion and group level units.



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