

BLOCK 180 – OFFICE

18140 BURKE STREET, OMAHA, NE 68022



Accelerating success.

Building information

Type of Listing:	Office for Lease	Intersection:	180 th & Burke St.
Price:	\$21.00/RSF	Submarket:	Suburban West Dodge
Operating Type:	NNN	Roof:	
Est. Expenses:	\$11.00/SF (2021)	Sprinkler:	Yes
Available:	Immediately	Restrooms:	Six (6)
Total SF Available:	21,827 SF	Elevators:	One (1)
Min – Max SF:	1,556 – 12,809 SF	Year Built:	2020
Total Building SF:	31,699 SF	# of Floors:	Three (3)
Parking:	5.77:1,000 Blended (12 indoor stalls. Surface parking shared with retail.)		

<u>Suite #:</u>	<u>SF Available:</u>		
Suite 202	1,807 RSF	Length of Lease:	Negotiable
Suite 203	1,556 RSF		
1 st Floor	1,993 – 12,809 RSF	TI Allowance:	Negotiable
Garden Level	5,655 RSF	Rent Escalator:	Negotiable
		Lease Form:	Landlord's

Overview

The Block 180 Office Building is newly constructed and ready for occupancy late summer 2020. This beautiful building is situated in a Class A office park within walking distance to numerous services, restaurants and bars. Many configurations for your office are possible with incredible spans of windows and underground parking.

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FOR LEASE > OFFICE SPACE

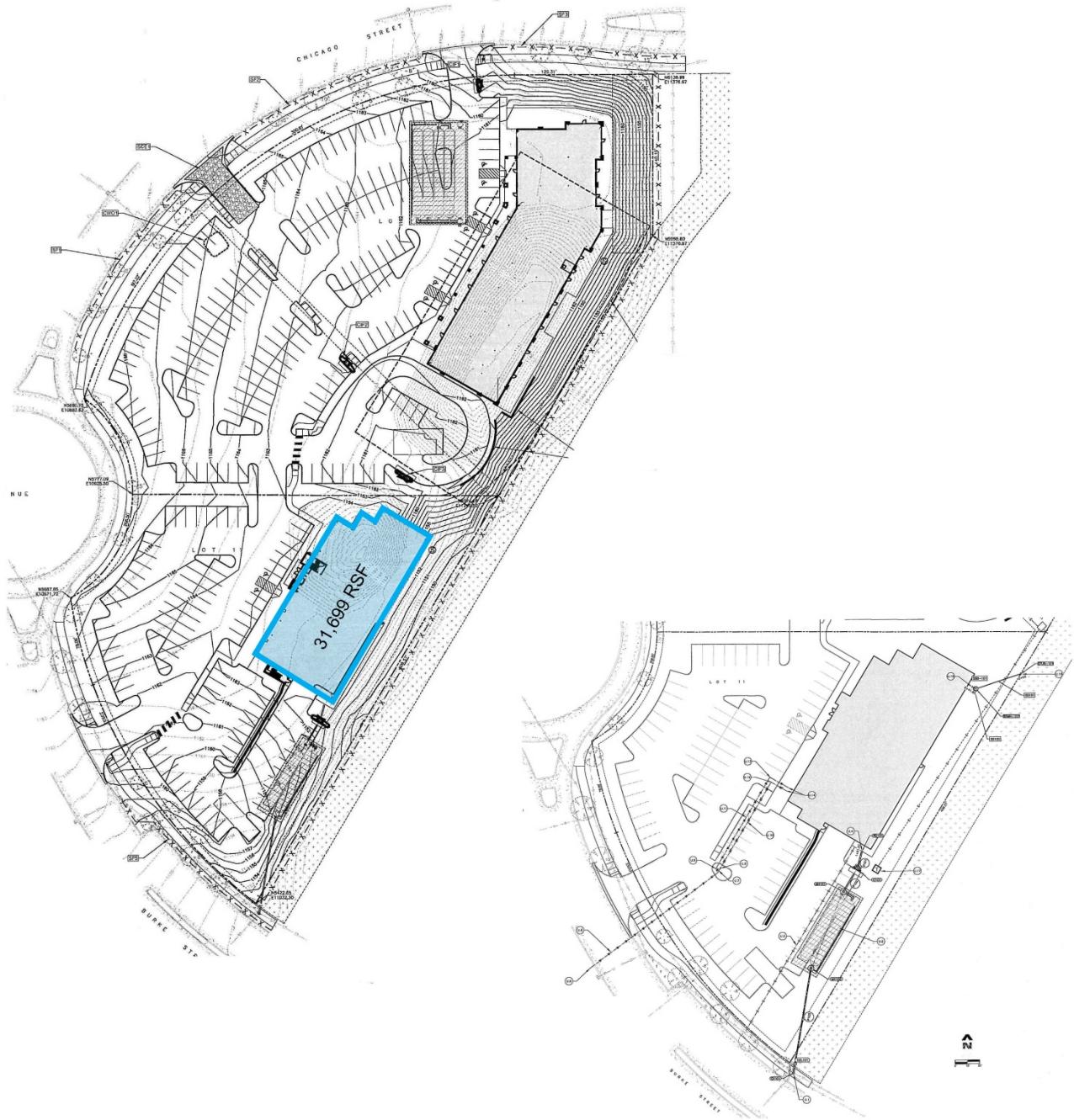
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Site plan



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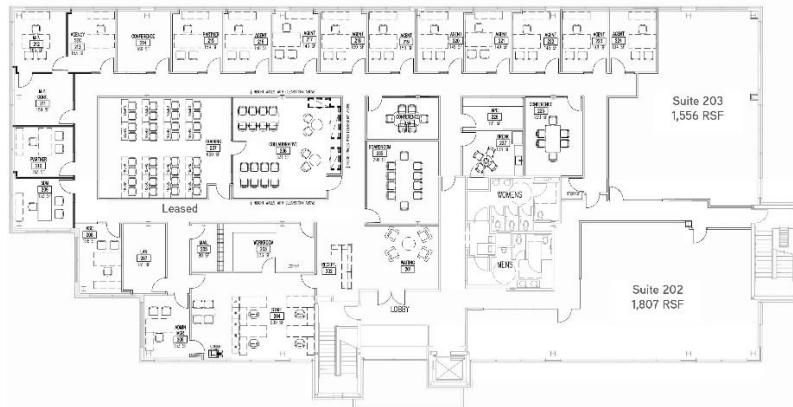
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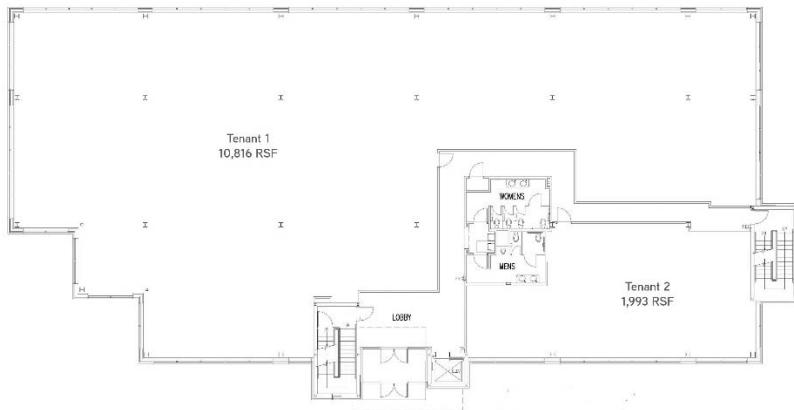
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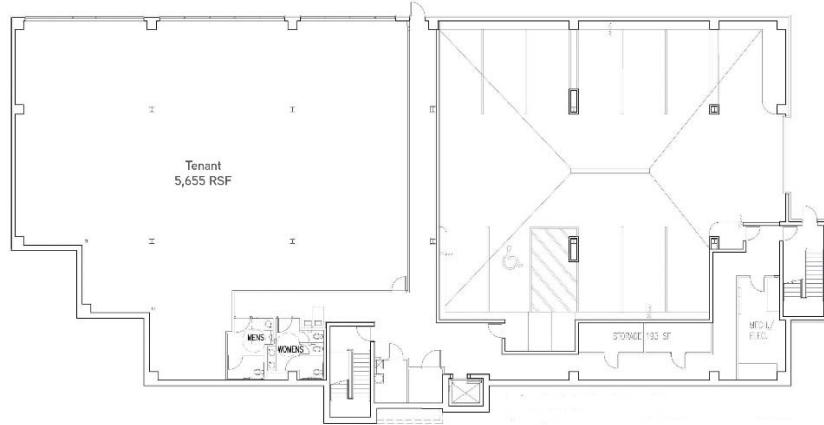
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Floor plans2nd Floor – 3,362 RSF

1st Floor – 1,993 – 12,809 RSF



Garden Level – 5,635 RSF

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Aerial



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