

## BLOCK 180 – OFFICE

18140 BURKE STREET, OMAHA, NE 68022



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## Building information

Type of Listing:	Office for Lease	Intersection:	180 <sup>th</sup> & Burke St.
Price:	\$21.00/RSF	Submarket:	Suburban West Dodge
Operating Type:	NNN		
Est. Expenses:	\$11.00/SF (2021)	Roof:	
Available:	Immediately	Sprinkler:	Yes
Total SF Available:	21,827 SF	Restrooms:	Six (6)
Min – Max SF:	1,556 – 12,809 SF	Elevators:	One (1)
Total Building SF:	31,699 SF	Year Built:	2020
		# 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 <sup>st</sup> 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.

*Information furnished is from sources deemed reliable, but is not guaranteed by Colliers International, or its agents, and is subject to change, corrections, errors and omissions, prior sales, or withdrawals without notice.*

## Contact us

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FOR LEASE > OFFICE SPACE

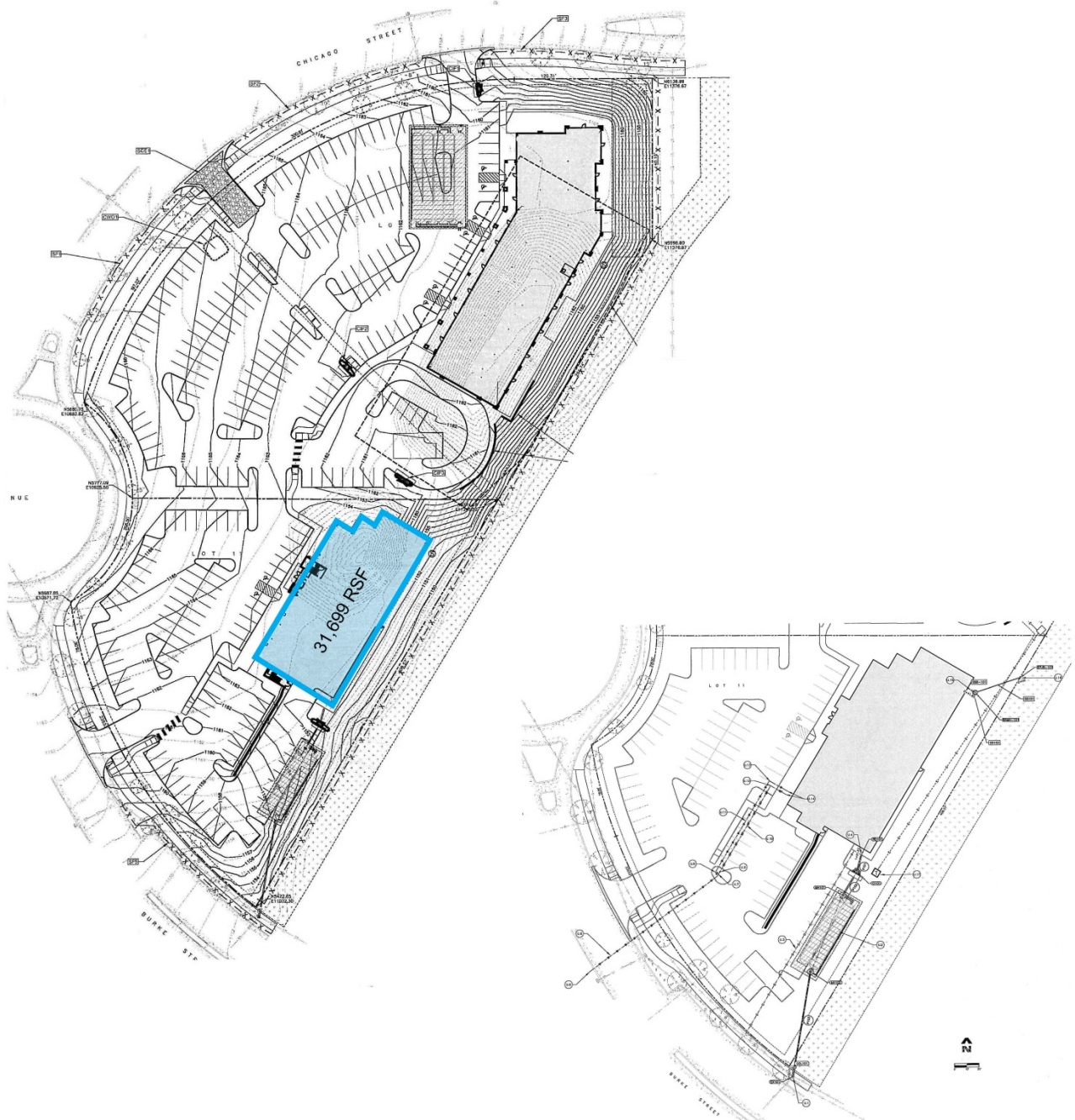
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## Site plan



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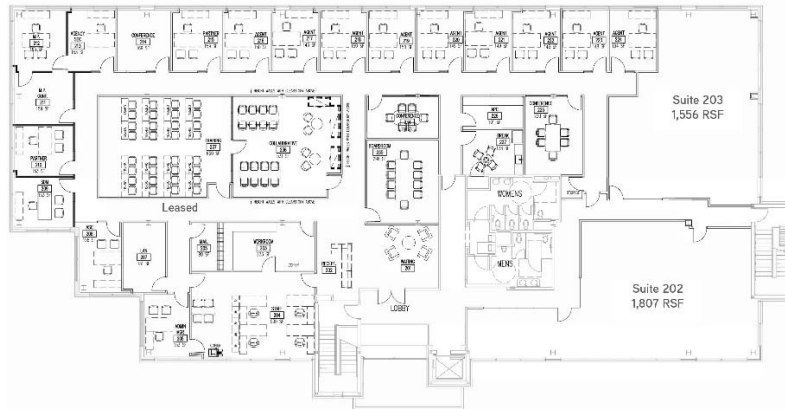
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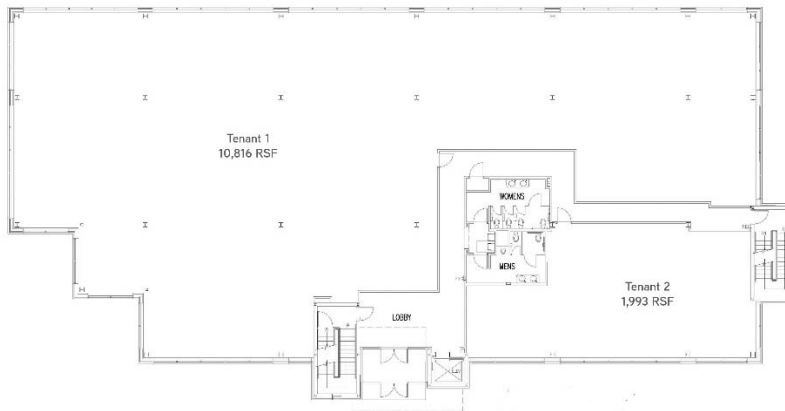
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## Floor plans

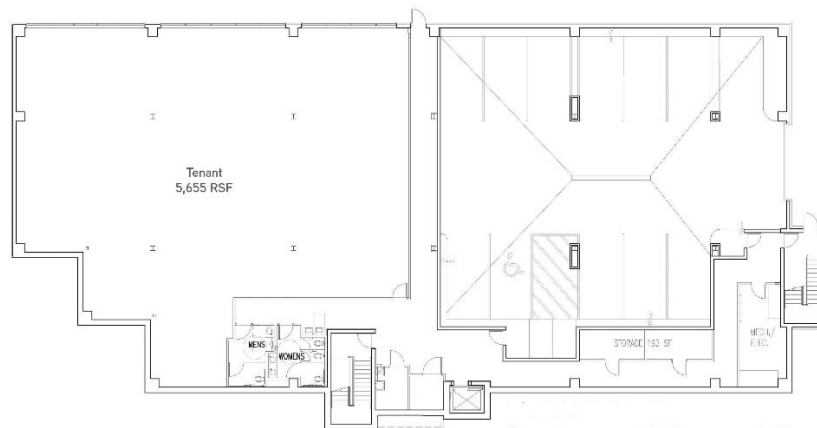
### 2<sup>nd</sup> Floor – 3,362 RSF



### 1st Floor – 1,993 – 12,809 RSF



### Garden Level – 5,635 RSF



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## Aerial



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