

FOR LEASE > OFFICE SPACE

# EMPIRE PARK OFFICE BUILDING

4812 SOUTH 114<sup>TH</sup> STREET, OMAHA, NE 68137



Accelerating success.



## Building information

Type of Listing:	Office for Lease	Intersection:	114 <sup>th</sup> & M St
Price:	\$10.00 - \$12.00 /RSF	Submarket:	South Central
Operating Type:	NNN		
Est. Expenses:	\$5.45 /SF est. (2020)		
Available:	Immediately	Construction:	Masonry
Total SF Available:	29,680 SF	A/C:	RTU
Min – Max SF:	1,260 - 29,680 SF	Roof:	Flat
Total Building SF:	29,680 SF	Sprinkler:	No
Year Built/Renovated:	1977 / 2019	Restrooms:	Common
# of Floors:	Two (2)	Elevators:	Yes
Parking:	6:1,000		

<u>Suite #:</u>	<u>SF Available:</u>
Main Level	2,800-14,840 SF
Lower Level	1,260-14,840 SF

Length of Lease:	Negotiable
TI Allowance:	Negotiable
Rent Escalator:	Negotiable
Lease Form:	Landlord's

## Overview

Under new ownership and significant renovations underway.

New windows on main level and lower level for expansive views and abundant natural light.

Attractive entrance with extensive landscaping and new concrete parking area that accommodates heavy parking needs.

Conveniently located off of L Street with easy access to I-680 and I-80 with many area amenities.

*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

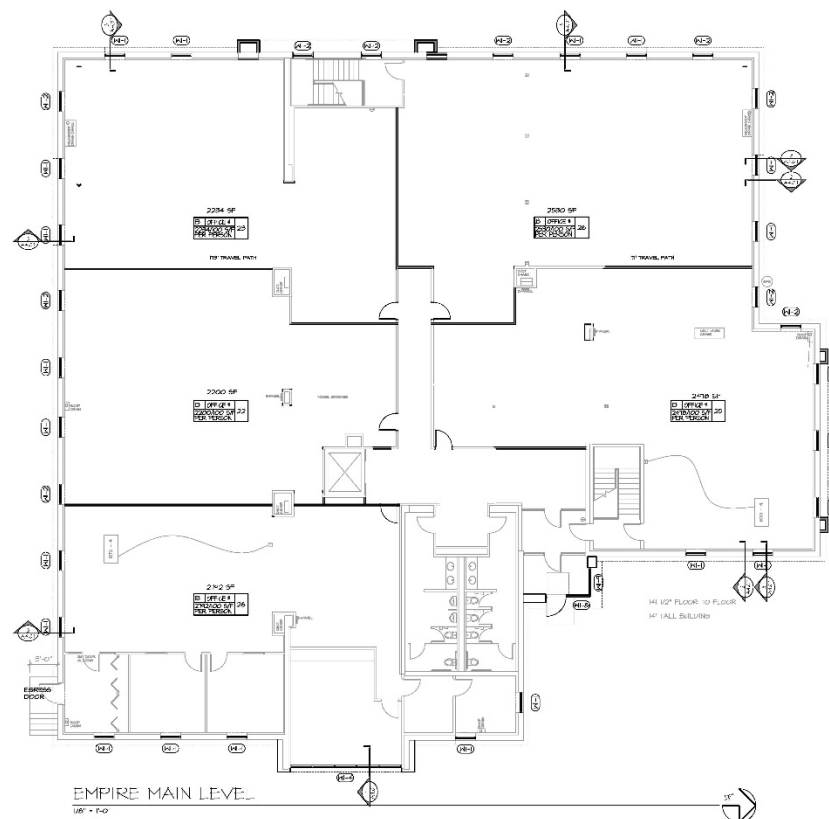
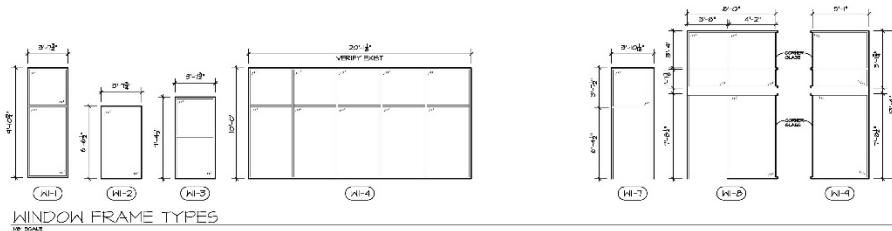
AGENT: Cori Adcock  
+1 402 763 1712  
Omaha, NE  
Cori.adcock@colliers.com

COLLIERS INTERNATIONAL  
6464 Center Street | Suite 200  
Omaha, NE 68106  
www.colliers.com

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## Main Level



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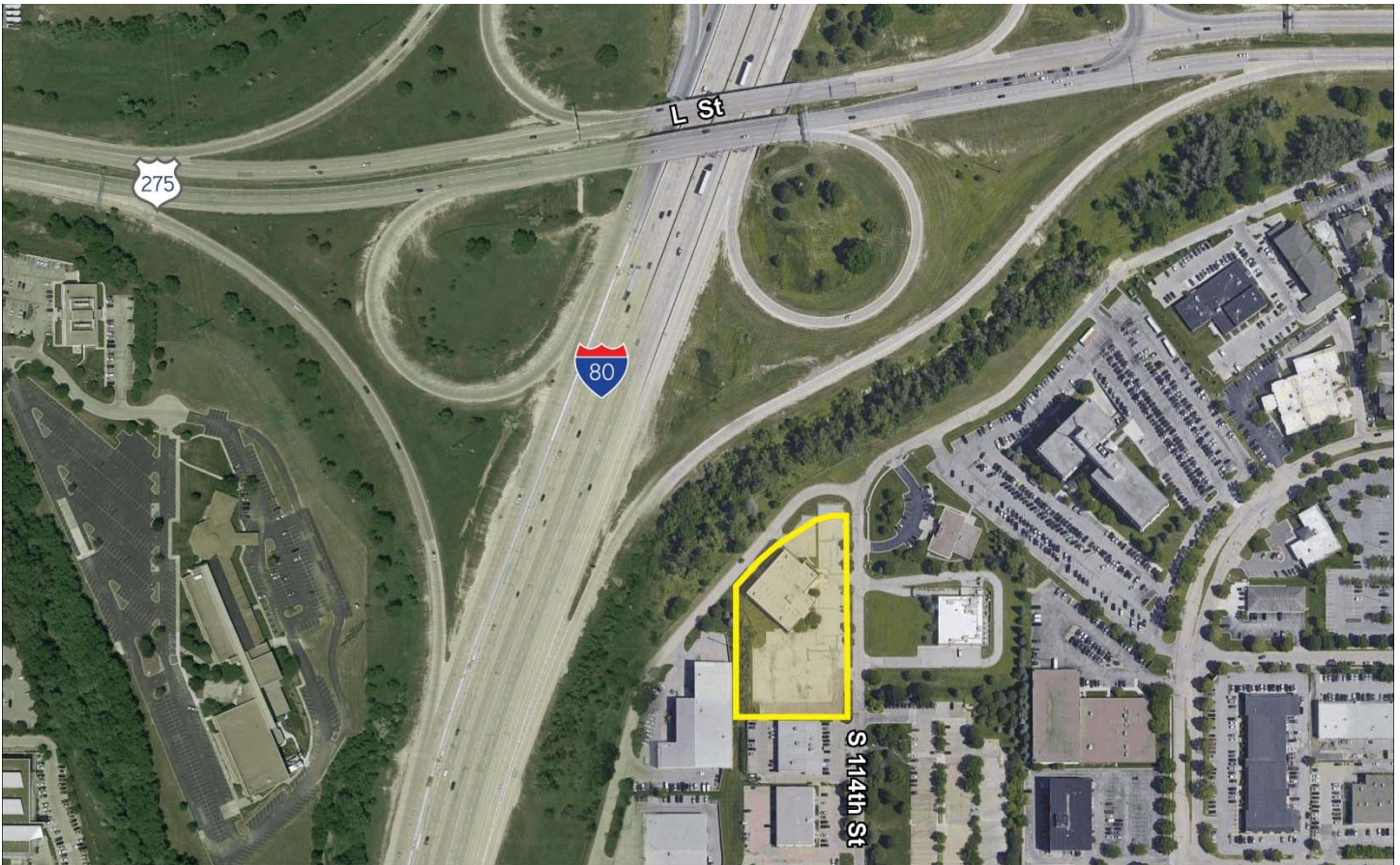
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## Aerial



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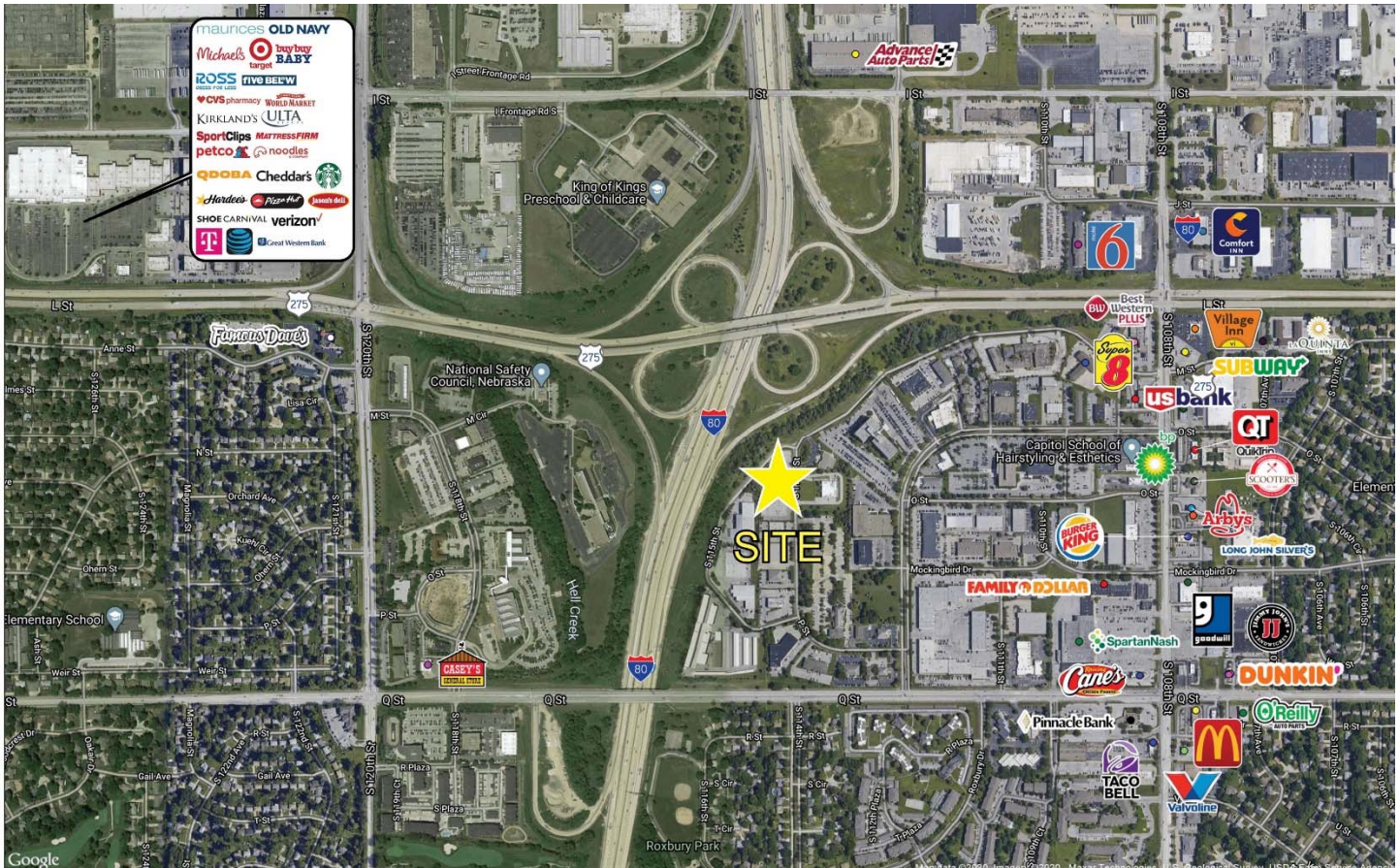
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