

**8,325 SF Office / Retail Space****Lease Rate: \$15.00 PSF NNN**

Join the new location for the W. Dale Clark Downtown Library in this updated brick building, offering approximately 8,325 SF of upscale office and/or retail space. Located just west of the Old Market. Enjoy the old world charm of a turn-of-the-century structure being renovated and revitalized, along with a unique rooftop garden amenity. Exclusive parking is available within one and a half blocks (see aerial).



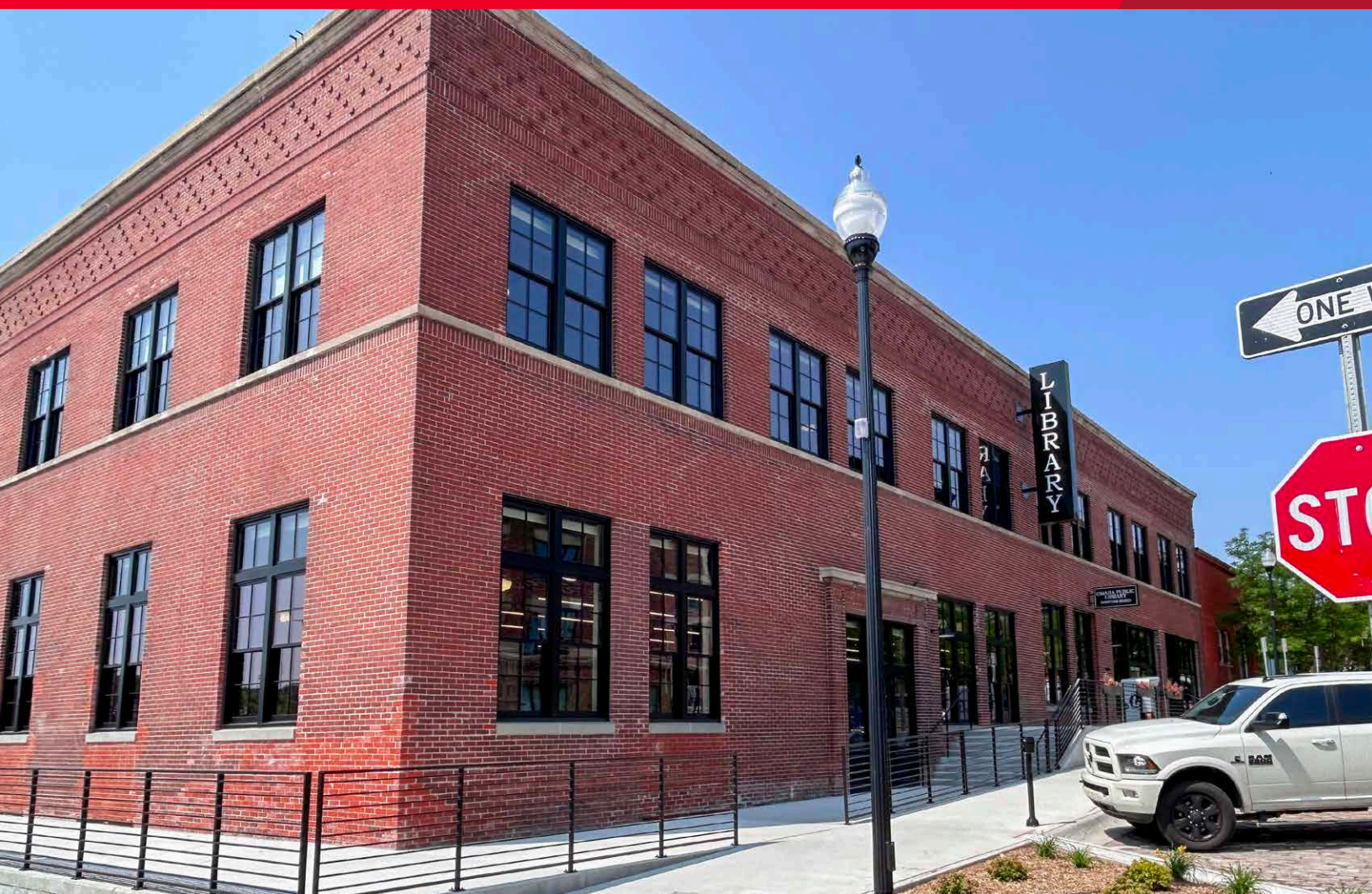
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Availability

Lease Rate	\$15.00 SF NNN
NNN Expenses	\$4.00 PSF
Total Available	2,250 - 8,325 SF
Max Contiguous	8,325 SF

Floor	Square Feet (min - max)	Price/SF NNN	Available
LL1	2,250 - 8,325	\$15.00	Immediately
LL2	2,325 - 8,325	\$15.00	Immediately
LL3	3,750 - 8,325	\$15.00	Immediately

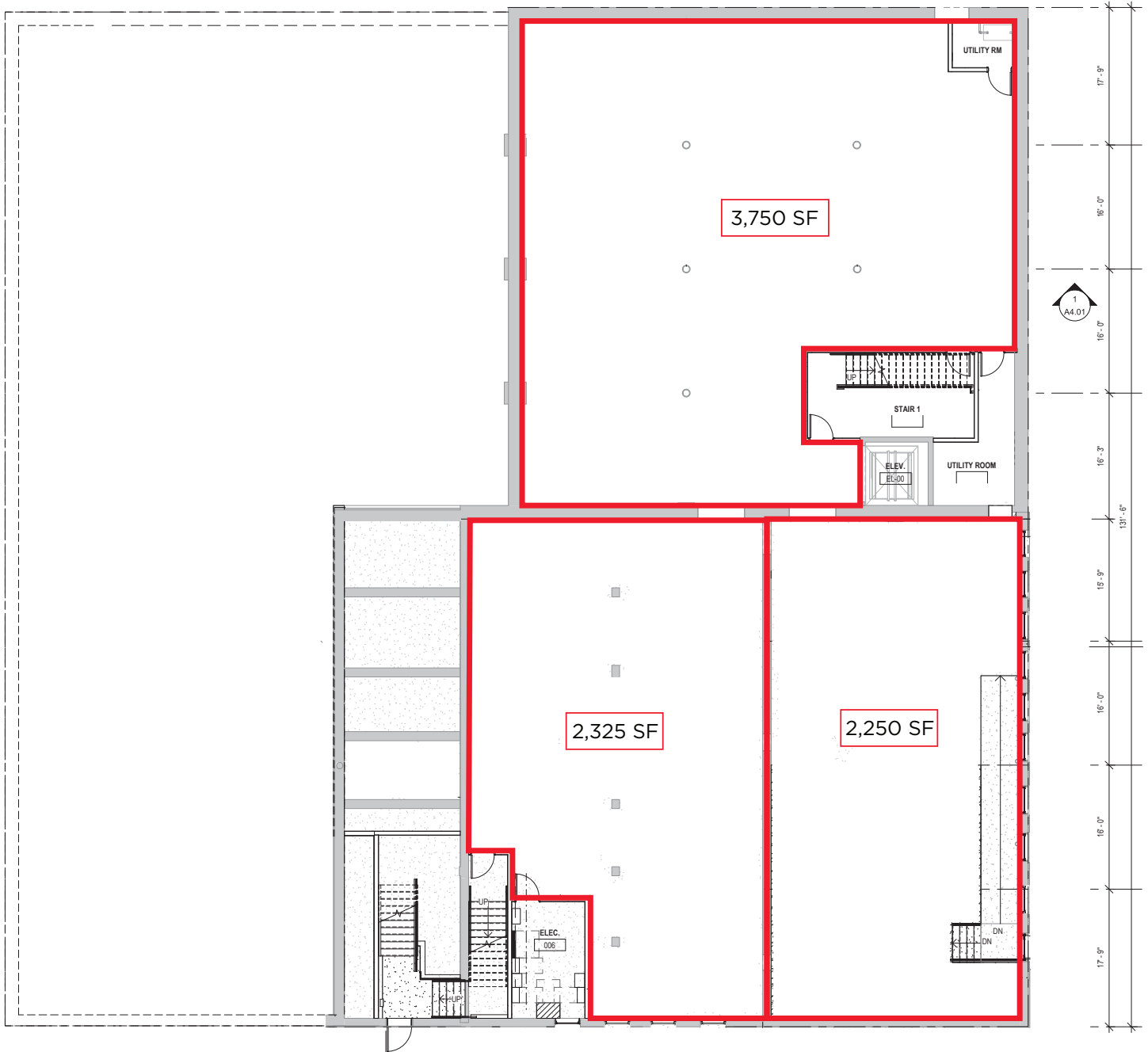
Property Highlights

Building Size	42,397 SF
Year Built	1912
No. of Floors	2
Total Site Area	0.4 AC
Zoning	Industrial
Parking	On-Street or Leasable parking lots nearby
Traffic Counts	11,700 EADT

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Lower Level



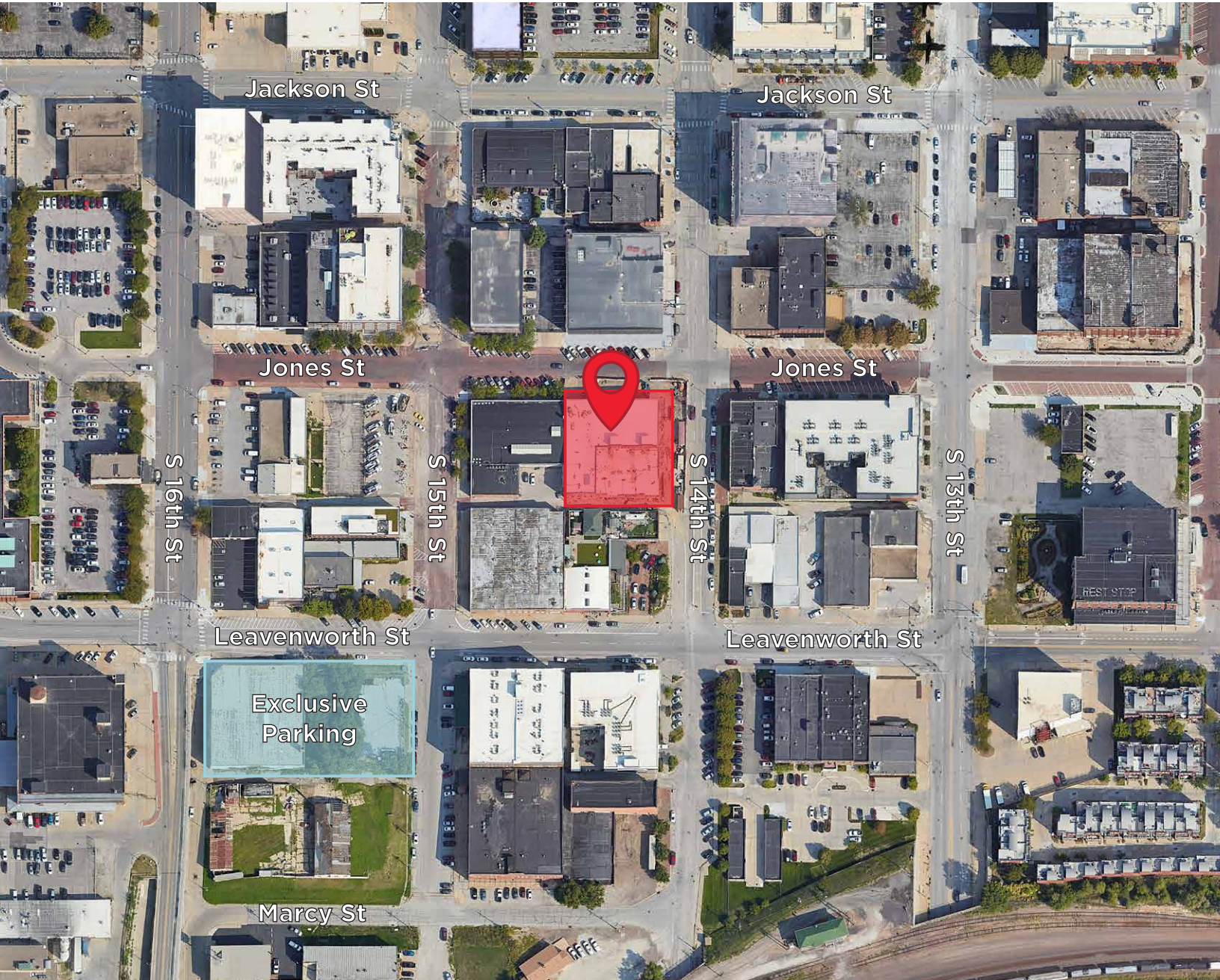
** Floor plan measurements are approximate and are for illustration purposes only.

FOR LEASE

Hub 1401

1401 Jones Street / Omaha, NE

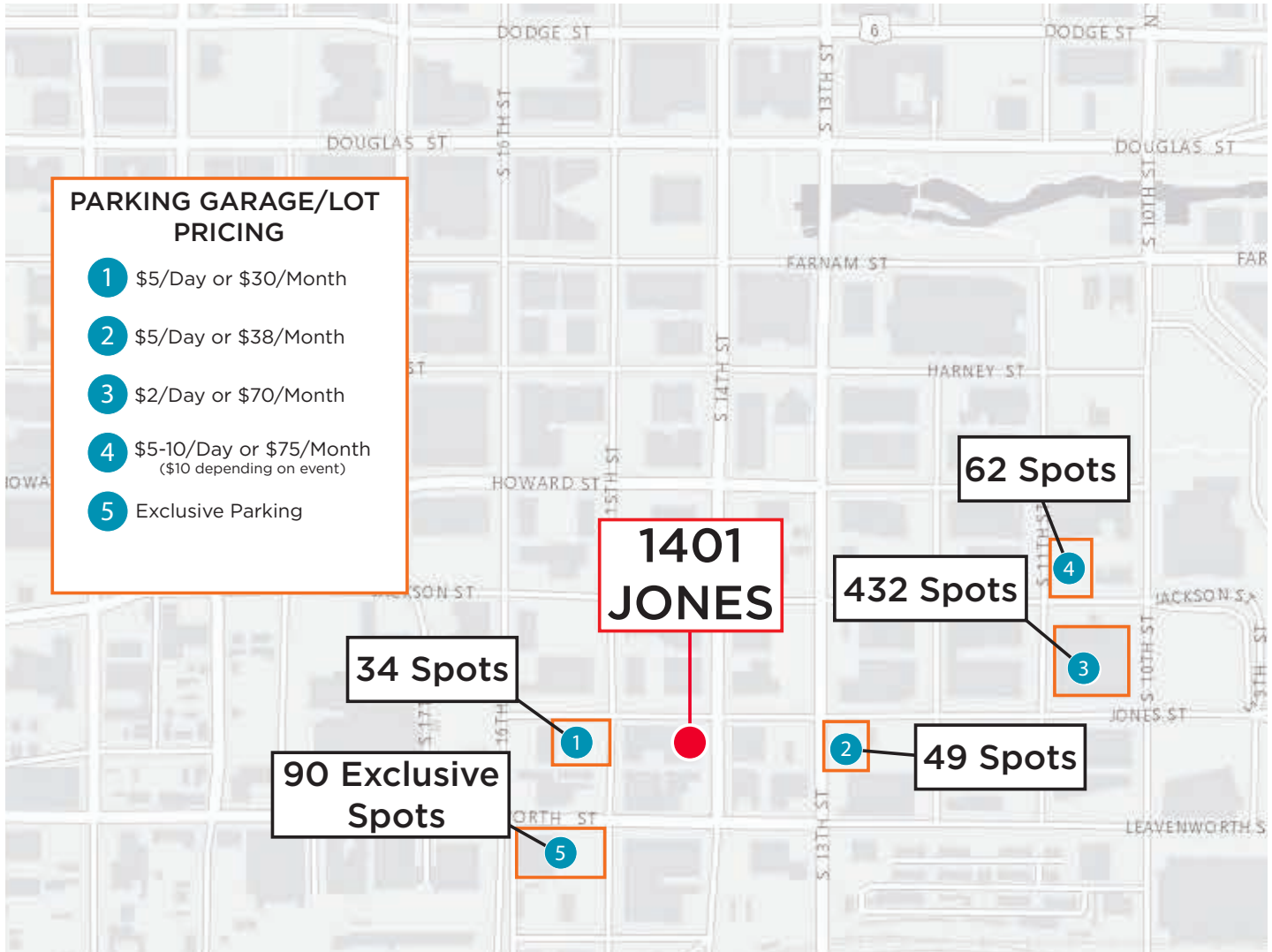
Exclusive Parking Map



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Available Surface and Garage Parking in the Immediate Area



Maps



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