

FOR LEASE

18020 BURT STREET
OMAHA, NE 68022



CUSHMAN &
WAKEFIELD

LUND
COMPANY

THE
RMR
GROUP

PROPERTY FEATURES & AMENITIES

18020 Burt Street, a 101,283 SF office building, is available for lease. The property is located just off of 180th Street and the West Dodge Expressway, with excellent exposure to 77,000 EADT and is in Omaha's most desirable submarket. The highly sought out Suburban West Dodge submarket has had 1,200,000 SF Net Absorption over the last five years.



High visibility to 77,000 EADT
(W. Dodge Expressway)



Most desirable office submarket
in Omaha



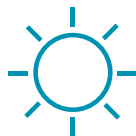
Mix of large open work areas,
private offices & meeting rooms



Spacious cafeteria & lounge area



Two (2) bathrooms per floor



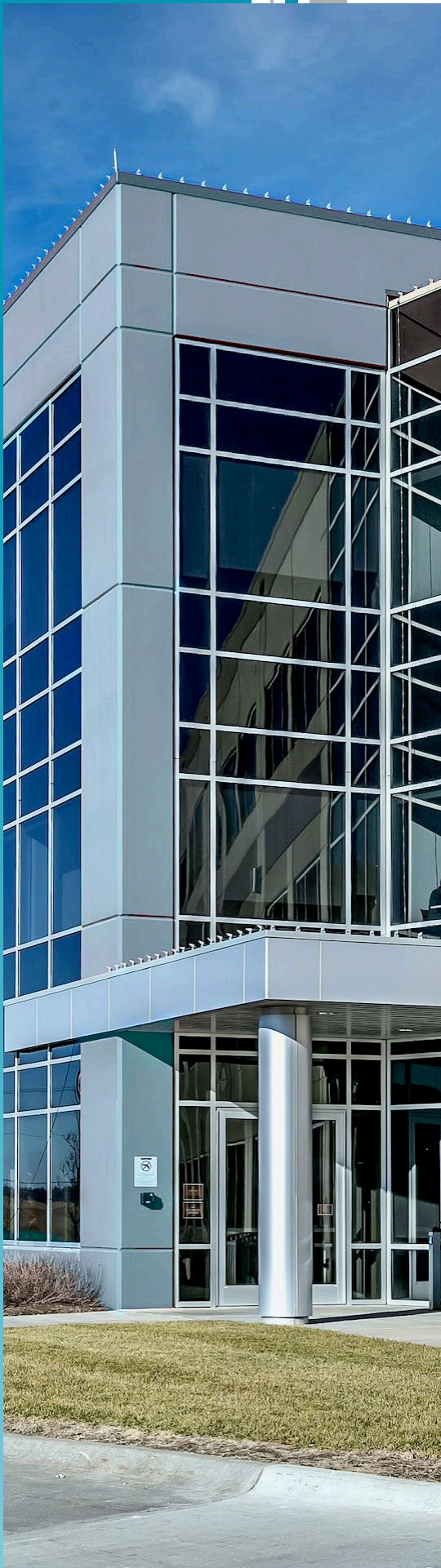
Large outdoor patio



Leasehold improvements in place
- ready for immediate occupancy



Monument and building
signage available





PROPERTY HIGHLIGHTS

Lease Rate	\$19.50 PSF NNN	Tenant Allowance	Negotiable
Building Size	101,283 SF	Parking	514 Surface Stalls
No. Floors	Three	Parking Ratio	5.3 per 1,000 SF
Floor Plate	36,459 RSF	Est. NNN Expenses	\$4.02 Taxes
Year Built	2012		\$0.30 Insurance
Zoning	Mixed-Use		<u>\$7.18 CAM (includes utilities & janitorial)</u>
			\$11.50 PSF Total

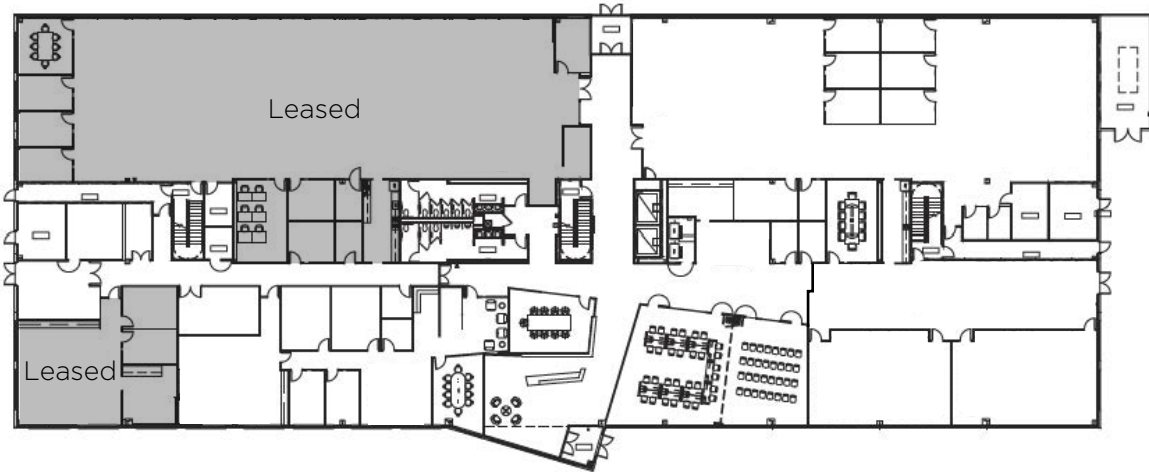
First Floor		Second Floor	
Suite 100: 4,022 - 4,022		Suite 200: 10,030 - 36,459	
Suite 125: 9,138 - 12,598		Suite 210: 8,786 - 36,459	
Suite 150: 3,460 - 12,598		Suite 225: 8,886 - 36,459	
		Suite 250: 8,756 - 36,459	

Floor	Available SF	Offices	Conference Rooms	Work Rooms
First	3,460 - 12,598 SF	8	3	4
Second	8,756 - 36,459 SF	48	5	6
TOTAL	49,057 SF	56	8	10

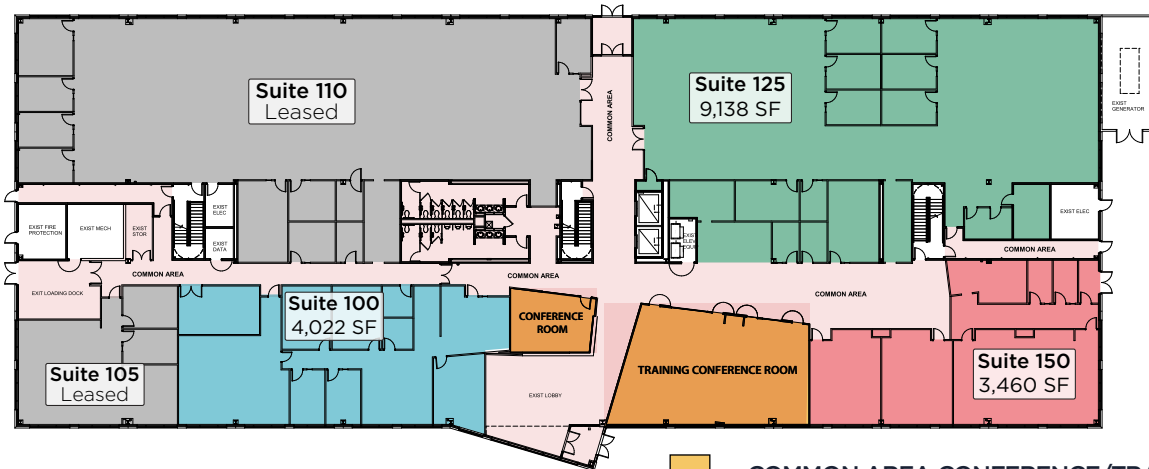
FLOOR PLANS

1ST FLOOR: 3,460 - 12,598 RSF

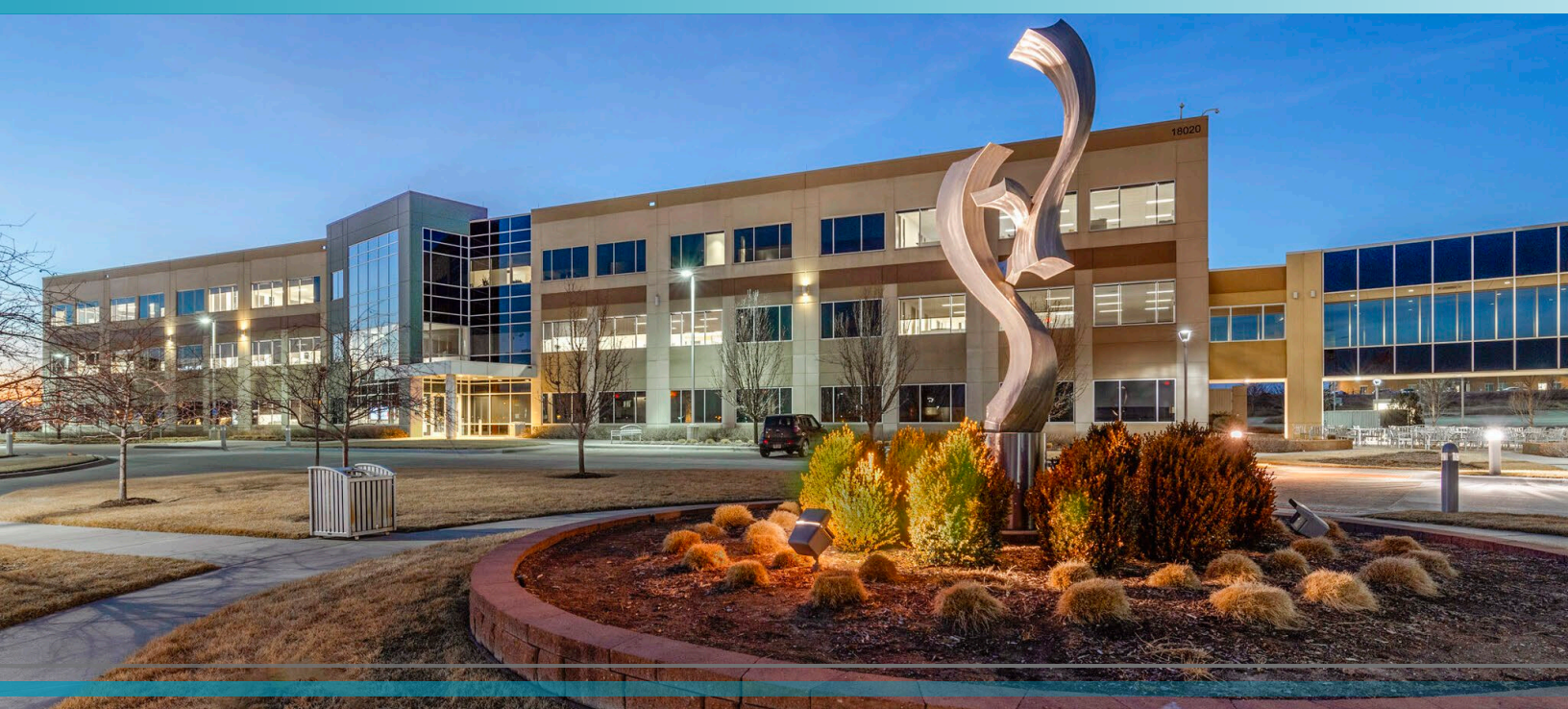
EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN



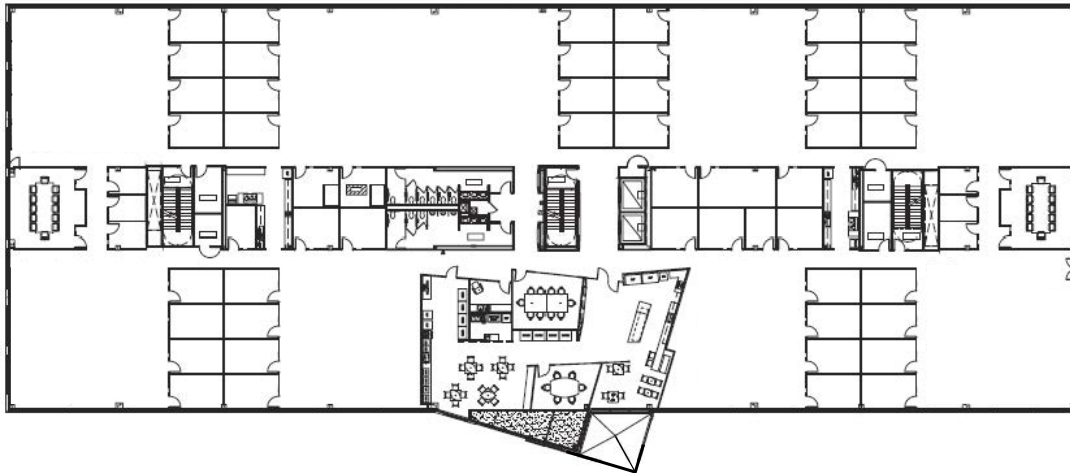
— COMMON AREA CONFERENCE/TRAINING ROOM



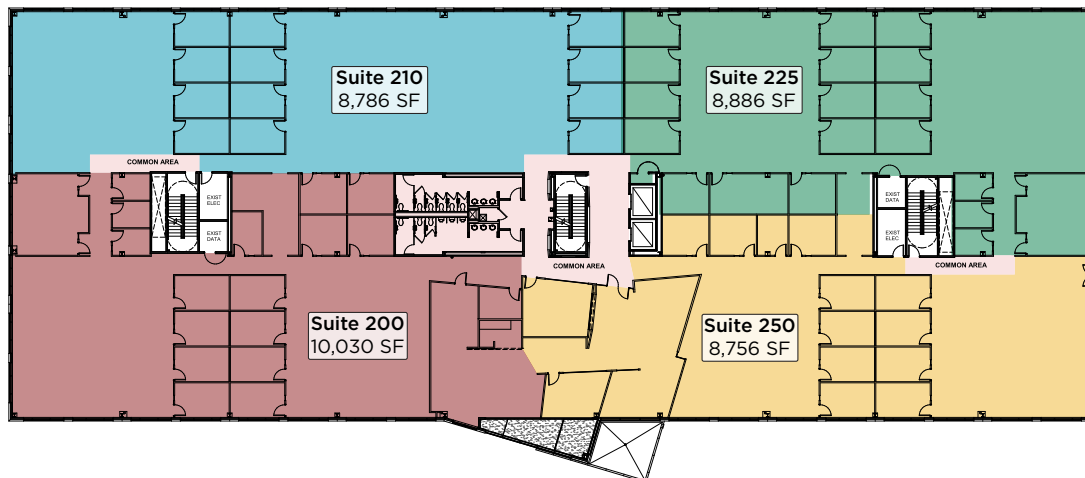
FLOOR PLANS

2ND FLOOR: 8,756 - 36,459 RSF

EXISTING FLOOR PLAN

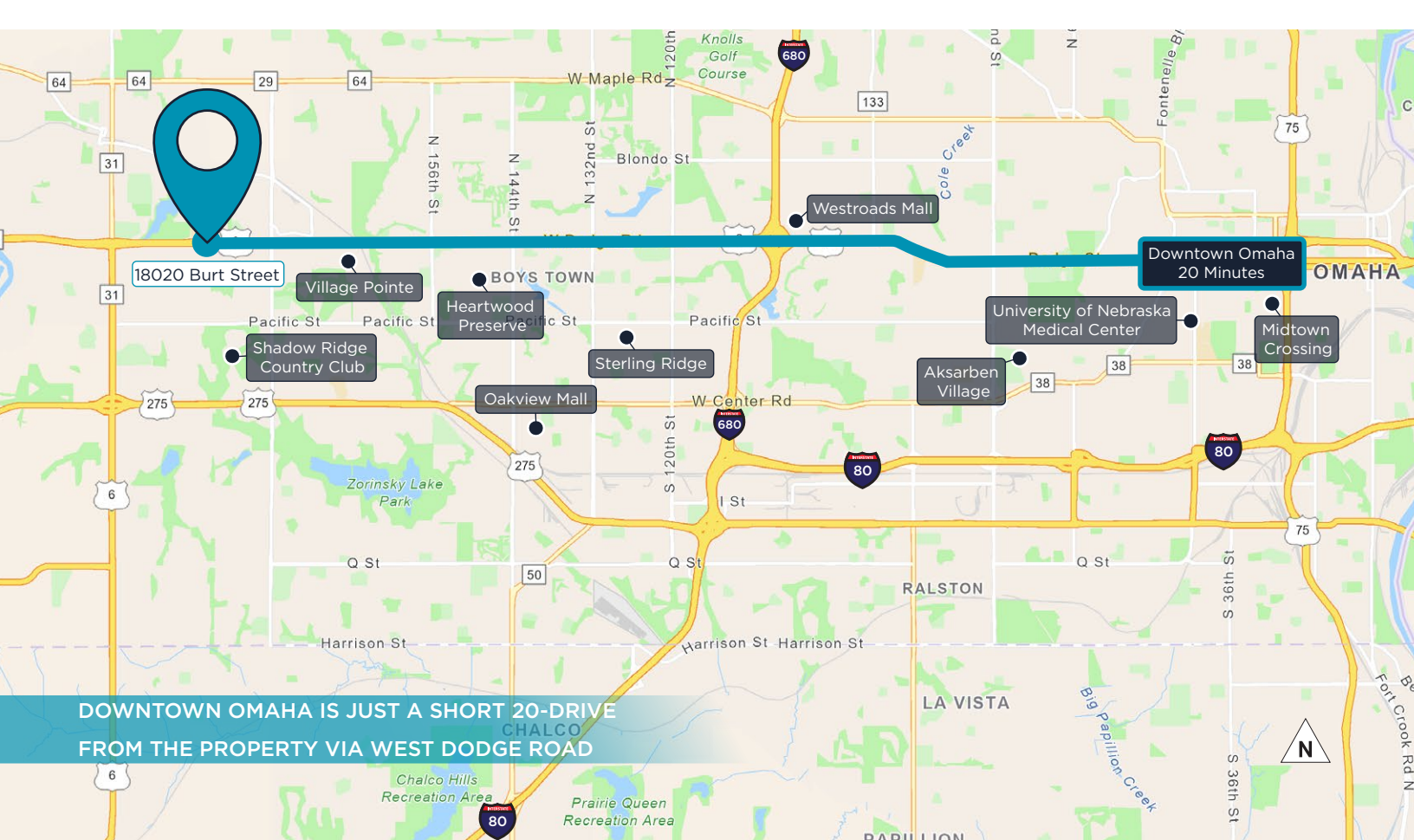


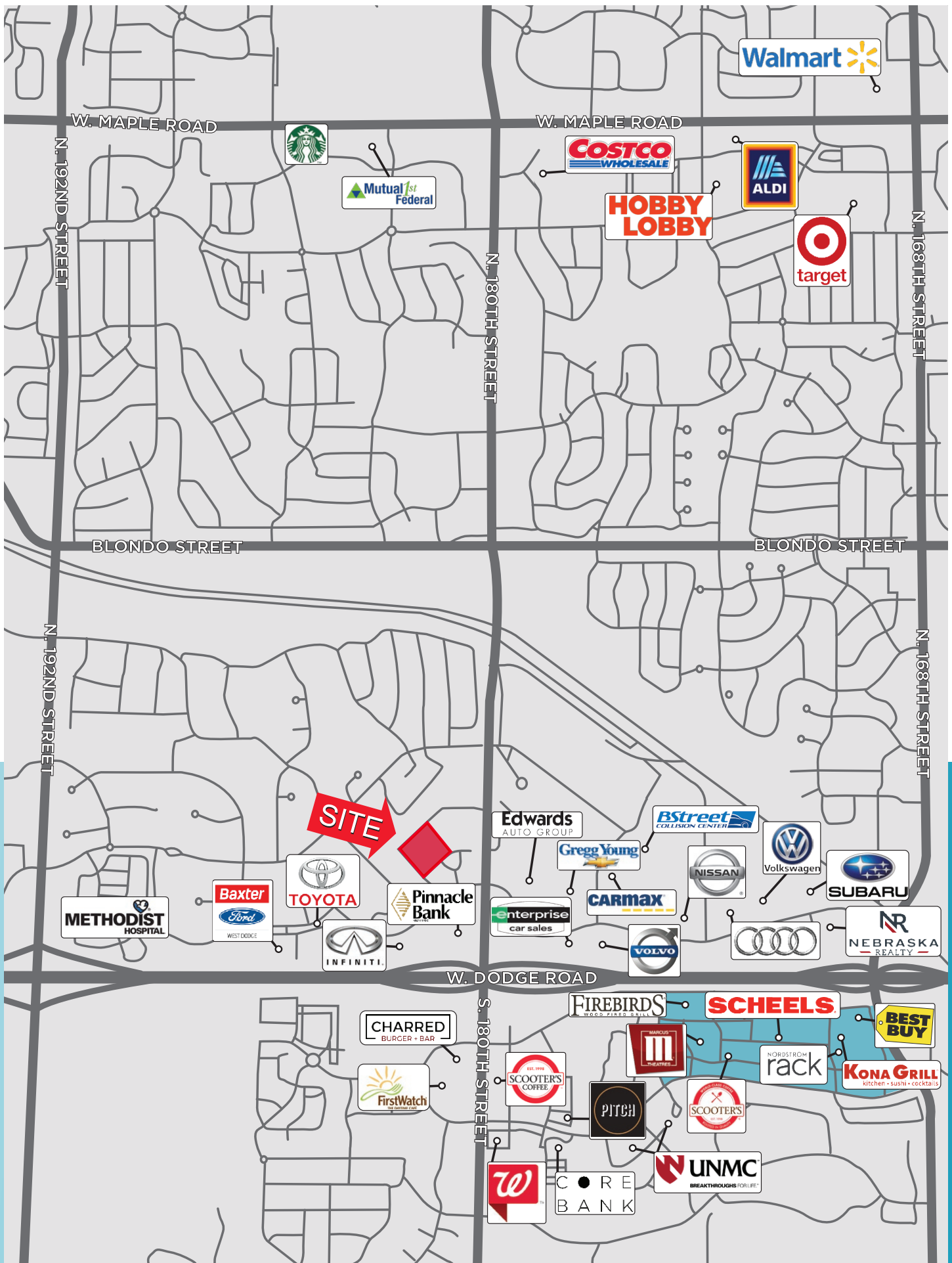
PROPOSED FLOOR PLAN



SECOND FLOOR







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