

# OMAHA TOWER

2120 S. 72nd Street | Omaha, NE 68124

FOR LEASE



## 32,938 SF Office Space Lease Rate: \$26.00 PSF FS

Omaha's premier office tower centrally located at 72nd & Mercy Road. Recently renovated with beautiful and modern finishes. Building offers excellent amenities including covered parking, cafe deli, workout facilities and shared conference rooms. Easy interstate access and great proximity to area retailers and restaurants. Join the Omaha Tower's list of prestigious tenants.

The Omaha Tower is not only one of the premier office towers in Omaha, it is also the ONLY multi-tenant high-rise building outside of the downtown area. Close proximity to numerous area amenities including Aksarben Village, The Shoppes at Aksarben and many other retail and restaurant options make this building an attractive location to work, dine and entertain. The building is directly off the 72nd Corridor making it truly an unmatched location for both visibility and access, just minutes from I-80.

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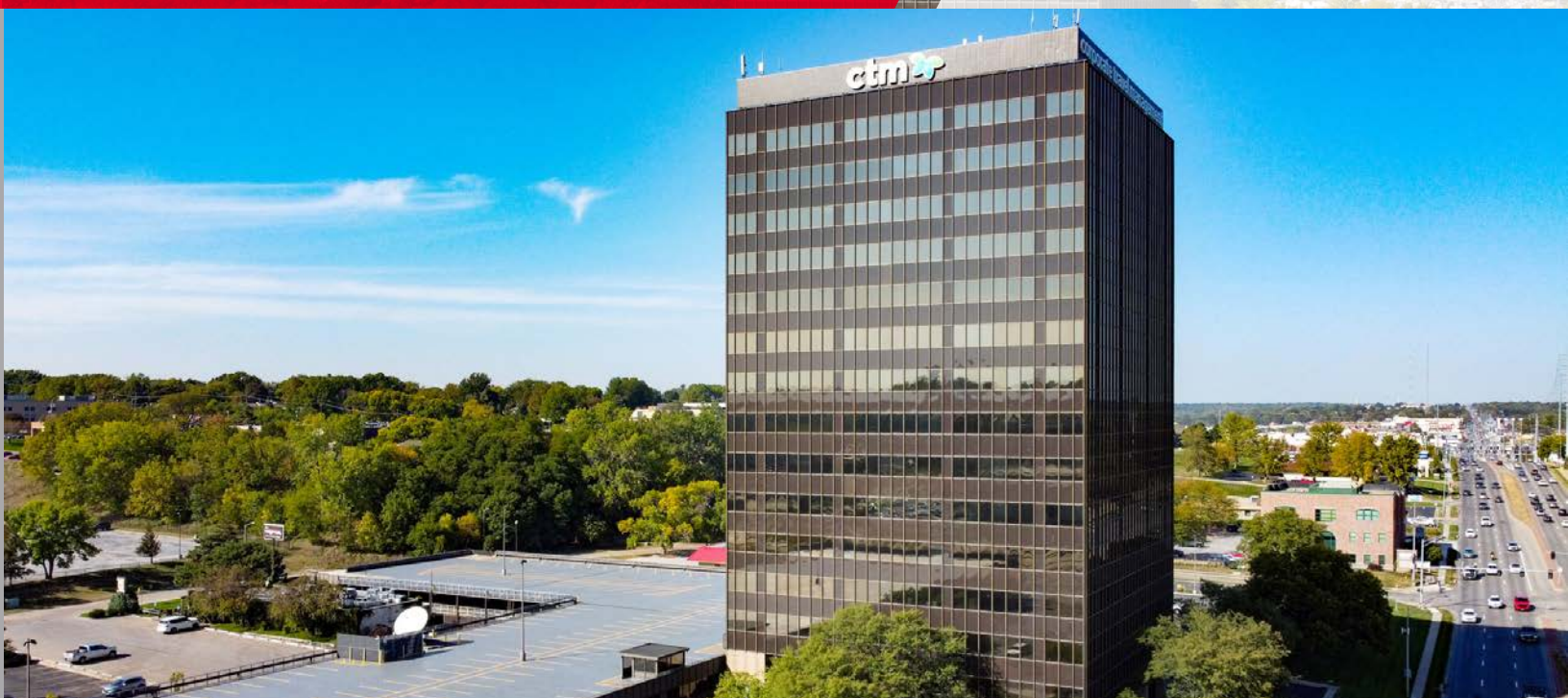
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## Availability

|                  |                           |
|------------------|---------------------------|
| Lease Rate       | \$26.00 PSF, Full Service |
| Total Available  | 32,938 SF                 |
| Total Contiguous | 6,640 SF                  |

## Property Highlights

|                      |                 |
|----------------------|-----------------|
| Building Size        | 182,770 SF      |
| Year Built/Renovated | 1976/2019       |
| Load Factor          | Varies by floor |
| No. of Floors        | 15              |
| Total Site Area      | 5.06 AC         |
| Zoning               | CC              |
| Parking              | 5:1,000 SF      |

| Suite | Square Feet<br>(min - max) | Price/SF<br>FS | Date<br>Available |
|-------|----------------------------|----------------|-------------------|
| 500   | 6,640 - 6,640              | \$26.00        | Immediately       |
| 725   | 4,684 - 4,684              | \$26.00        | Immediately       |
| 1111  | 2,107 - 2,107              | \$26.00        | Immediately       |
| 1120  | 1,609 - 1,609              | \$26.00        | Immediately       |
| 1125  | 1,343 - 1,343              | \$26.00        | Month-to-Month    |
| 1190  | 4,000 - 4,000              | \$26.00        | 9/1/2026          |
| 1275  | 2,671 - 2,671              | \$26.00        | Immediately       |
| 1350  | 6,564 - 6,564              | \$26.00        | 60 Days           |
| 1475  | 3,320 - 3,320              | \$26.00        | Immediately       |



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## PROPERTY PHOTOS

The Omaha Tower is a prime location for any business. Renovated in 2019 with beautiful and modern finishes, the building is extremely well-maintained and its list of amenities include:

- Workout Facility
- Renovated Lobbies
- Cafe Deli
- Shared Conference Rooms
- Covered Parking
- Amazing Views
- Beautiful Landscaping
- Two minutes from I-80



Workout Facility



Renovated Lobbies



Main Floor Cafe Deli



Build-out Example



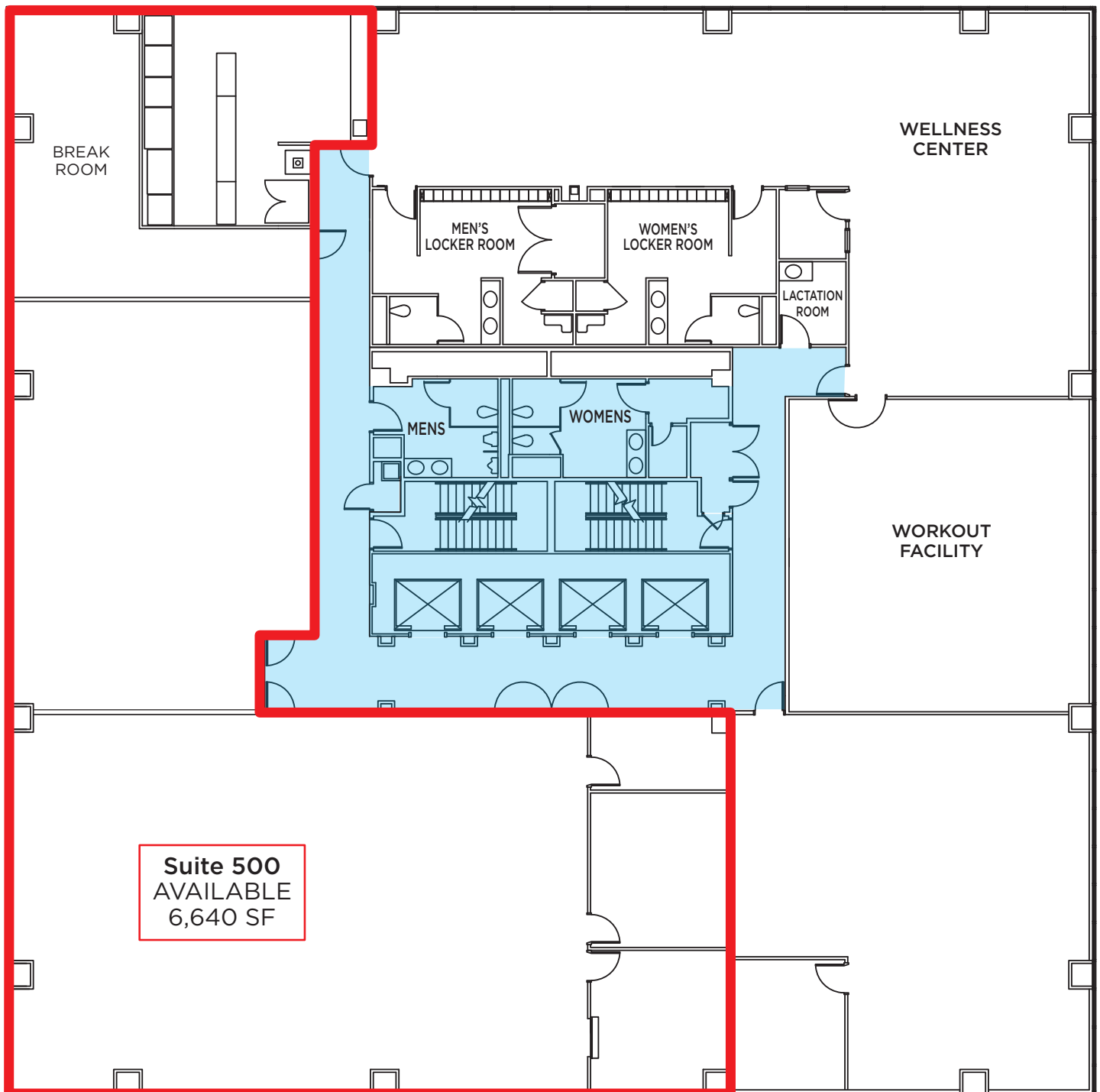
Shared Lounge Area

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## FLOOR PLAN - 5th Floor

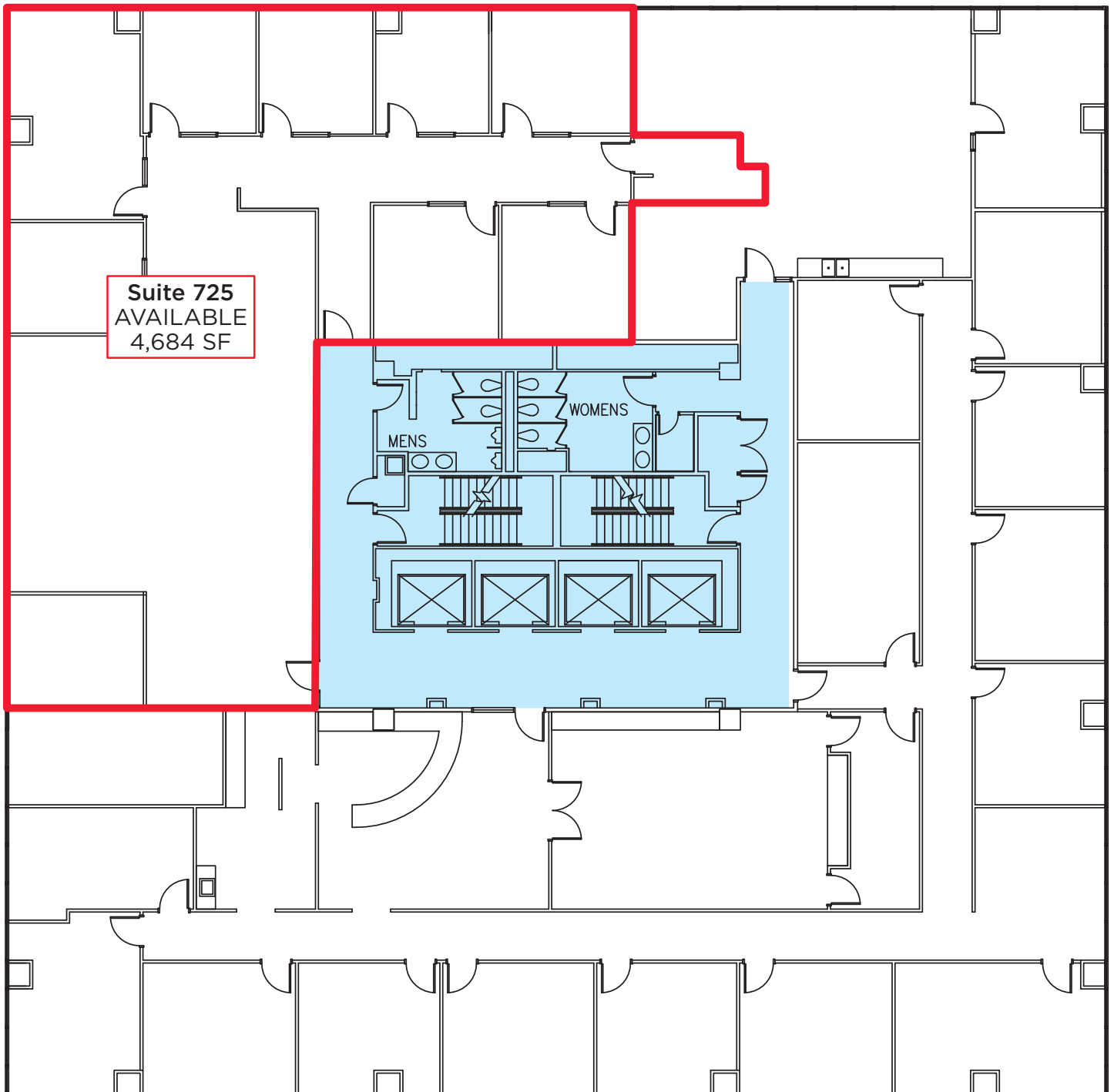


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## FLOOR PLAN - 7th Floor

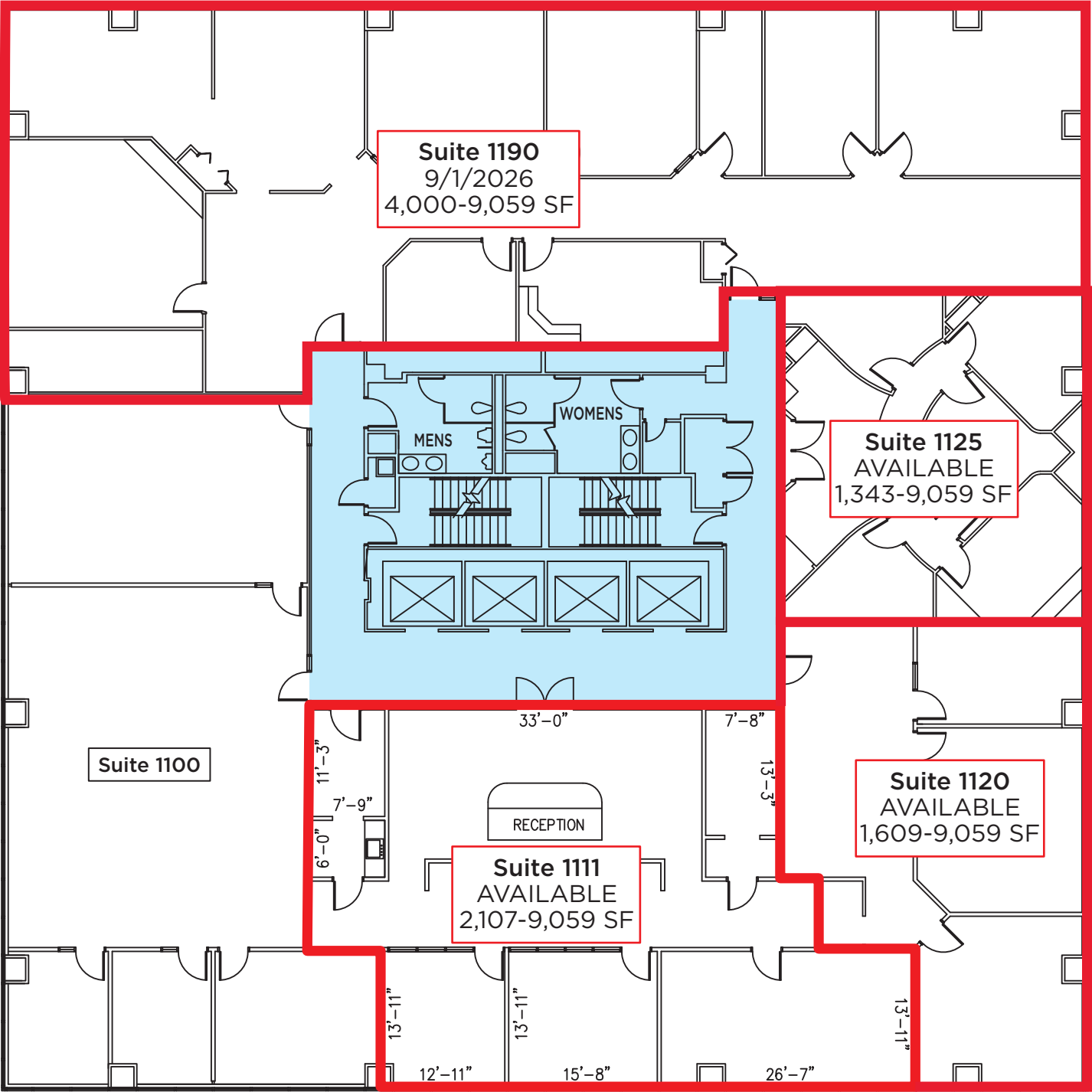


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## FLOOR PLAN - 11th Floor

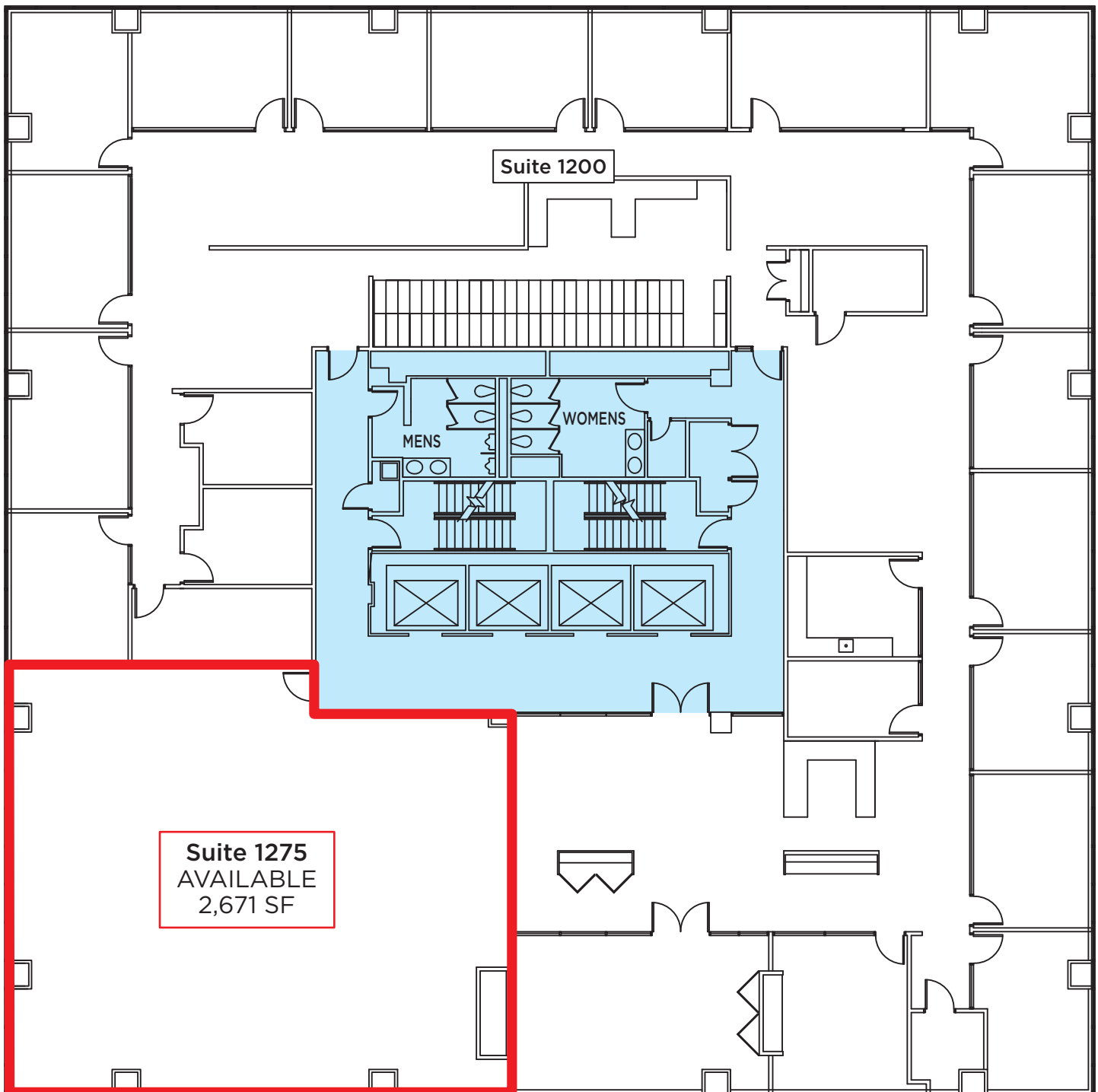


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## FLOOR PLAN - 12th Floor

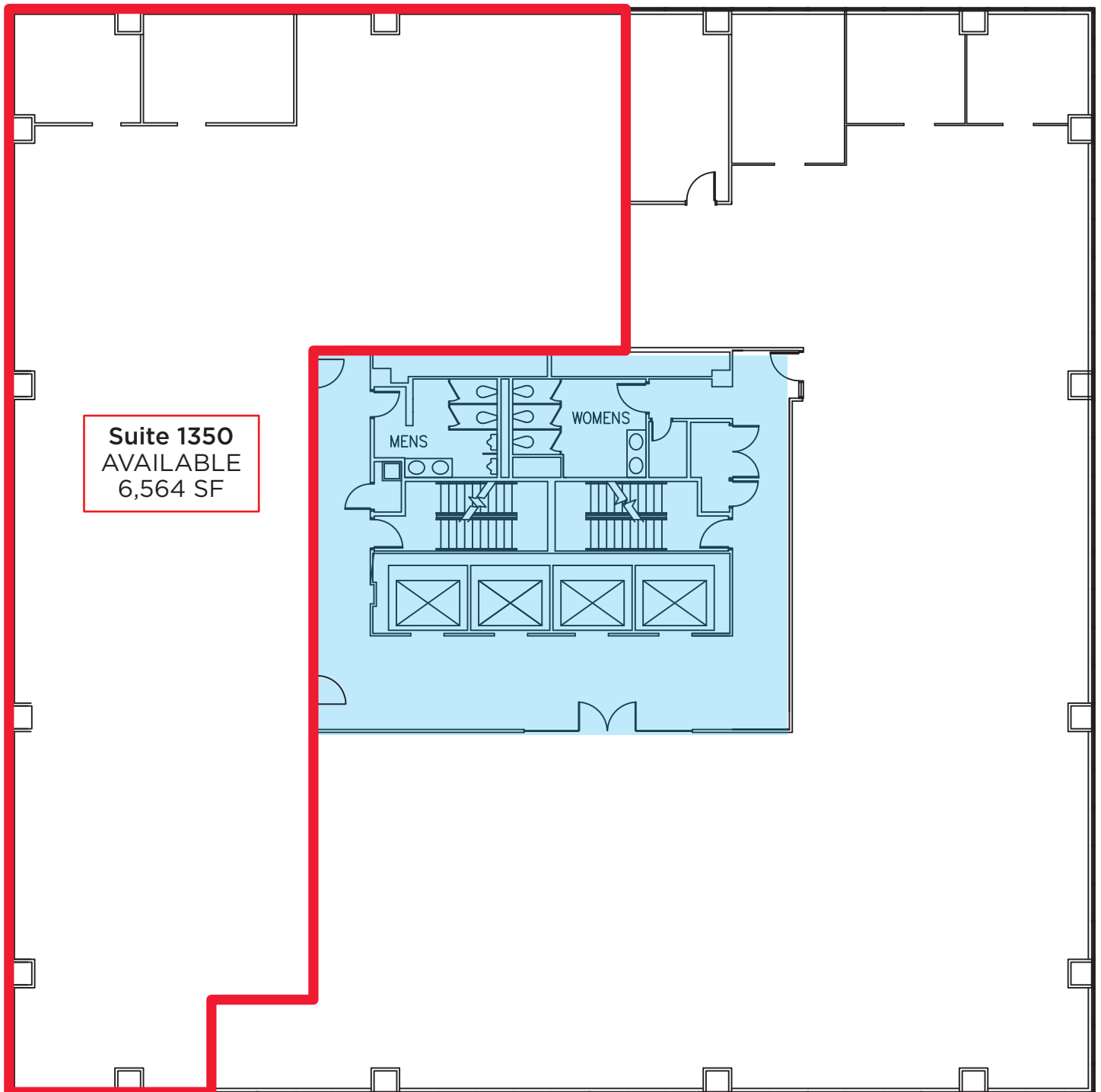


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## FLOOR PLAN - 13th Floor

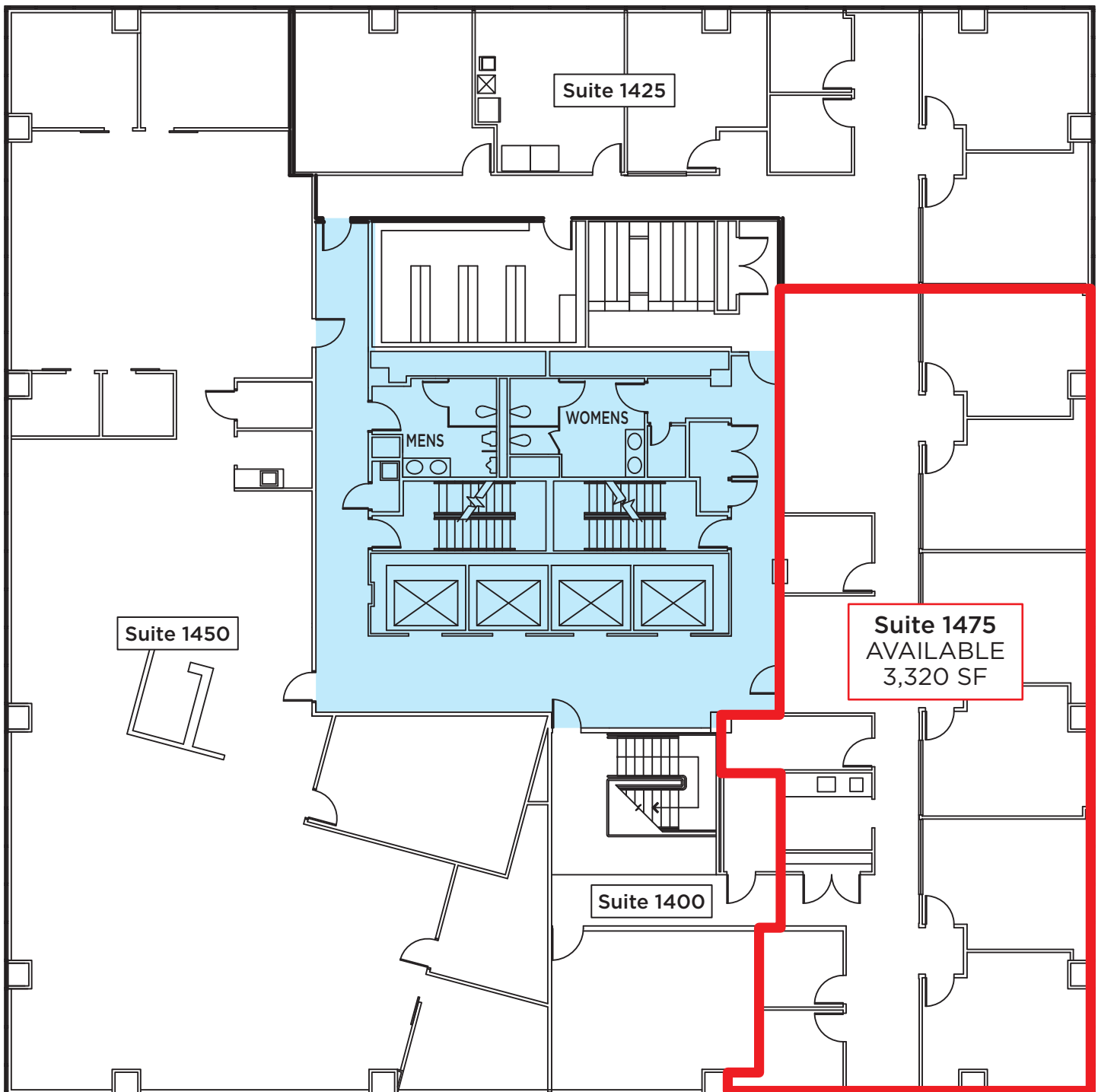


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## FLOOR PLAN - 14th Floor

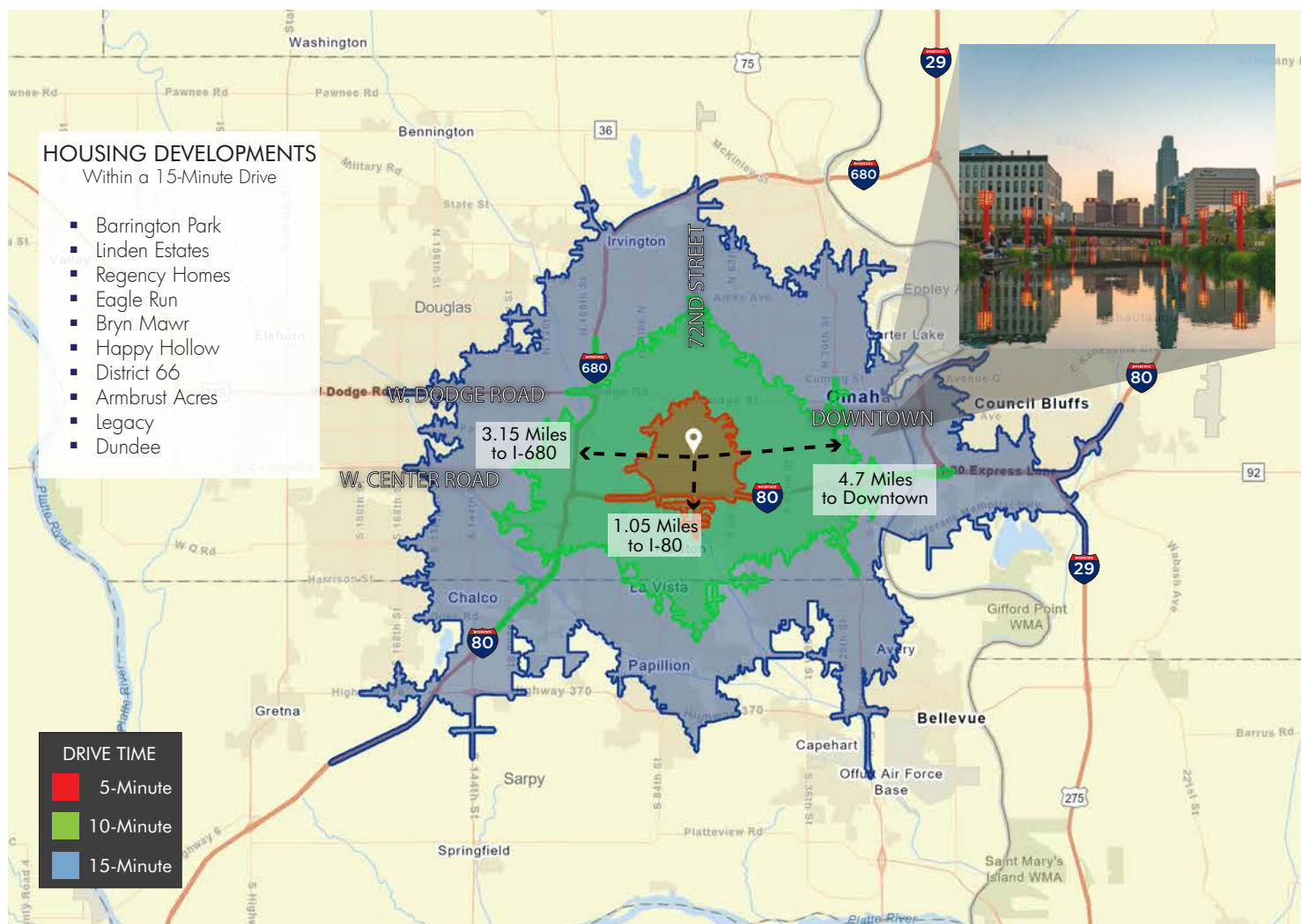


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## DRIVE-TIME MAP



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## RETAIL MAP



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