

FOR LEASE

18020 BURT STREET
OMAHA, NE 68022



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**



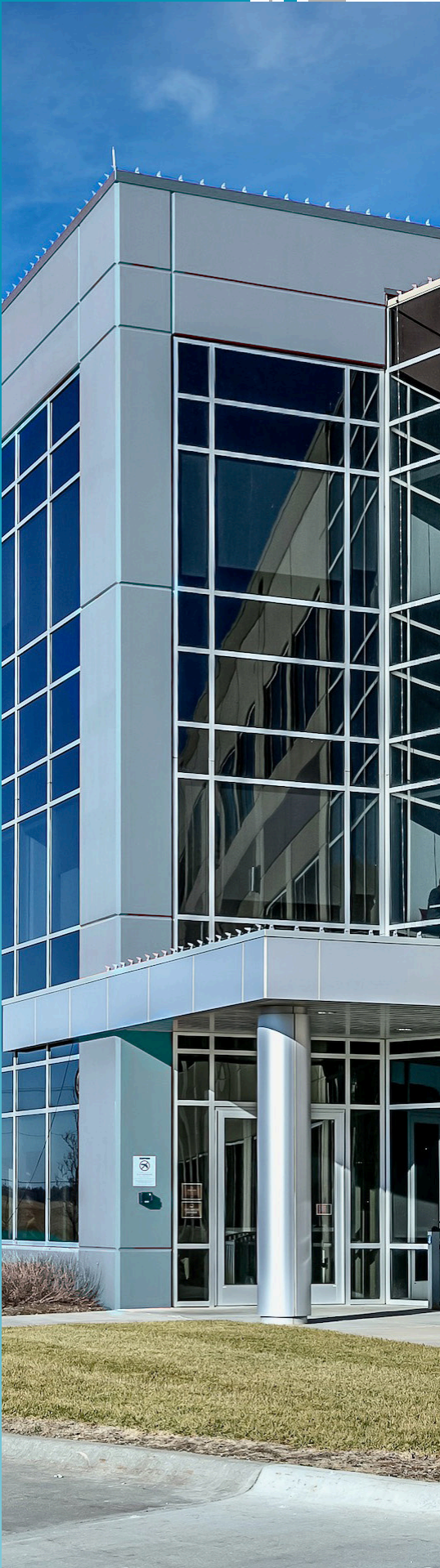
Two (2) bathrooms per floor



**Monument and building
signage available**



**Common area training/
conference rooms 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	37,255 RSF	Est. NNN Expenses	\$4.02 Taxes \$0.30 Insurance <u>\$7.18 CAM</u> <small>(includes utilities & janitorial)</small>
Year Built/Renovated	2012/2025		\$11.50 PSF Total
Zoning	Mixed-Use		

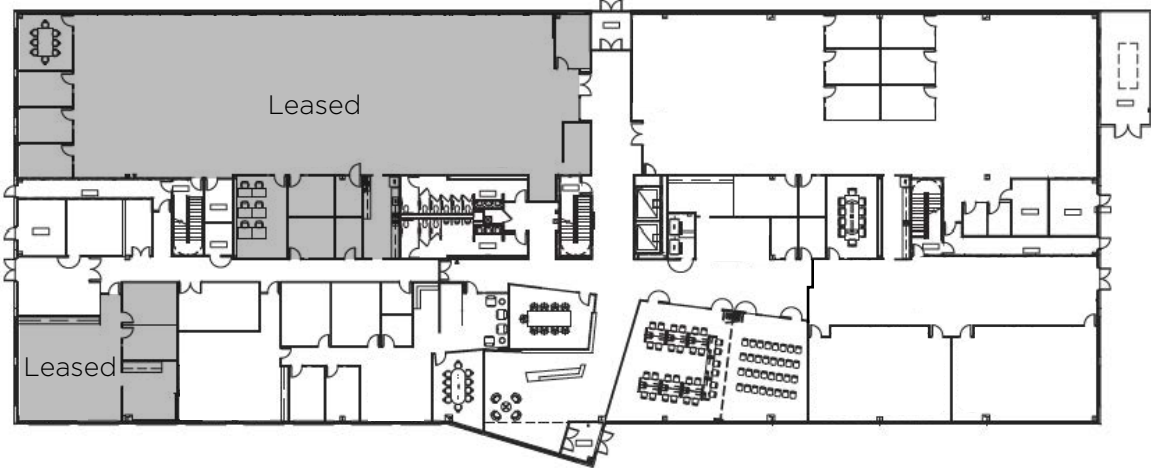
<i>First Floor</i>		<i>Second Floor</i>	
Suite 100:	4,110 - 4,110	Suite 200:	10,249 - 37,255
Suite 125:	9,084 - 12,619	Suite 210:	8,978 - 37,255
Suite 150:	3,535 - 12,619	Suite 225:	9,080 - 37,255
		Suite 250:	8,947 - 37,255

<i>Floor</i>	<i>Available SF</i>	<i>Offices</i>	<i>Conference Rooms</i>	<i>Work Rooms</i>
First	3,535 - 12,619 SF	8	3	4
Second	8,947 - 37,255 SF	48	5	6
TOTAL	49,874 SF	56	8	10

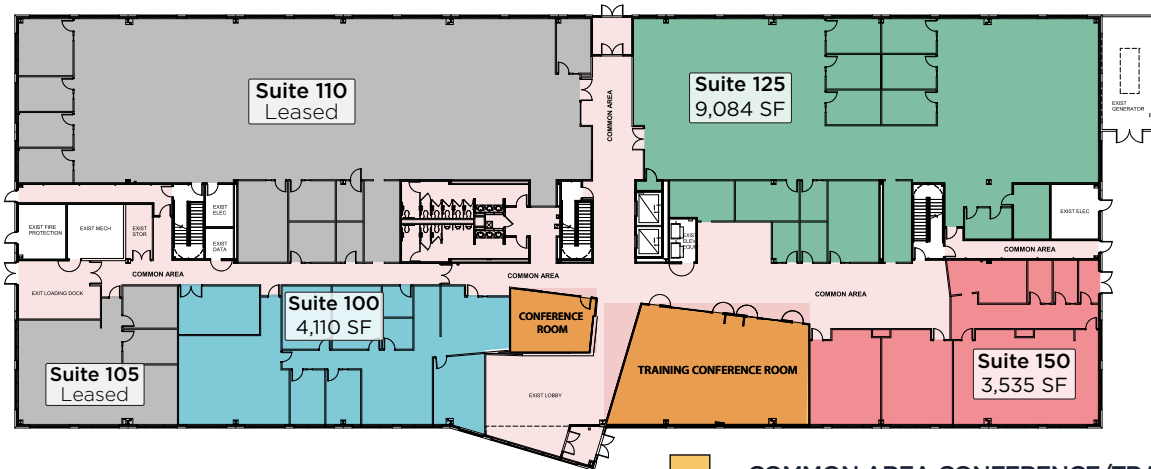
FLOOR PLANS

1ST FLOOR: 3,535 - 12,619 RSF

EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN



— COMMON AREA CONFERENCE/TRAINING ROOM

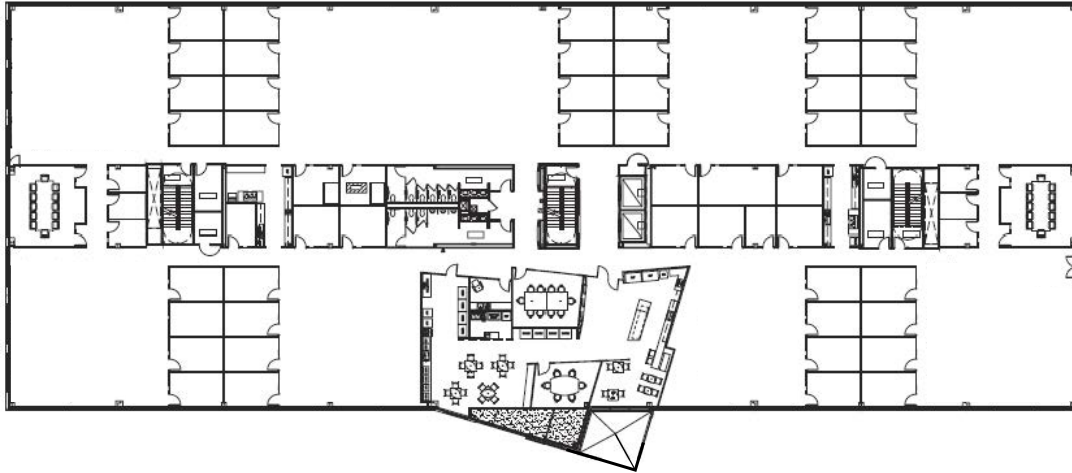


Images include AI-generated or enhanced visuals intended to illustrate potential use or design. These do not represent existing conditions or a guarantee of future development.

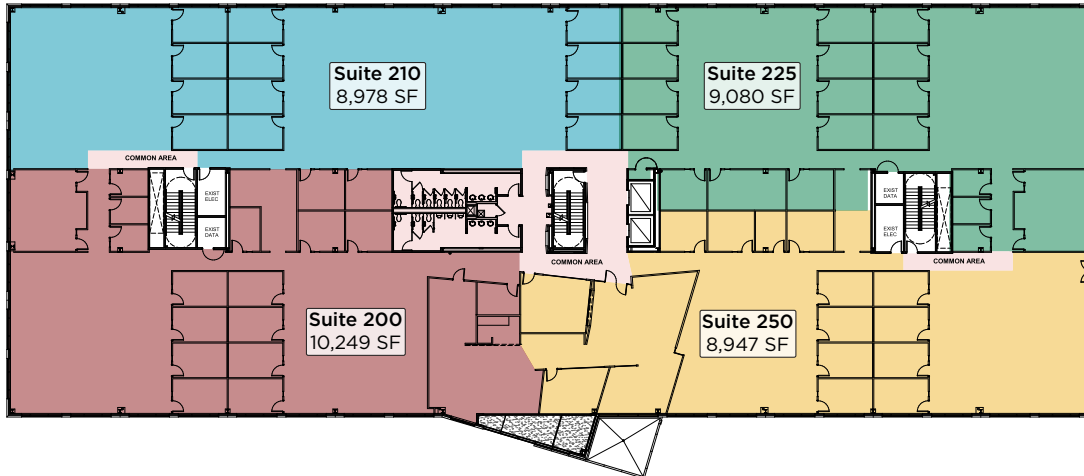
FLOOR PLANS

2ND FLOOR: 8,947 - 37,255 RSF

EXISTING FLOOR PLAN

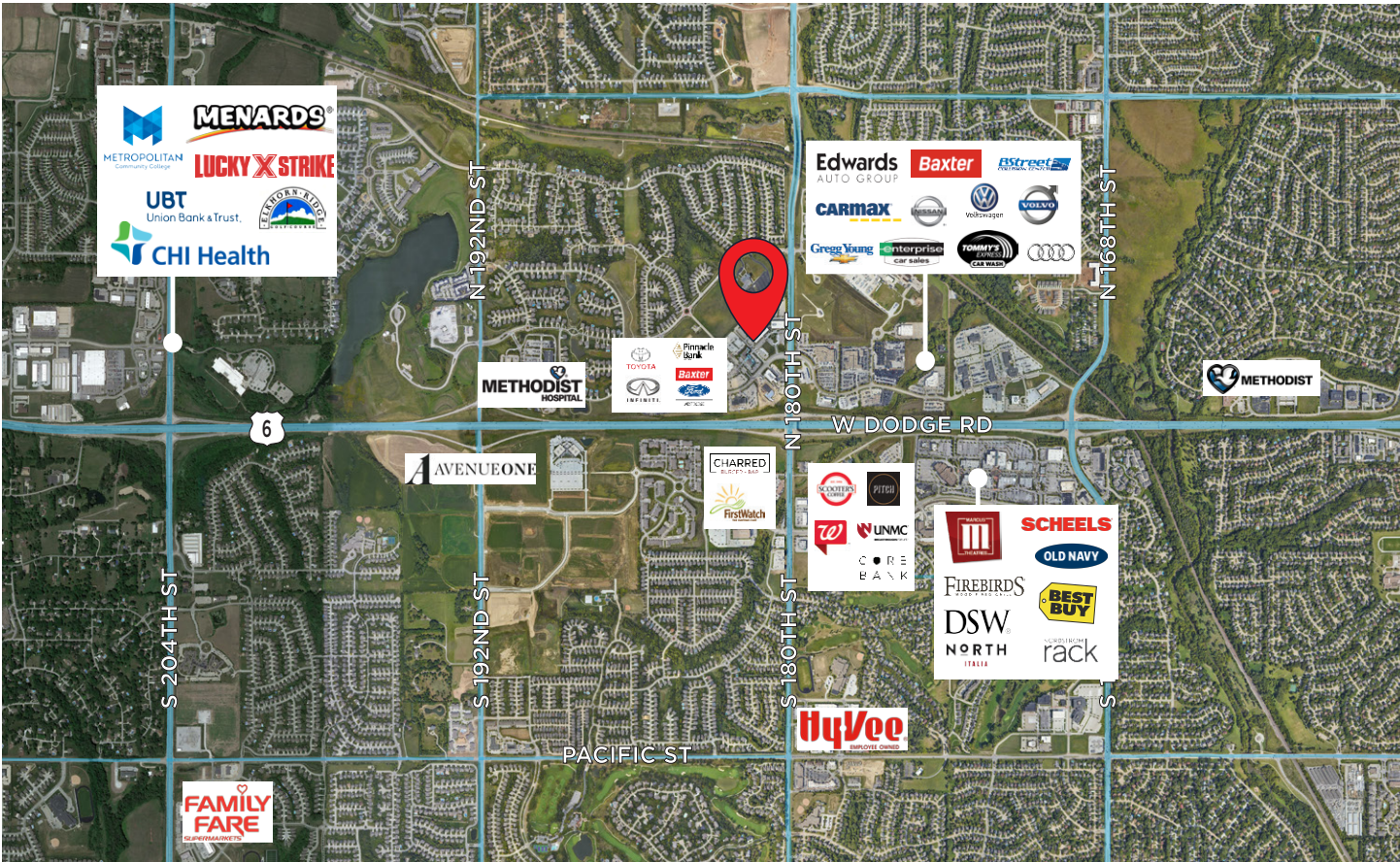


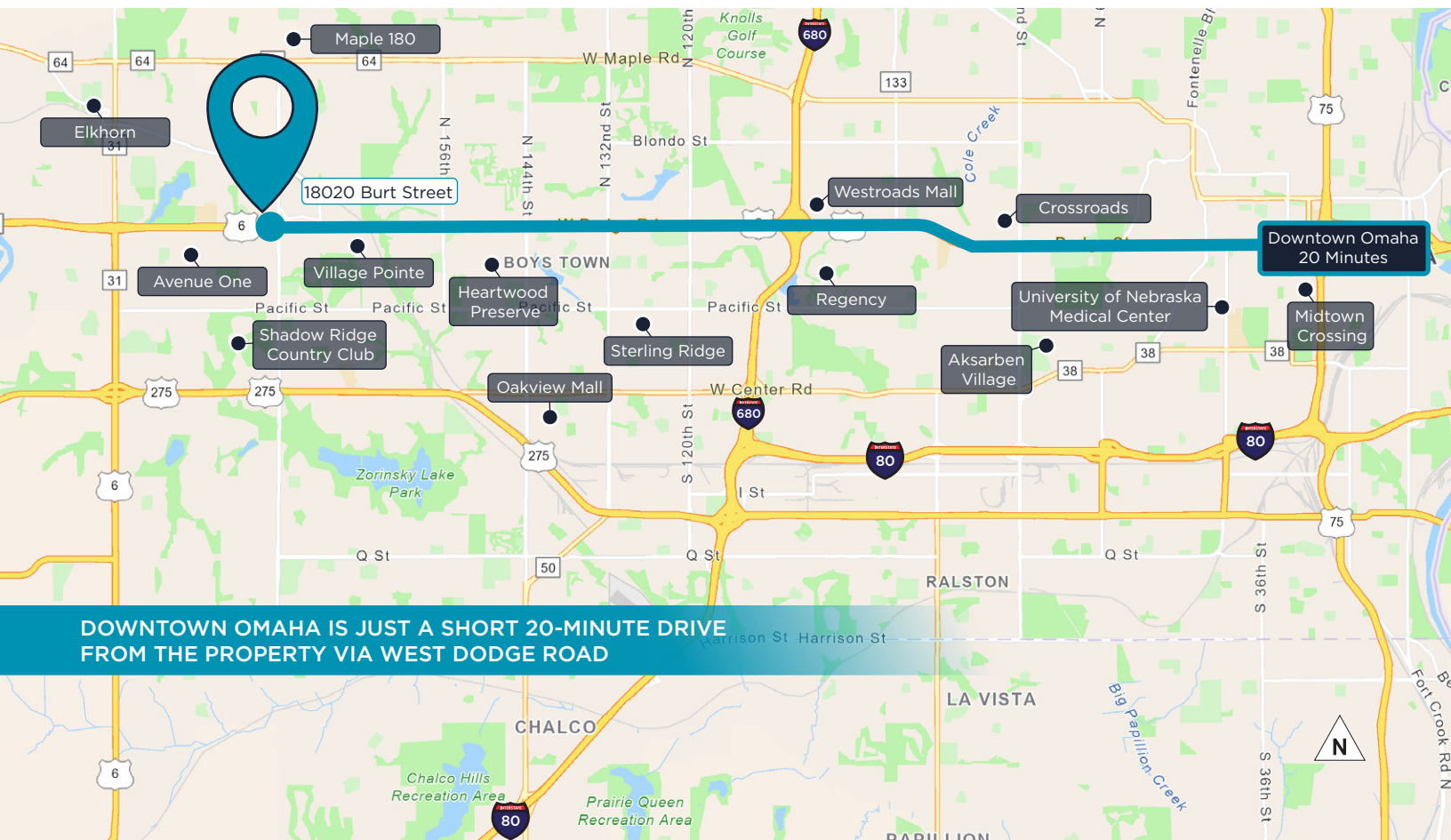
PROPOSED FLOOR PLAN



SECOND FLOOR









CONTACT INFORMATION

MARTIN PATZNER, CCIM, SIOR, CPM, RPA
Vice President, Office Specialist
+1 402 548 4033
martin.patzner@lundco.com

MARC SIEMERS, SIOR
Senior Associate
+1 402 881 5035
marc.siemers@lundco.com

JAMES BOULAY JR.
Associate
+1 402 594 5187
jj.boulay@lundco.com

450 Regency Parkway, Suite 200
Omaha, NE 68114
Main +1 402 393 8811
lundco.com

RMRSM



**CUSHMAN &
WAKEFIELD**

LUND
COMPANY

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.