

OMAHA WORKS OFFICE

7,473 - 35,500 SF | \$14 SF/YR (NNN)

12500 I STREET, OMAHA, NE 68137



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12500 I STREET

EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$14 SF/YR NNN
Est. Op. Exp.	\$2.82 SF/YR
Available SF:	7,473 - 35,500 SF
Building Size:	964,325 SF
Property Type:	Office Building
Year Built:	1958
Zoning:	GI

PROPERTY OVERVIEW

Be a part of the redevelopment of one of Omaha's Industrial landmarks. Flexible sizes/layouts available designed to fit your needs.

PROPERTY HIGHLIGHTS

- Centrally located with terrific access via L Street, 120th Street and 132nd Street
- Auditorium available to all tenants
- Abundant parking

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BUILDING INFORMATION

Building Size	964,325 SF
Min Divisible	7,473 SF
Max Contiguous	35,500 SF
Number Of Floors	1
Year Built	1958
Restrooms	20 (located throughout)
HVAC	High Efficiency
Elevators	No

PARKING & TRANSPORTATION

Number Of Spaces	1427
Parking Type	Surface
Traffic Count	32,200 120th & I (2016)

SITE INFORMATION

Cross-Streets	125th & I Streets
County	Douglas
Zoning	G1
Lot Size	93.87 Acres
Location Description	Centrally located with terrific access via L Street, 120th Street and 132nd Street. Access to Interstate 80 is less than one mile.

UTILITIES & AMENITIES

Amenities	Auditorium available to all Tenants
Power Description	13,800v/480v (distributed)/39.1 MVA

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DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,700	214,719	604,473
Total Households	3,351	87,456	239,778
Average HH Income	\$59,957	\$84,305	\$78,294

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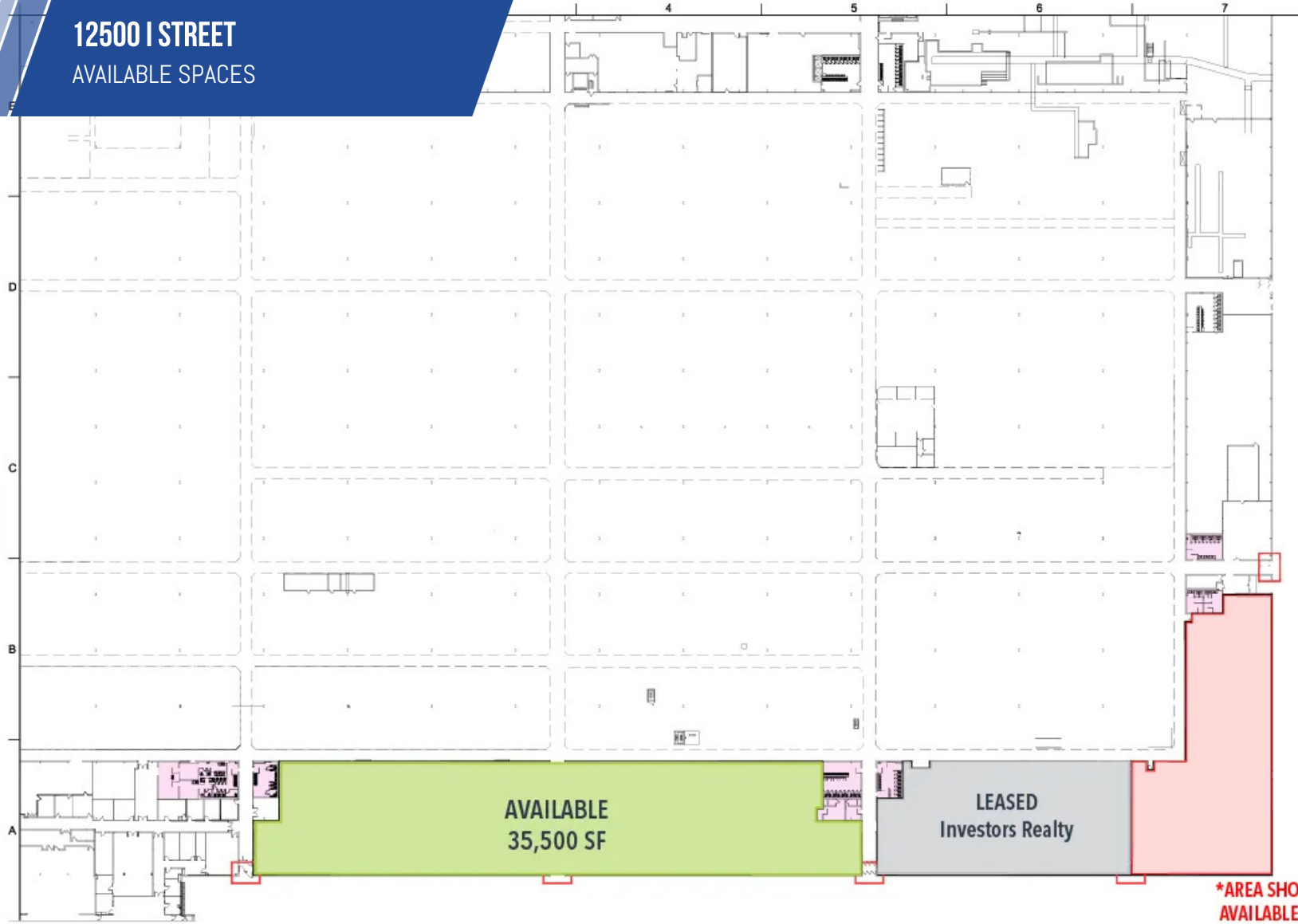
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12500 I STREET
AVAILABLE SPACES



***AREA SHOWN IN RED IS AVAILABLE OFFICE SPACE TO BE SUBLEASED SEPARATELY**

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
Suite 120	35,500 SF	\$14.00 SF/yr (NNN)	\$2.82	\$49,759.17

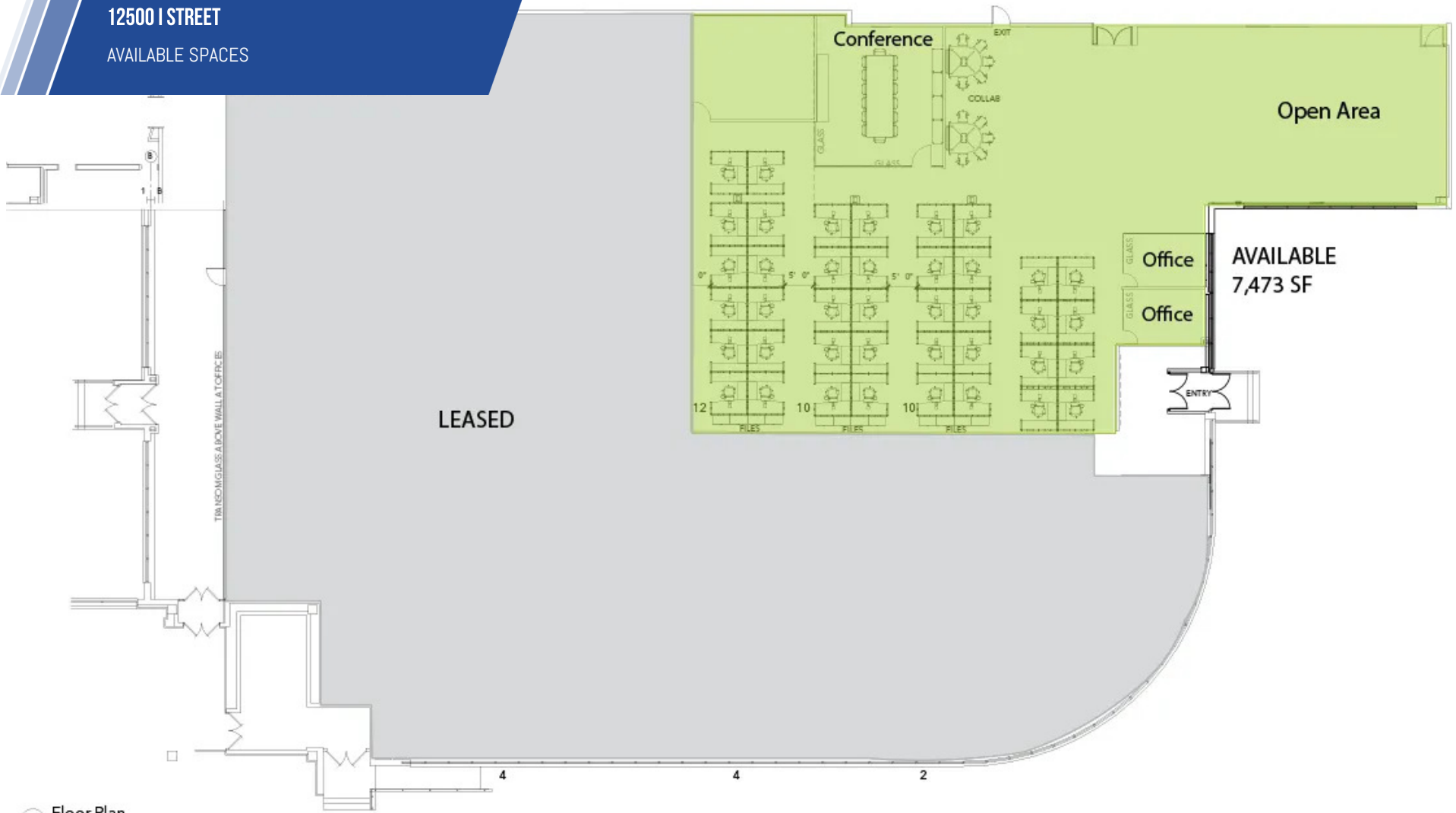
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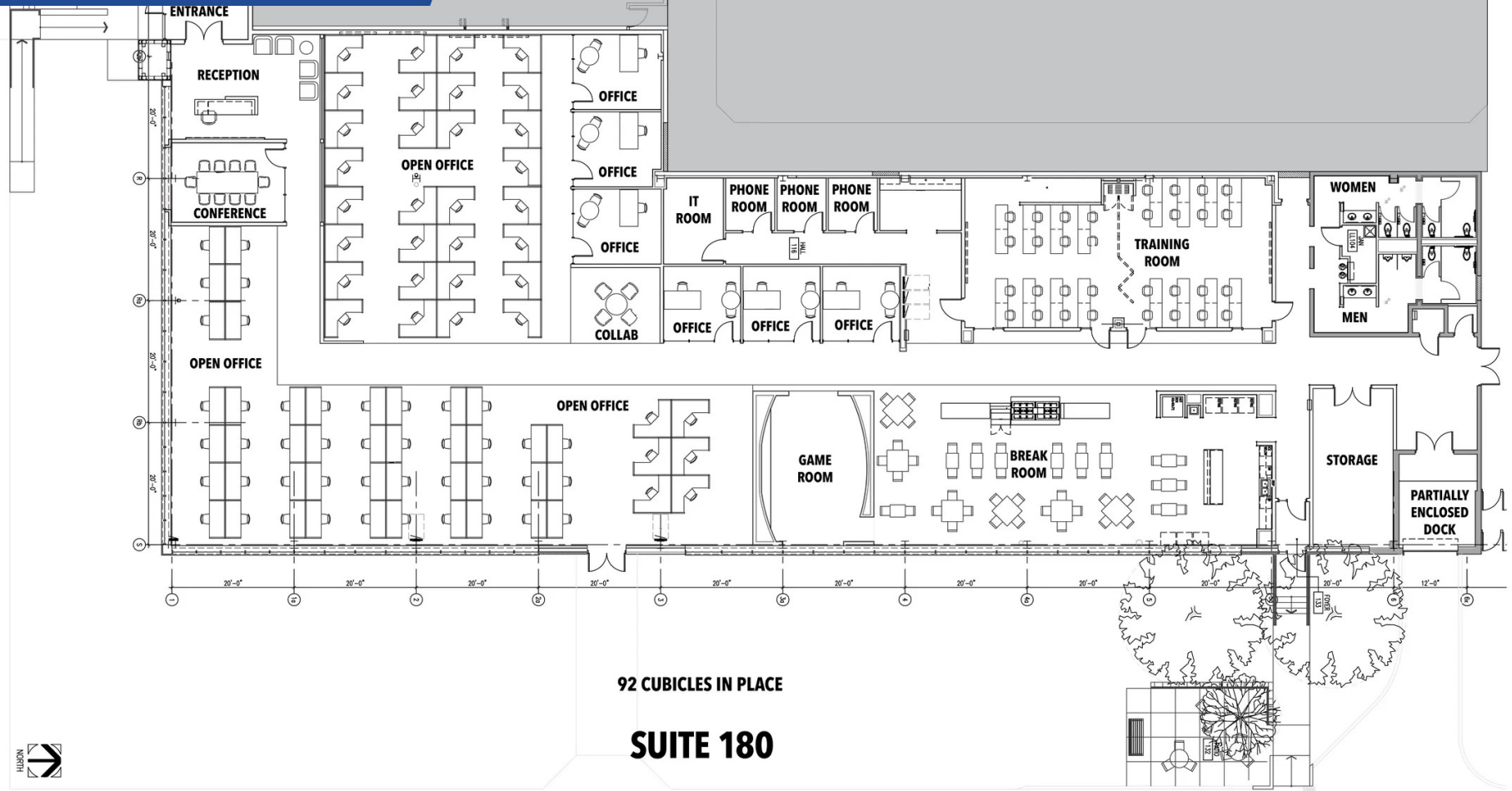
1 Floor Plan
1/16" = 1'0"

SUITE 100 B

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
Suite 100 B	7,473 SF	\$14.00 SF/yr (NNN)	\$2.82	\$10,474.66

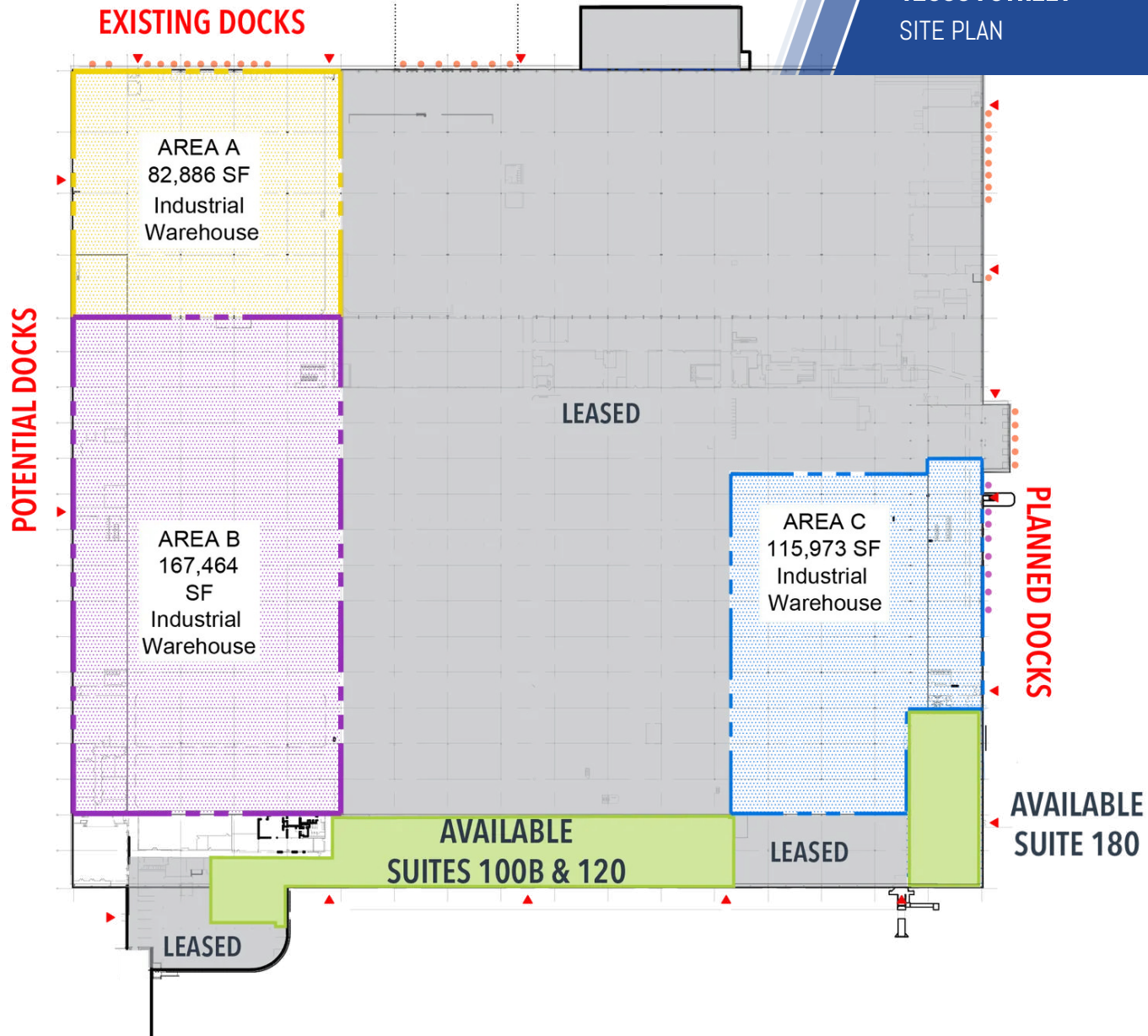
12500 I STREET
AVAILABLE SPACES



92 CUBICLES IN PLACE
SUITE 180

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
Suite 180	16,398 SF	\$14.00 SF/yr (NNN)		\$19,131.00



12500 I STREET RETAILER MAP - 12500 I ST



SITE

Walmart
Wendy's
Sam's Club
Great Western Bank
The Home Depot
Express
Millard Center Inc.

Starbucks
Ulta
Target
QDOBA Mexican Eats
Jason's Deli
Orchard Noodles
Hardee's

Cheddar's
World Market
Ross Dress for Less
Buffalo Wild Wings
Pita Pit

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