FOR LEASE

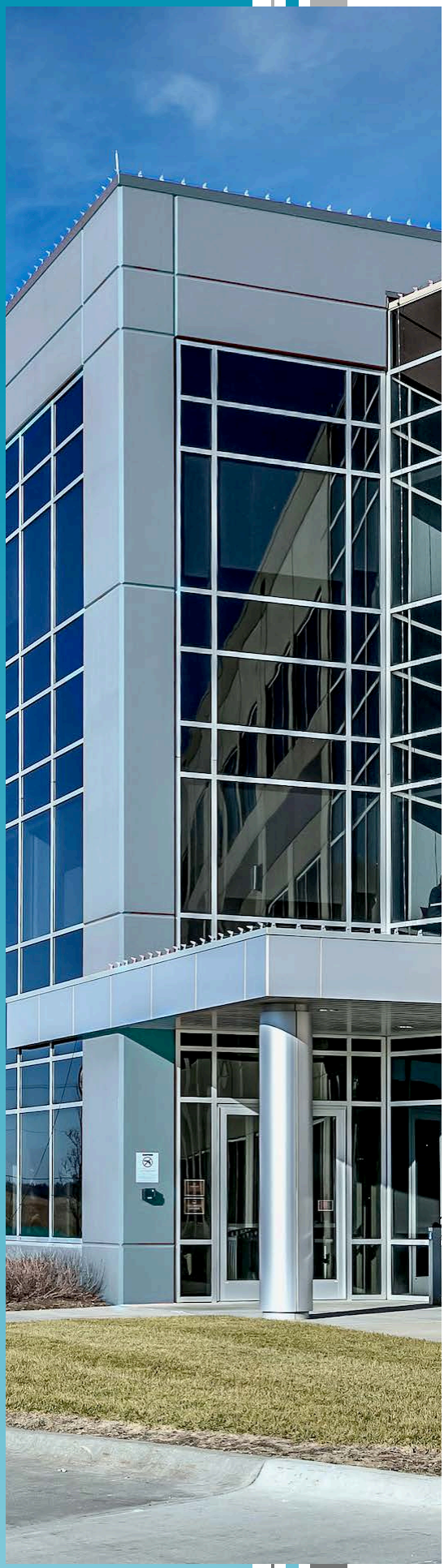
18020 BURT STREET

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	37,255 RSF	**Est. NNN Expenses**	$4.02 Taxes $0.30 Insurance $7.18 CAM (includes utilities & janitorial) **$11.50 PSF Total**
Year Built	2012		
Zoning	Mixed-Use		

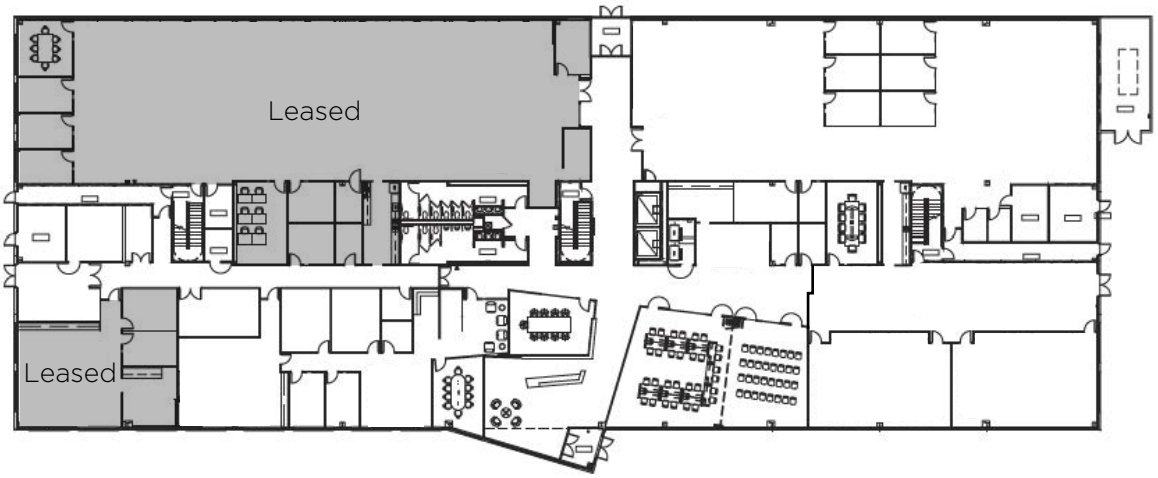
First Floor	*Second Floor*
Suite 100: 4,110 - 4,110	Suite 200: 10,249 - 37,255
Suite 125: 9,084 - 12,619	Suite 210: 8,978 - 37,255
Suite 150: 3,535 - 12,619	Suite 225: 9,080 - 37,255
	Suite 250: 8,947 - 37,255

Floor	*Available SF*	*Offices*	*Conference Rooms*	*Work Rooms*
First	3,535 - 12,619 SF	8	3	4
Second	8,947 - 37,255 SF	48	5	6
TOTAL	**50,127 SF**	**56**	**8**	**10**

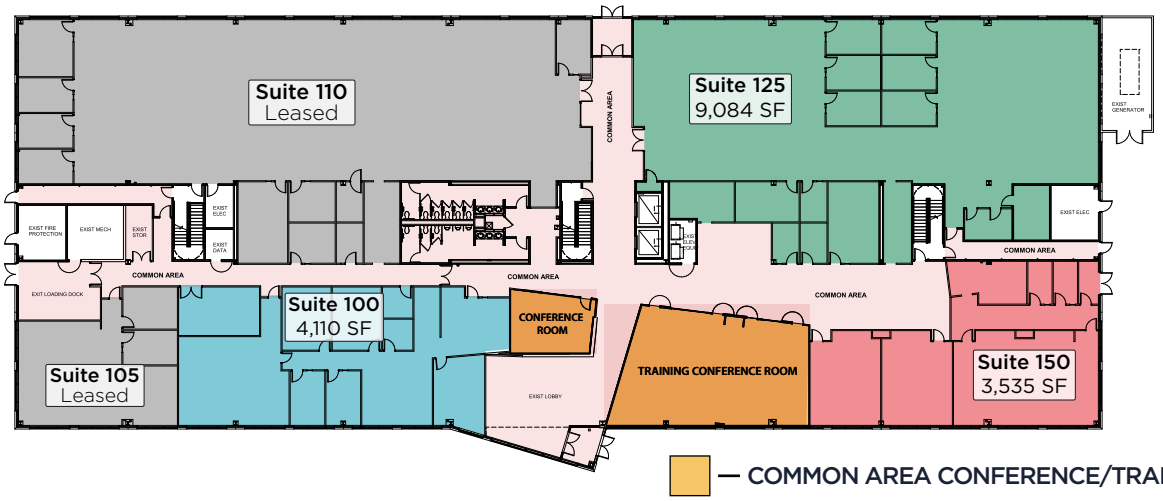
FLOOR PLANS

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

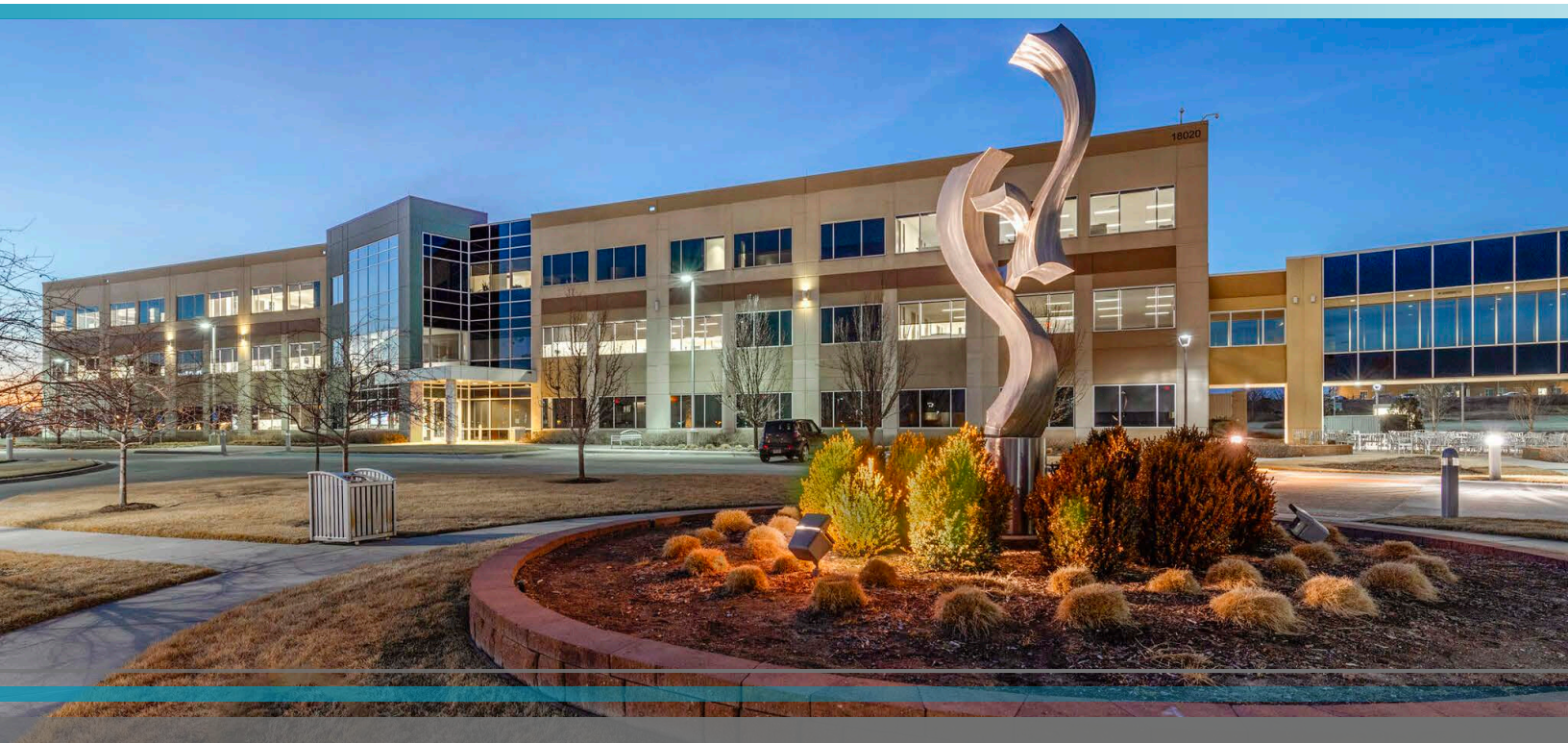
EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN



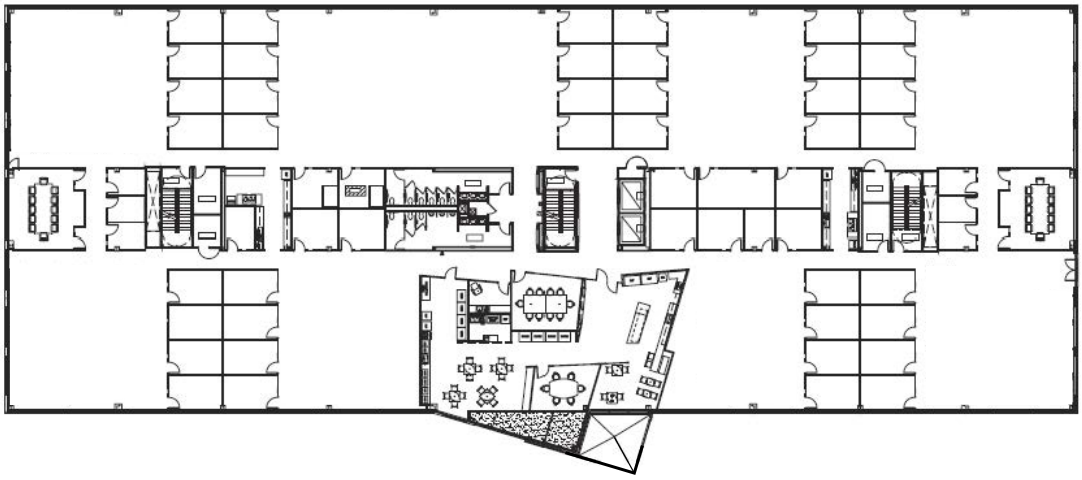
— COMMON AREA CONFERENCE/TRAINING ROOM



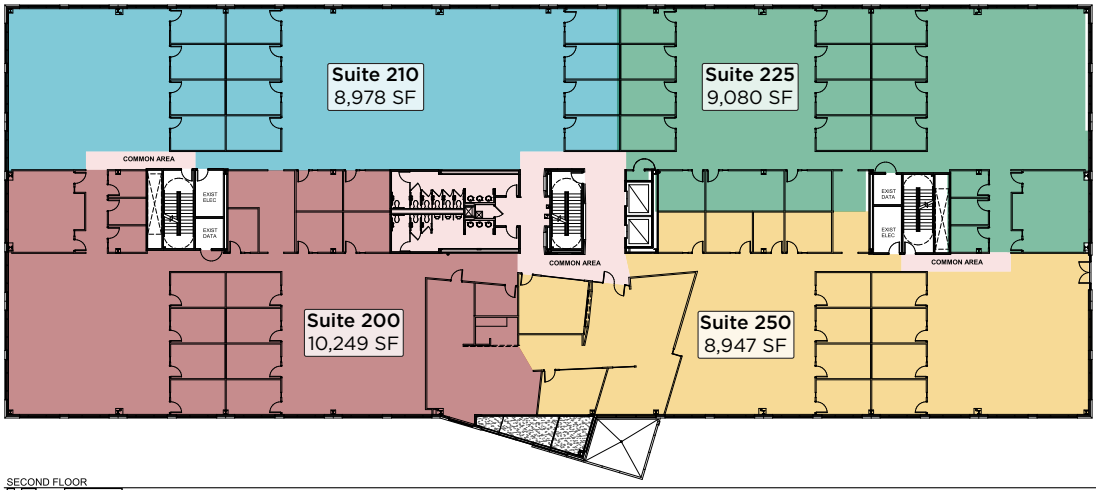
FLOOR PLANS

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

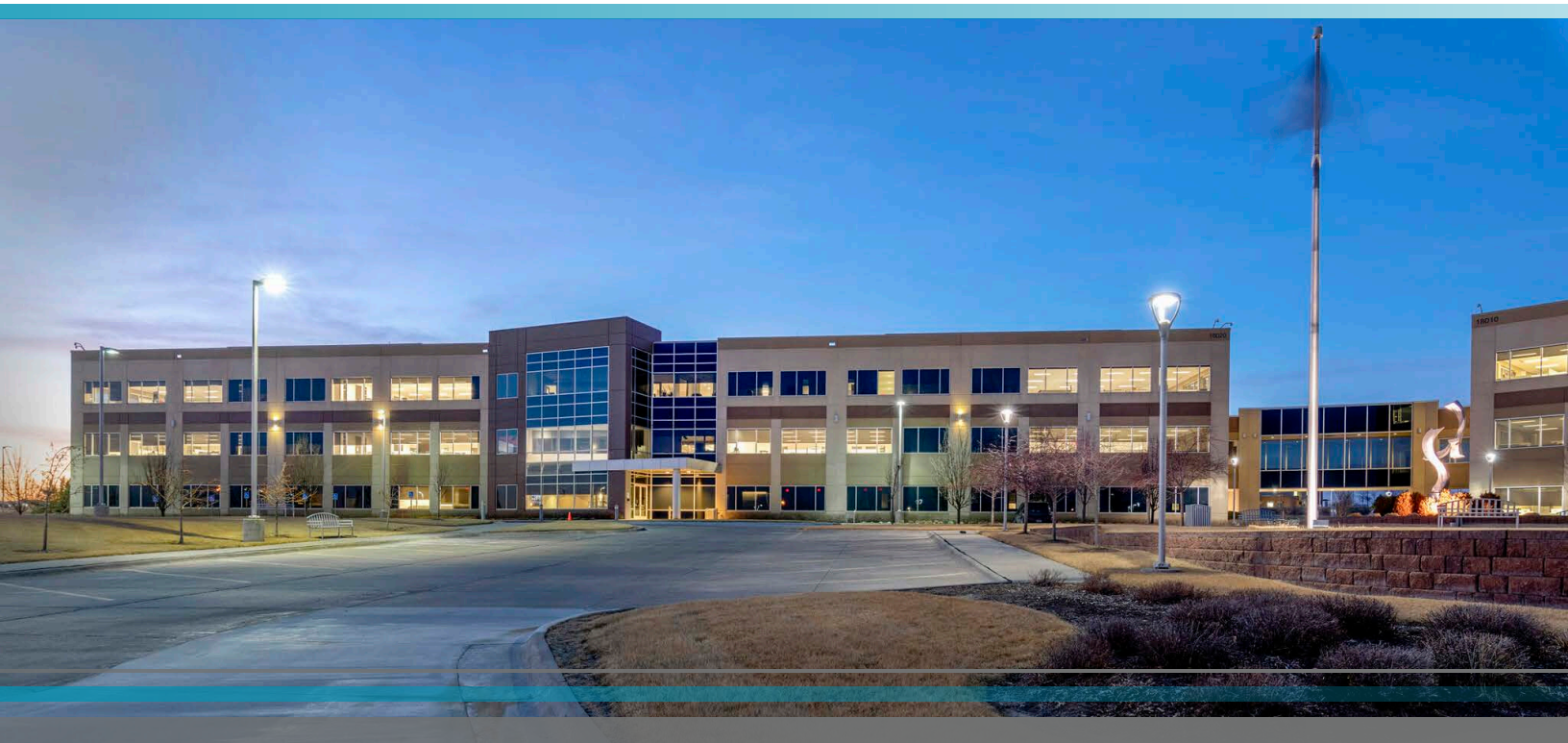
EXISTING FLOOR PLAN



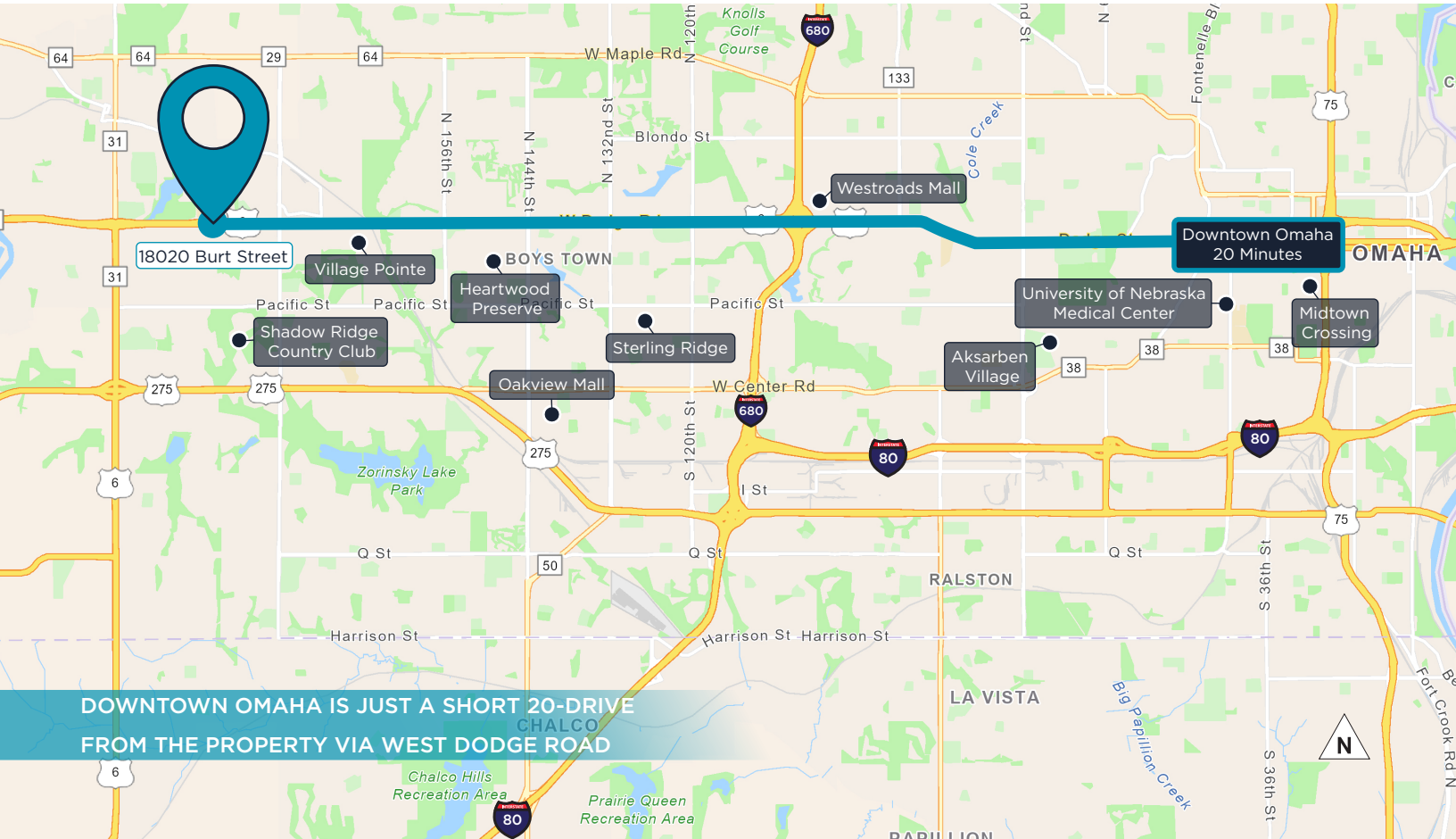
PROPOSED FLOOR PLAN



SECOND FLOOR







DOWNTOWN OMAHA IS JUST A SHORT 20-DRIVE FROM THE PROPERTY VIA WEST DODGE ROAD


W. MAPLE ROAD
W. MAPLE ROAD
N. 192ND STREET
N. 180TH STREET
N. 168TH STREET
BLONDO STREET
BLONDO STREET
N. 192ND STREET
N. 168TH STREET
W. DODGE ROAD
S. 180TH STREET
Walmart
COSTCO WHOLESALE
ALDI
HOBBY LOBBY
target
Mutual 1st Federal
SITE
Edwards AUTO GROUP
BStreet COLLISION CENTER
Gregg Young
NISSAN
Volkswagen
SUBARU
CARMAX
enterprise car sales
VOLVO
NEBRASKA REALTY
METHODIST HOSPITAL
Baxter Ford WEST DODGE
TOYOTA
Pinnacle Bank
INFINITI
FIREBIRDS WOOD FIRED GRILL
SCHEELS
BEST BUY
MARCUS THEATRES
NORDSTROM rack
KONA GRILL kitchen • sushi • cocktails
CHARRED BURGER + BAR
FirstWatch
SCOOTER'S COFFEE
PITCH
SCOOTER'S
UNMC BREAKTHROUGHS FOR LIFE
CORE BANK

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THE RMR GROUP

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