

OMAHA WORKS BUSINESS PARK

14,304 - 203,304 SF | \$14.50 SF/YR (NNN)

12720 I STREET, OMAHA, NE 68137



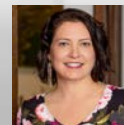
WWW.INVESTORSOMAHA.COM



JP RAYNOR, JD, CCIM, SIOR
402.650.6638
jpraynor@investorsomaha.com



MIKE RENSCH
402.250.2310
mrensch@investorsomaha.com



JEANETTE WEBER, MPA, SIOR, CPM
402.658.5531
jweber@investorsomaha.com





OFFERING SUMMARY

LEASE RATE:	\$14.50 SF/YR NNN
Est. Op. Exp.	\$5.70 SF/YR
Available SF:	14,304 - 203,304 SF
Building Size:	203,304 SF
Property Type:	Office Building
Year Built:	1958
Zoning:	GI - General Industrial

PROPERTY OVERVIEW

Lease prime office space in a well-maintained building in the heart of Omaha within the Omaha Works Business Park.

PROPERTY HIGHLIGHTS

- Fully remodeled space.
- Large floor plates totaling 63,000 SF on floors 1 and 2, plus a penthouse. An additional 63,000 SF is available in the lower level, if needed.
- Opportunity to subdivide.
- Data center available.
- Utilities and janitorial included in Operating Expenses.
- Cox Communications fiber ring for WAN circuit. AT & T OC12 sonnet ring for telecom circuit. 2400 pair cable to Century Link.
- Ample parking with a ratio of 5/1,000 SF
- Ability for prominent building signage.
- Amenities include onsite gym, an auditorium that can accommodate a large group of people, and 7 acres of green space for walking, picnicking, or outdoor corporate activities.
- One minute from the I-80/680 interchange and L Street.

JP RAYNOR, JD, CCIM, SIOR

402.650.6638 | jpraynor@investorsomaha.com

MIKE RENSCH

402.250.2310 | mrench@investorsomaha.com

JEANETTE WEBER, MPA, SIOR, CPM

402.658.5531 | jweber@investorsomaha.com



OMAHA WORKS BUSINESS PARK

12720 I STREET, OMAHA, NE 68137

BUILDING INFORMATION

Building Size	203,304 SF
Min Divisible	14,304 SF
Max Contiguous	203,304 SF
Number Of Floors	3
Year Built	1958
Construction Status	Existing
Restrooms	Yes
Elevators	Passenger

PARKING & TRANSPORTATION

Parking Description	Individual surface stalls
Number Of Spaces	556
Parking Type	Surface
Traffic Count	41,250 - 120th & I St (2021 EADT)

SITE INFORMATION

Cross-Streets	132nd & I St
County	Douglas
Zoning	GI - General Industrial
Lot Size	14.09 Acres
Location Description	In the Omaha Works Business Park on I Street between 132nd & 120th Street.

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

OFFERING SUMMARY

LEASE RATE	\$14.50 SF/YR NNN
Est. Op. Exp.	\$5.70 SF/YR
Available SF	14,304 - 203,304 SF
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,044	81,516	216,859
Total Households	3,139	35,471	91,966
Average HH Income	\$72,541	\$89,374	\$100,325

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
Building 20	133,012 SF	\$14.50 SF/yr (NNN)	\$5.70	\$223,903.53

JP RAYNOR, JD, CCIM, SIOR

402.650.6638 | jpraynor@investorsomaha.com

MIKE RENSCH

402.250.2310 | mrenschr@investorsomaha.com

JEANETTE WEBER, MPA, SIOR, CPM

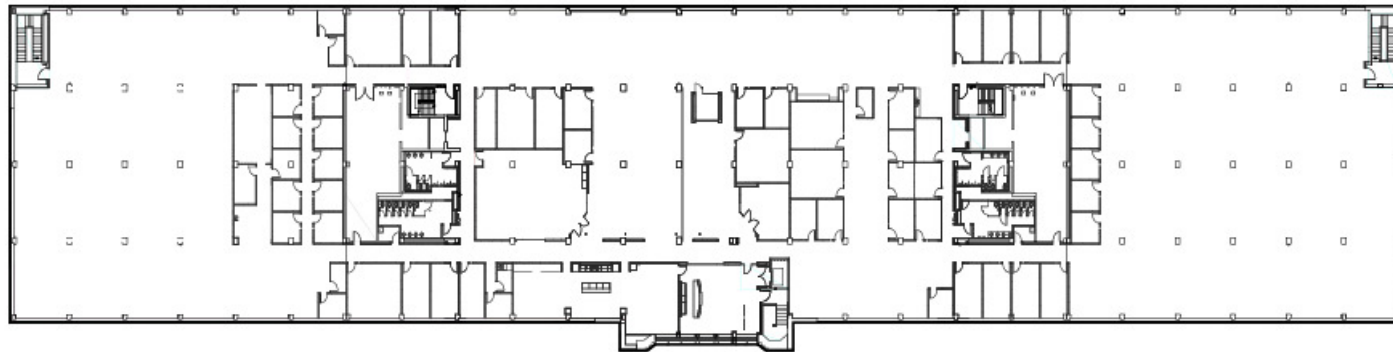
402.658.5531 | jweber@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





LEVEL 1 AVAILABLE 63,000 SF

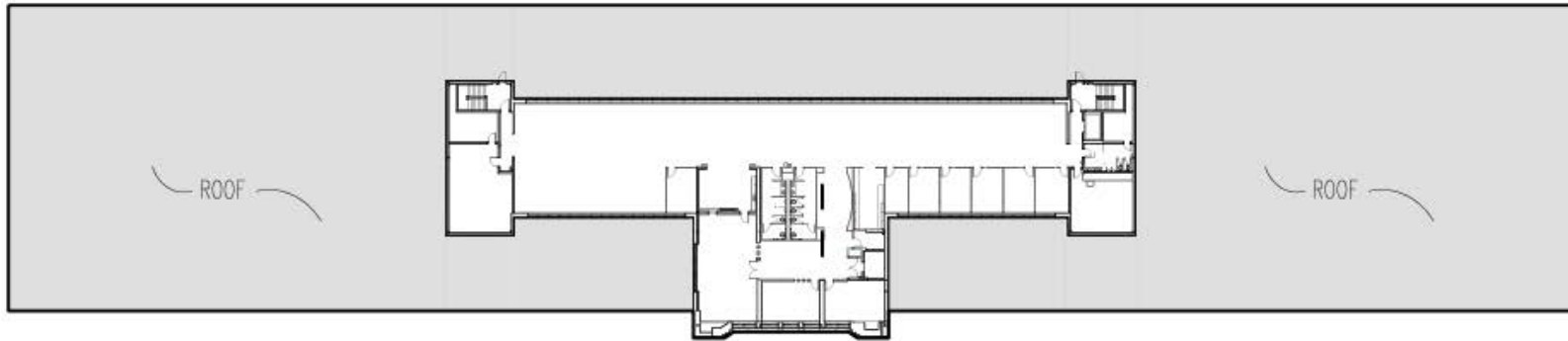


LEVEL 2 AVAILABLE 63,000 SF

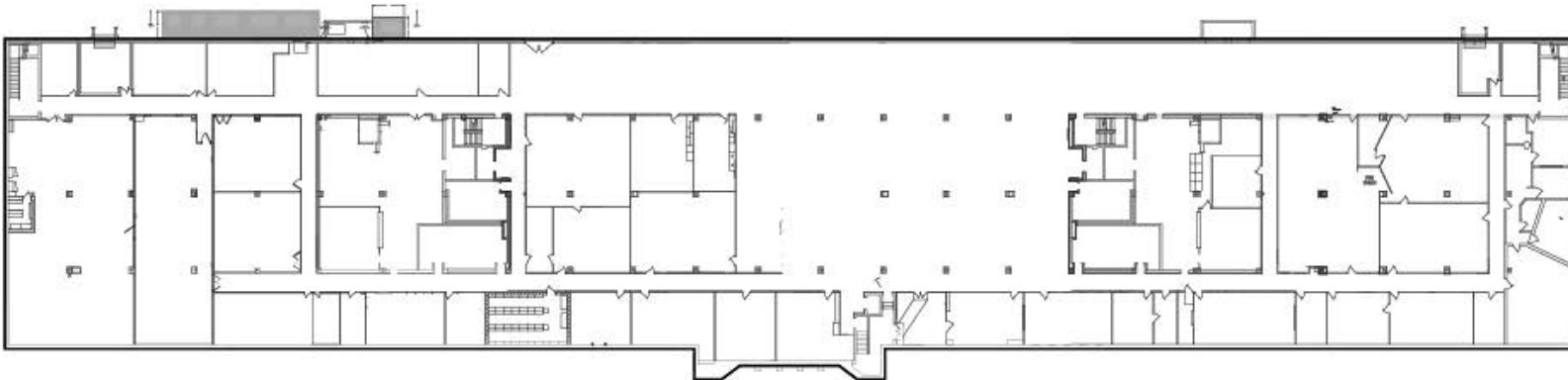


AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
Building 20	133,012 SF	\$14.50 SF/yr (NNN)	\$5.70	\$223,903.53



PENTHOUSE LEVEL (3) AVAILABLE 14,304 SF

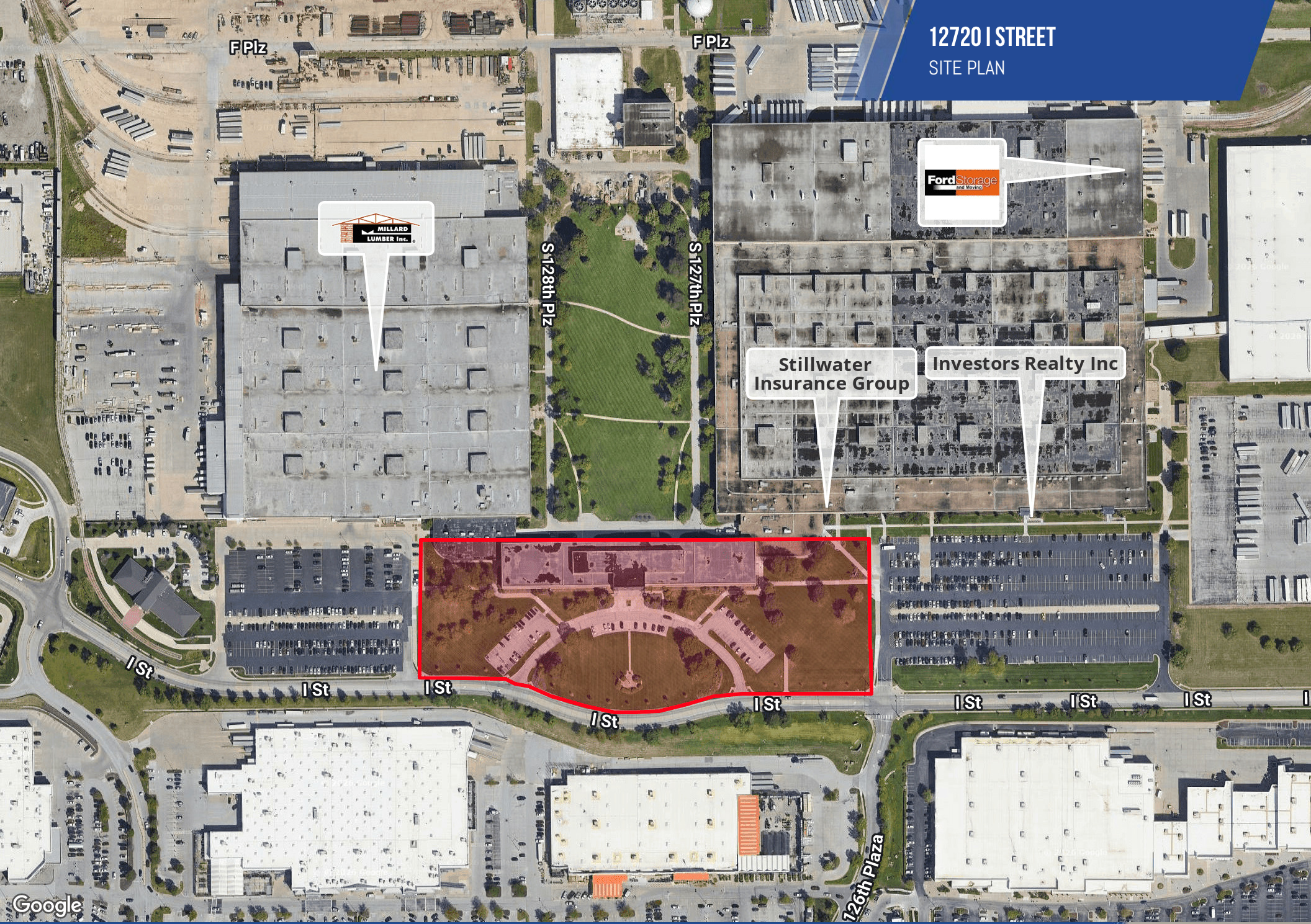


BASEMENT LEVEL AVAILABLE 63,000 SF



SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
Building 20	133,012 SF	\$14.50 SF/yr (NNN)	\$5.70	\$223,903.53

12720 I STREET
SITE PLAN



MILLARD
LUMBER Inc.

FordStorage
and More!

Stillwater
Insurance Group

Investors Realty Inc

JP RAYNOR, JD, CCIM, SIOR

402.650.6638 | jpraynor@investorsomaha.com

MIKE RENSCH

402.250.2310 | mrench@investorsomaha.com

JEANETTE WEBER, MPA, SIOR, CPM

402.658.5531 | jweber@investorsomaha.com



Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

12720 I STREET
RETAILER MAP

SITE



AC Nelsen
RV World - Omaha



L Street Marketplace

JP RAYNOR, JD, CCIM, SIOR
402.650.6638 | jpraynor@investorsomaha.com

MIKE RENSCH
402.250.2310 | mrench@investorsomaha.com

JEANETTE WEBER, MPA, SIOR, CPM
402.658.5531 | jweber@investorsomaha.com



Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

12720 I STREET
ADDITIONAL PHOTOS



JP RAYNOR, JD, CCIM, SIOR

402.650.6638 | jpraynor@investorsomaha.com

MIKE RENSCH

402.250.2310 | mrensch@investorsomaha.com

JEANETTE WEBER, MPA, SIOR, CPM

402.658.5531 | jweber@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





12720 I STREET
ADDITIONAL PHOTOS



JP RAYNOR, JD, CCIM, SIOR

402.650.6638 | jpraynor@investorsomaha.com

MIKE RENSCH

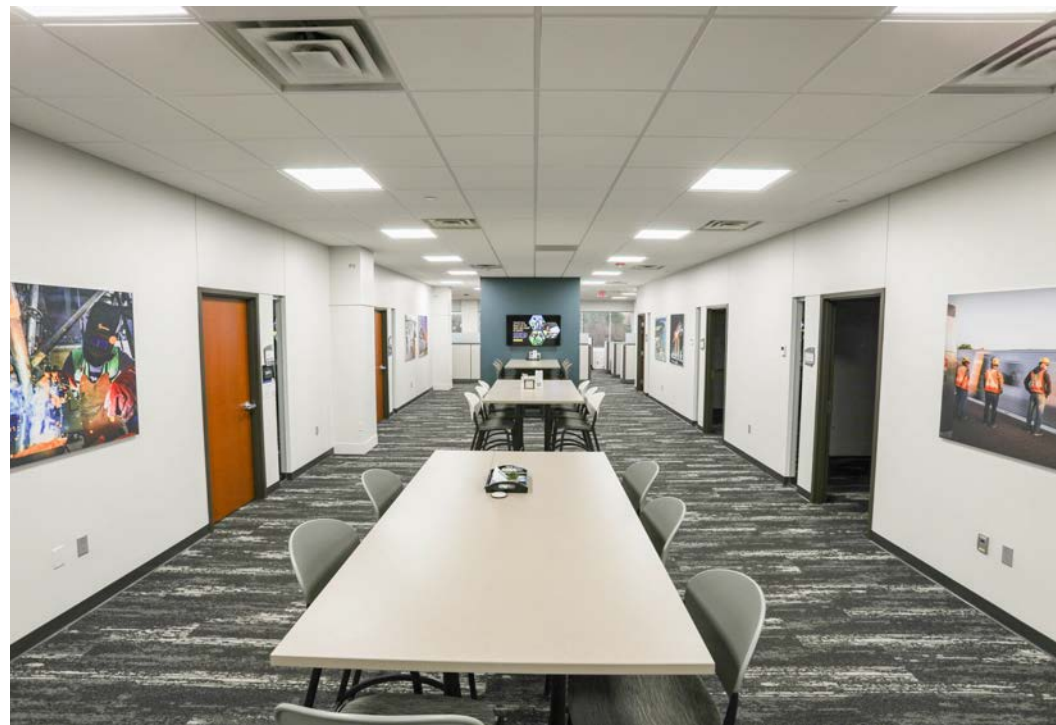
402.250.2310 | mrensch@investorsomaha.com

JEANETTE WEBER, MPA, SIOR, CPM

402.658.5531 | jweber@investorsomaha.com



Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



JP RAYNOR, JD, CCIM, SIOR

402.650.6638 | jpraynor@investorsomaha.com

MIKE RENSCH

402.250.2310 | mrensch@investorsomaha.com

JEANETTE WEBER, MPA, SIOR, CPM

402.658.5531 | jweber@investorsomaha.com



Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.