

\$8-\$12 PSF

**1904 FARNAM STREET
OMAHA, NE 68102**

**FOR
LEASE**



**OFFICE
NO NNN
FEES**



PROPERTY HIGHLIGHTS

- Historical building and Omaha landmark
- Built in 1927 and remodeled in 2002
- Designated Omaha Landmark: 03/27/1984
- Spaces ranging from 180 SF - 6,500 SF
- Best rental rates in the downtown area
- Convenient on-street parking for guests
- Excellent opportunity to include a wide variety of retail, office, and potential special uses
- Convenient location to area amenities including downtown restaurants, entertainment, office and retail
- Located near an abundance of dense residential living, new development, and excellent proximity to public transportation
- On route of the proposed Modern Streetcar



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PROPERTY OVERVIEW

OVERVIEW

The Service Life Building is located in Omaha's Central Business District on a highly visible corner at 19th and Farnam. With easy access to numerous amenities and great proximity to all major thoroughfares at the heart of Downtown Omaha, the property provides great appeal for a variety of uses. With new development happening in every direction, be a part of the excitement by bringing your business to Omaha's Business District. Designed by the prominent Omaha architectural firm of John Latenser and Sons, the Service Life Building represents a very early use of the Art Deco style of architecture in Omaha and predates other local Art Deco structures by several years. The Art Deco design reflects the spirit of modernity in Omaha architects during the 1920's and 1930's.



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BUILDING DATA

Building Type Class C Office
Building Size 51,618 SF + 8,976 SF BG
Year Built/Renovated . . 1927/2002
Original Use Law Office Building
Number of Floors 7 with Basement
Construction Steel Frame/Art Deco
Tenancy Multiple

SITE DATA

Total Site Area 8,976 SF/0.2 Acres
Frontage 68' x 132'
Zoning CBD-ACI-1(PL)
Walking Score Very Walkable (88)
Transit Score Good Transit (59)
Traffic Count 12,949 EADT
Parking On Street Metered

LEASE OVERVIEW

LEASE SUMMARY

Tenant pays rent and Landlord pays the utilities servicing the space. No NNN fees. Landlord pays R.E. Taxes, Building Insurance, and Common Area Maintenance. Tenant may make improvements with Landlord's consent.

LEASE TERMS

Rental Rate.....\$8-\$12 PSF/Year
Service Type.....Full Service Gross
Lease Term.....Negotiable
Date Available.....Now

LEASE AVAILABILITY

Suite #	Floor #	Size (SF)	Availability	Price/SF	Price/mo
101	1	1,500	Vacant	\$12	\$1,500
210	2	2,100	Vacant	\$8	\$1,400
303	3	800	Vacant	\$8	\$534
330	3	800	Vacant	\$8	\$534
410	4	1,600	Vacant	\$8	\$1,067
500	5	6,500	Vacant	\$8	\$4,334
705	7	180	Vacant	\$8	\$120
725	7	180	Vacant	\$8	\$120
726	7	800	Vacant	\$8	\$534



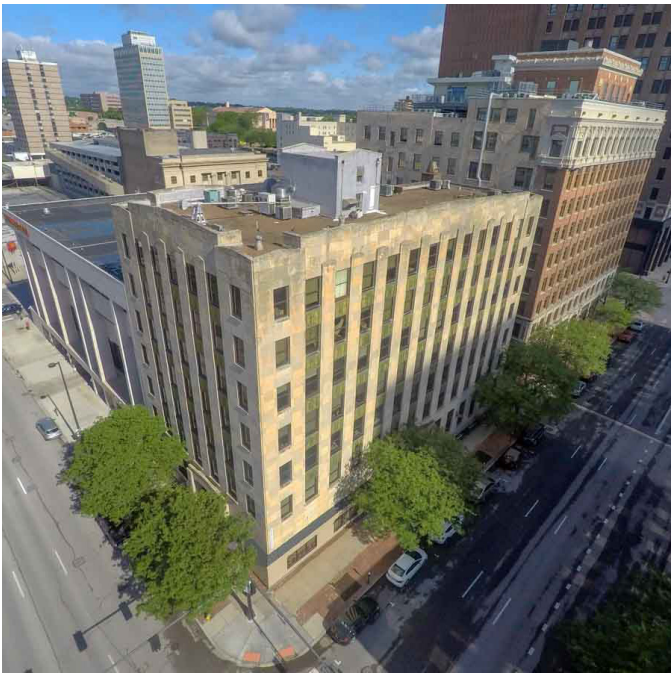
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PHOTOS



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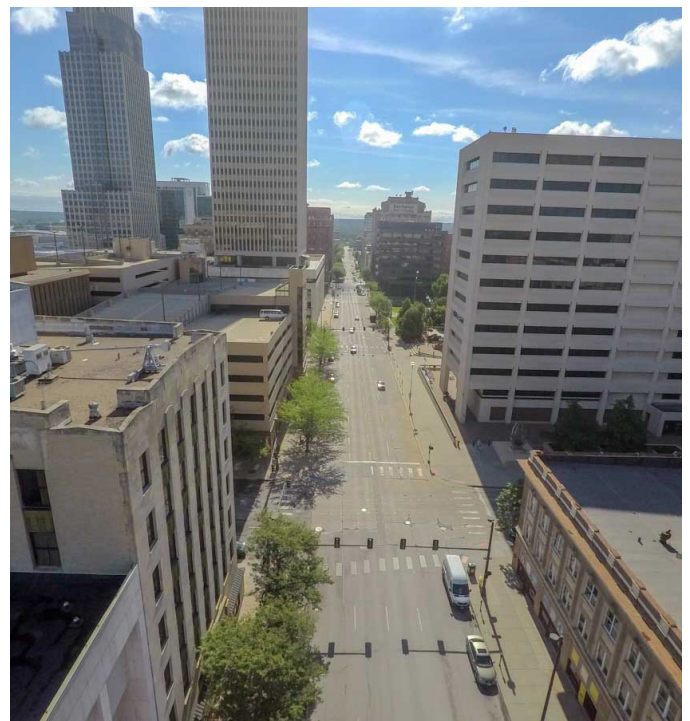
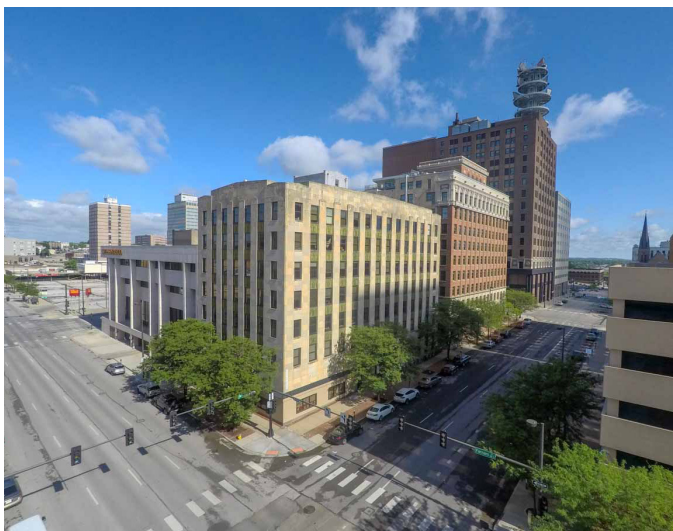
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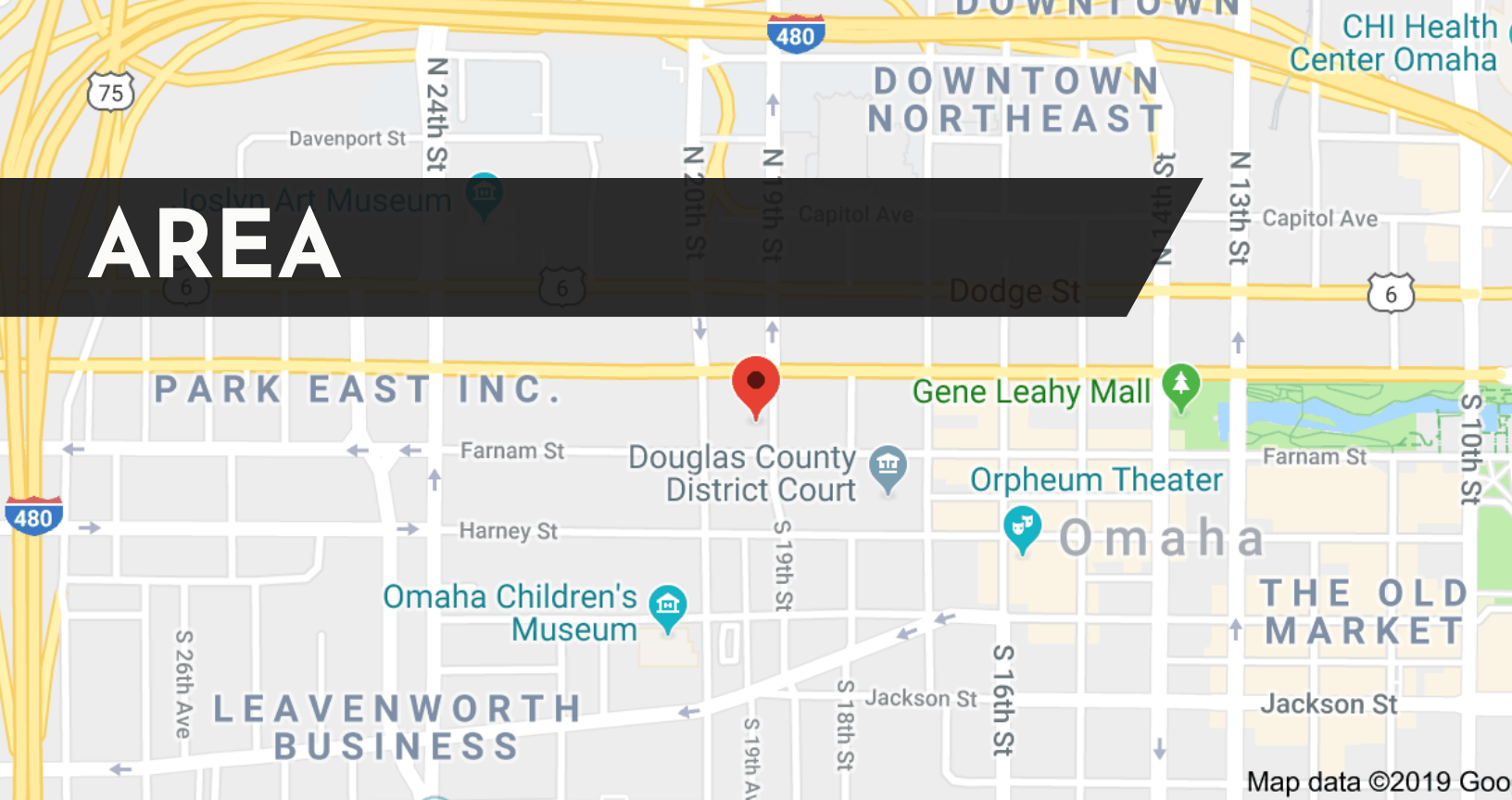
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MAJOR EMPLOYERS



Mutual of Omaha



DEMOGRAPHICS

Range	68102	Douglas County
Total Population	7,269	546,973
Daytime Population	21,499	618,124
Daytime Population Density	11,031.4	1,821.5
Population Growth '10-'17	25.70%	5.77%
Median Age	31.2	34.5
Female Ratio	40.2%	50.8%
Married Adults	22.7%	48.0%
Average Household Size	1.47	2.50
Average Household Income	\$68,139	\$75,144
Median Household Income	\$39,115	\$54,634

Source: U.S. Census American Community Survey via Esri, 2017



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For more information on this property, contact the Listing Agent or call 402.218.5888