

1416 DODGE STREET, OMAHA, NE 68102

1416 DODGE

TO BE DETERMINED



**INVESTORS
REALTY INC.**

LEASE BROCHURE

12500 I STREET | OMAHA, NE 68137 | INVESTORSOMAHA.COM



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CoStar
POWERBROKER
2017 Top Firm Award



SIOR



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	36,000 - 617,000 SF
Lease Rate:	To Be Determined
Year Built:	2021
Building Size:	640,000
Zoning:	CBD
Market:	Omaha/Council Bluffs
Submarket:	Downtown Omaha
Traffic Count:	13,250

PROPERTY OVERVIEW

Prominent skyline location at the forefront entrance to Omaha with national exposure during College World Series and other national events.

PROPERTY HIGHLIGHTS

- New to market concept creating uniquely flexible space, abundant natural light and panoramic views; 15' floor to floor heights.
- 11th floor Sky Lobby with indoor and outdoor seating/patios and food and beverage services, in-building restaurant and retail services, full service hotel opportunity, top floor executive/board space with outdoor seating/patio.
- Above market quantity of in-building parking and additional adjacent garages.
- Surrounded by Omaha's major corporate businesses such as Union Pacific (connected via tunnel), First National Bank, Gavilon, Met Life, Berkshire Hathaway Media (Omaha World Herald), and National Indemnity Insurance.
- Multiple adjacent freeway entrances and exits, including 13th, 14th, and 17th Streets.



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PROPERTY DETAILS

LEASE RATE

TO BE DETERMINED

LOCATION INFORMATION

Building Name	1416 Dodge
Street Address	1416 Dodge Street
City, State, Zip	Omaha, NE 68102
County/Township	Douglas
Market	Omaha/Council Bluffs
Submarket	Downtown Omaha
Cross Streets	14th & Dodge

BUILDING INFORMATION

Building Size	640,000 SF
Building Class	A
Number Of Floors	30
Year Built	2021
Construction Status	Under construction

PROPERTY DETAILS

Property Type	Office
Zoning	CBD
Traffic Count	13,250
Traffic Count Street	14th & Dodge (2016)

PARKING & TRANSPORTATION

Parking Type	Structure
Number Of Spaces	1500



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BUILDING SECTION



Office
Executive/Board Office
Sky Lobby/Amenity
Retail
Garage
Core/Service

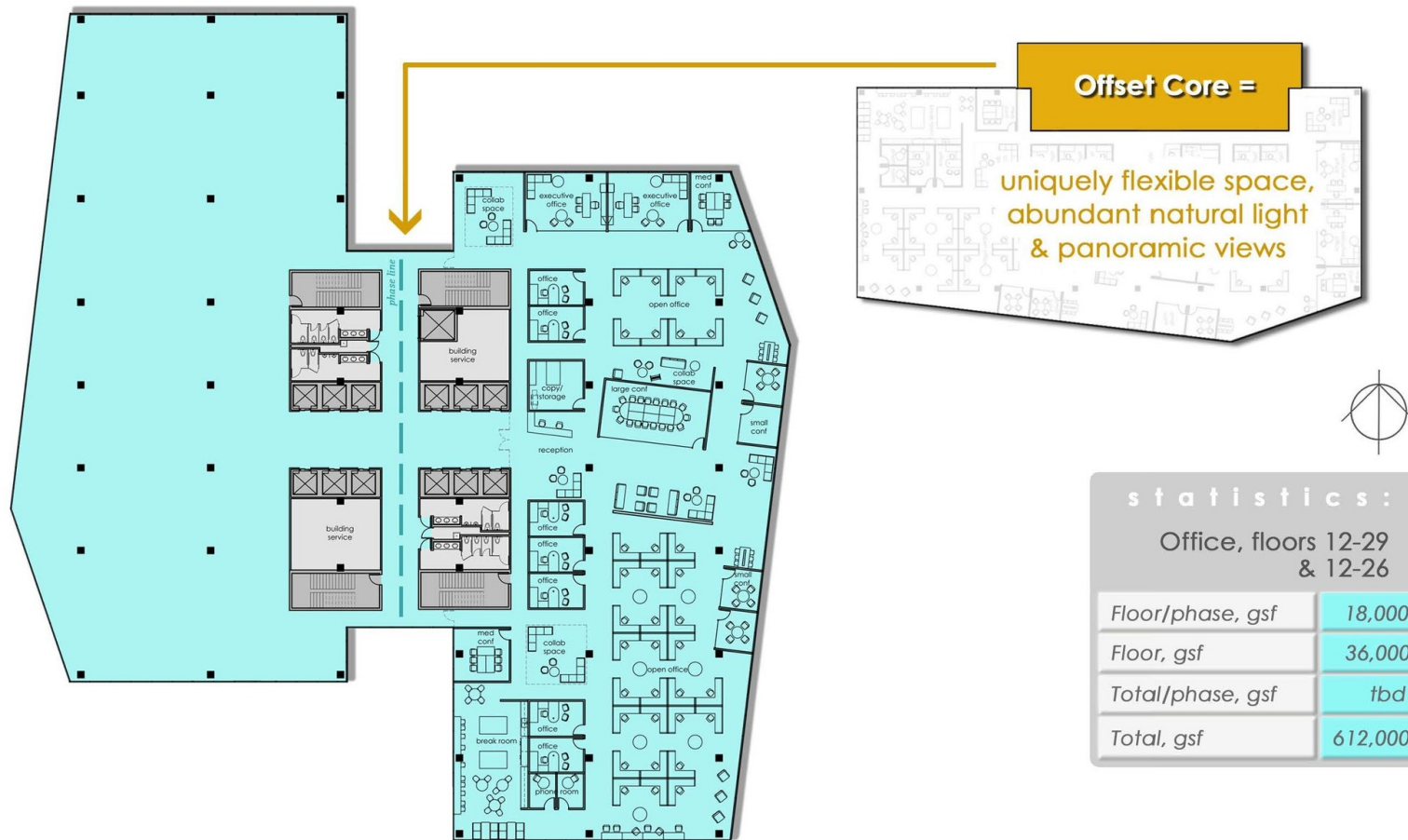


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FLOOR PLANS



1

OFFICE FLOOR PLATE

Floor Plan Information



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FLOOR PLANS



1

EXECUTIVE/BOARD OFFICE FLOOR PLATE

Floor Plan Information



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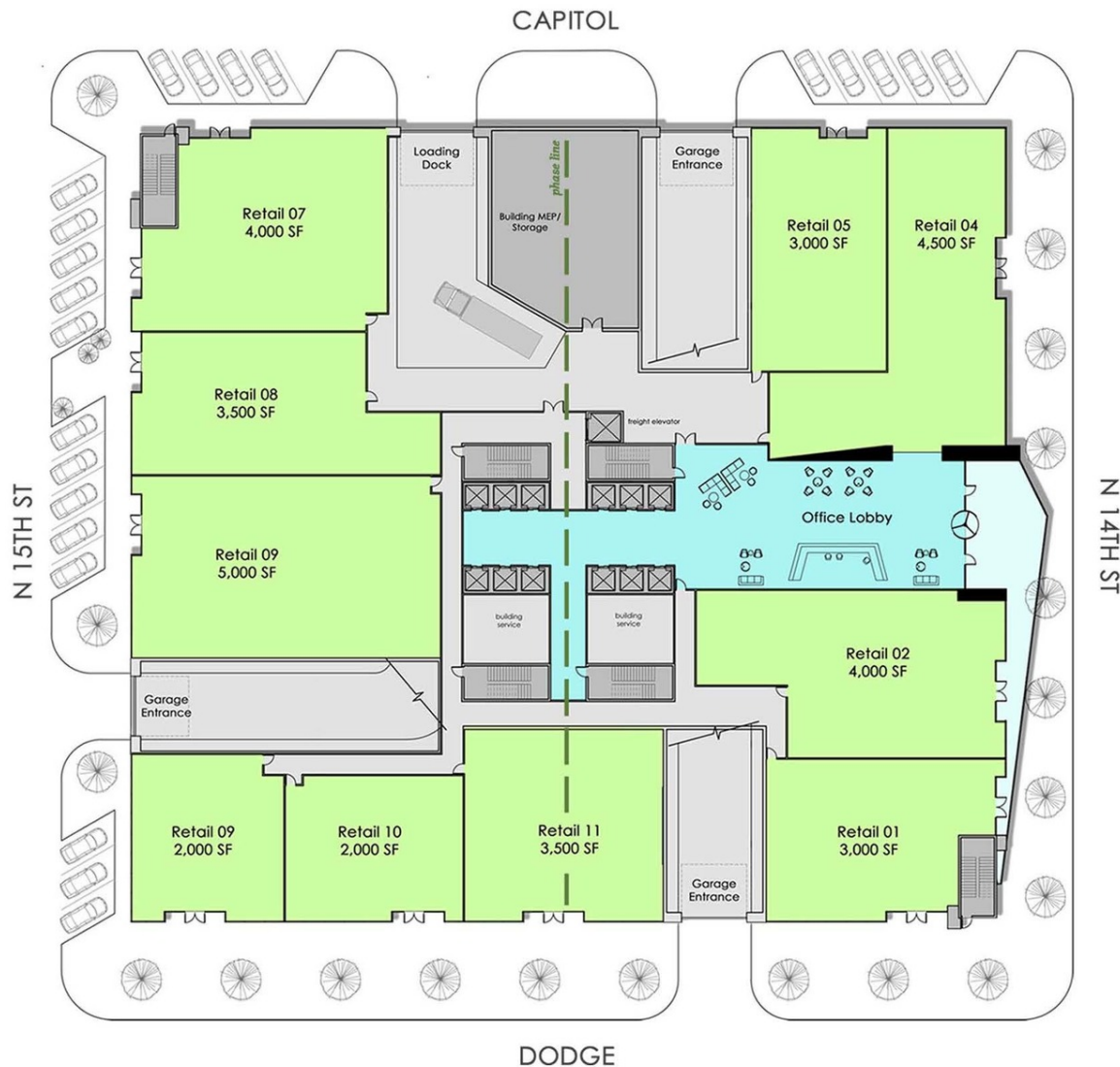
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GROUND FLOOR PLATE



statistics:

Ground, floor 1

Retail/phase, gsf	17,250
Retail/total, gsf	34,500
Office Lobby, gsf	3,500



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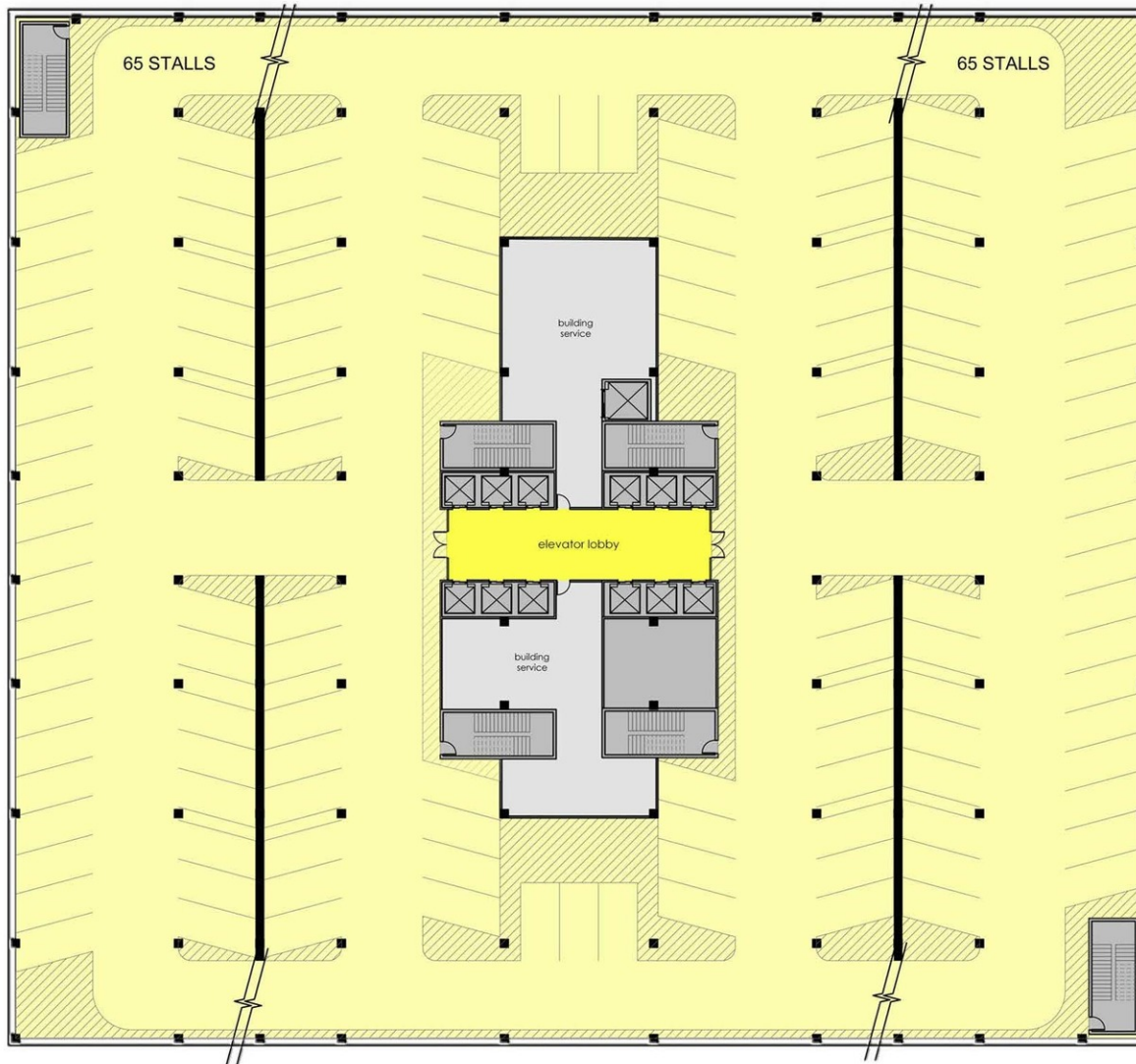
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GARAGE FLOOR PLATE



statistics:

Garage, floors 2-10
& below grade

Stalls/floor, phase	65
Stalls/floor, total	130
Stalls, phase	tbd
Stalls, total	1,500



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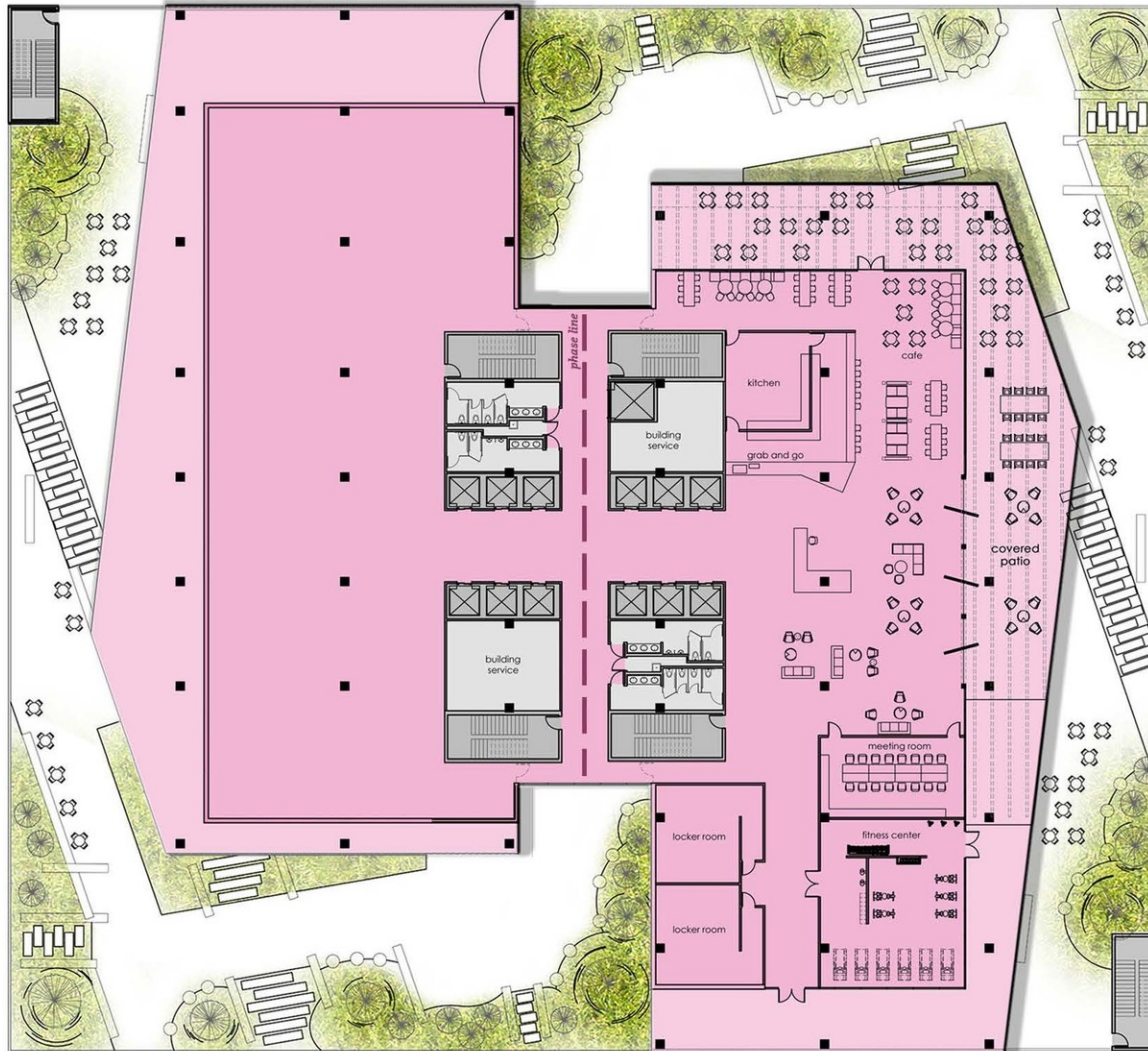
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SKY LOBBY FLOOR PLATE



statistics:

Sky Lobby, floor 11

Interior/phase, gsf	13,500
Interior/total, gsf	27,000
Exterior/phase, gsf	17,000
Exterior/total, gsf	34,000



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LOCATION & FREEWAY ACCESS



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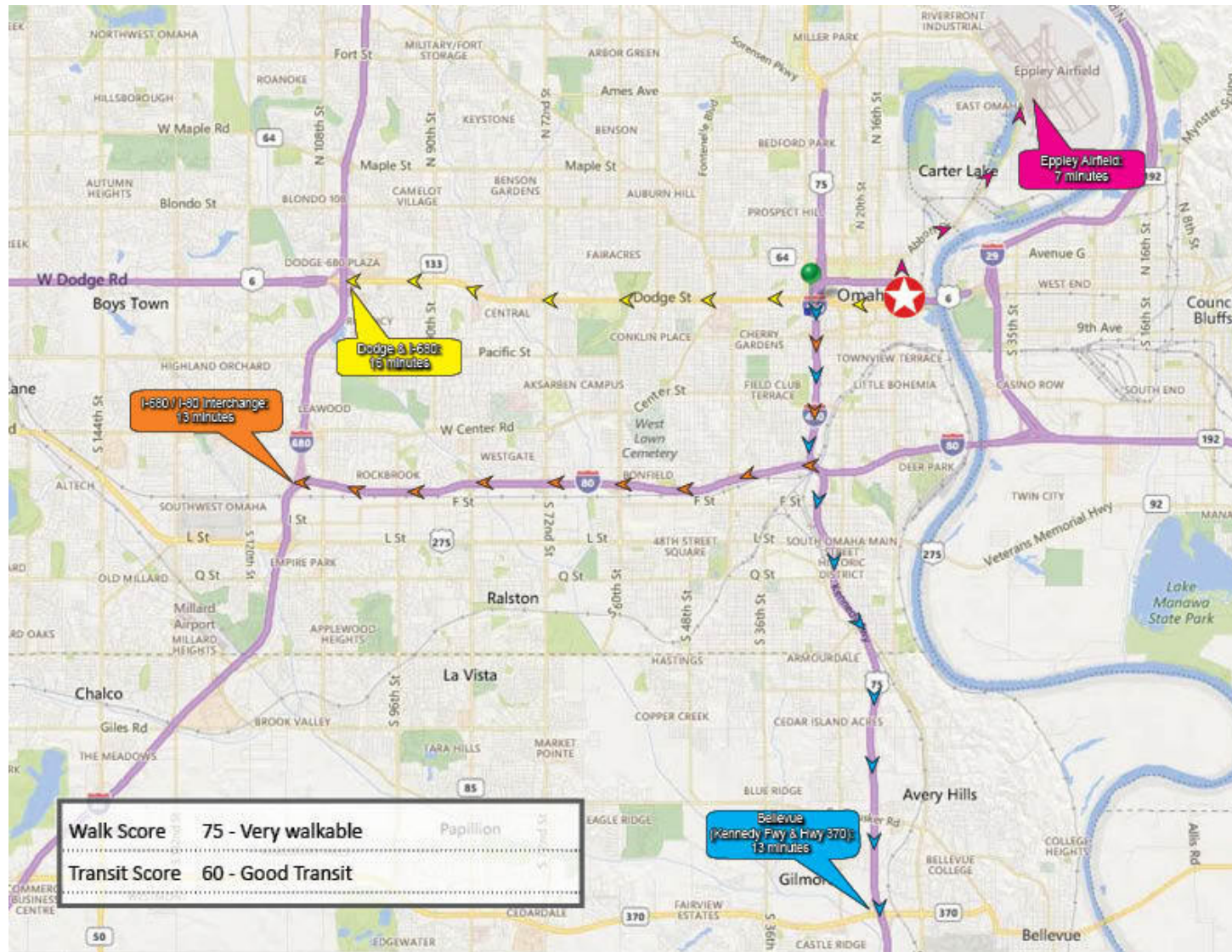
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DRIVE TIME MAP



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ADDITIONAL PHOTOS



view across 14th street

Office Lobby, 14th Street



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ADDITIONAL PHOTOS



view from 14th & capitol

Sky Lobby



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Maximum Exposure



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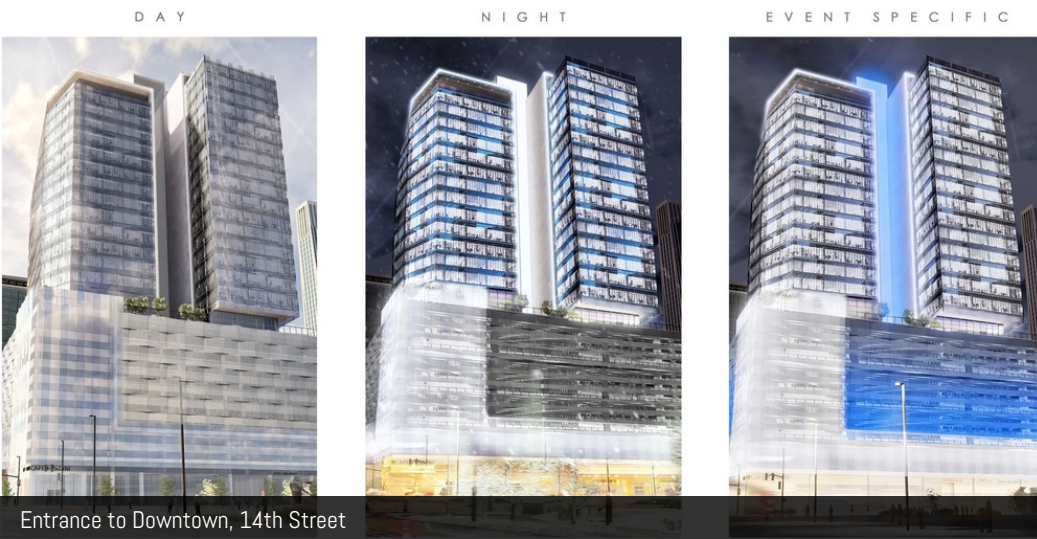
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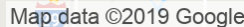
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DEMOGRAPHICS MAP



5 MILES

Total population	9,790	100,967	246,305
Median age	27.9	30.9	31.7
Median age (Male)	27.2	30.5	31.0
Median age (Female)	27.8	31.0	32.5

5 MILES

Total households	3,820	39,570	96,386
# of persons per HH	2.6	2.6	2.6
Average HH income	\$44,675	\$39,993	\$45,834
Average house value	\$104,280	\$115,025	\$107,394

* Demographic data derived from 2010 US Census

