

OMAHA BUSINESS WORKS - SUBLEASE

16,398 - 21,852 SF | \$20.00 - 21.00 SF/YR (FULL SERVICE)

12500 I STREET, OMAHA, NE 68137



**INVESTORS
REALTY INC.**

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BUILDING INFORMATION

Building Size	928,571 SF
Min Divisible	16,398 SF
Max Contiguous	21,852 SF
Number Of Floors	1
Year Built	1958
Construction Status	Existing
Restrooms	Common

PARKING & TRANSPORTATION

Parking Description	Shared
Number Of Spaces	1427
Parking Type	Surface
Traffic Count	100,490 - 120th & L Street (2021)

SITE INFORMATION

County	Douglas
Zoning	GI
Location Description	125th & I Street

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD
Suite 100	Includes utilities and janitorial
Suite 180	Tenant pays separately for electricity, gas, and janitorial within the suite

OFFERING SUMMARY

LEASE RATE	\$20.00 - 21.00 SF/YR FULL SERVICE
Available SF	16,398 - 21,852 SF
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,700	214,719	604,473
Average Age	38.6	36.5	35
HOUSEHOLDS			
Total Households	3,351	87,456	239,778
People Per HH	2.3	2.5	2.5
Average HH Income	\$59,957	\$84,305	\$78,294
Average HH Value	\$134,374	\$190,241	\$190,516

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.	COMMENTS
Suite 100 (SUBLEASE)	21,852 SF	\$21.00 SF/yr (Full Service)	\$38,241.00	Sublease through 9/30/2024.
Suite 180 (SUBLEASE)	16,398 SF	\$20.00 SF/yr (Full Service)	\$27,330.00	Sublease through 4/30/2025

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OFFERING SUMMARY

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Building Size:	928,571 SF
Property Type:	Office Building
Year Built:	1958
Zoning:	GI

PROPERTY OVERVIEW

Centrally located sublease space available in one of Omaha's landmark buildings with immediate access to Interstate 80/680, L Street, and L Street Marketplace.

PROPERTY HIGHLIGHTS

- Building has an abundance of windows allowing for great natural light.
- The campus consists of a 6.5-acre park with walking trail, food truck area, outdoor eating options, and fitness center.
- Onsite conference facility and building signage available.
- Suite 180:
 - Modern office improvements with a mix of private offices, training rooms, and open space with cubicles. Includes a game room, large kitchen, glass office walls, concrete walkways, and an open ceiling concept.
 - All furniture available - office is 100% furnished. Some furniture onsite has yet to be unpacked.
- Suite 100:
 - Mix of private offices, open space, conference room, and break room.
 - All furniture available - office is 100% furnished.

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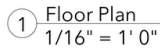
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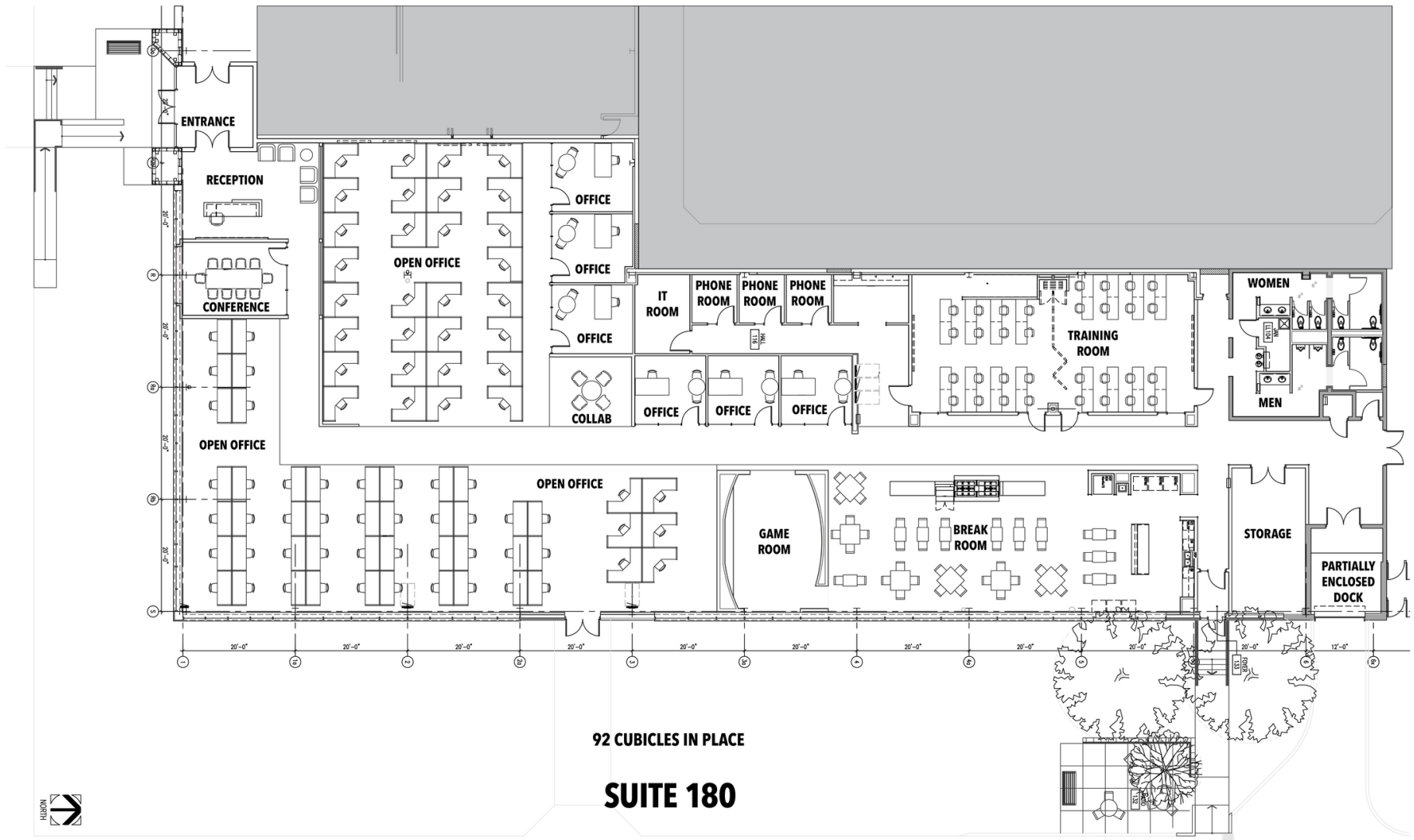
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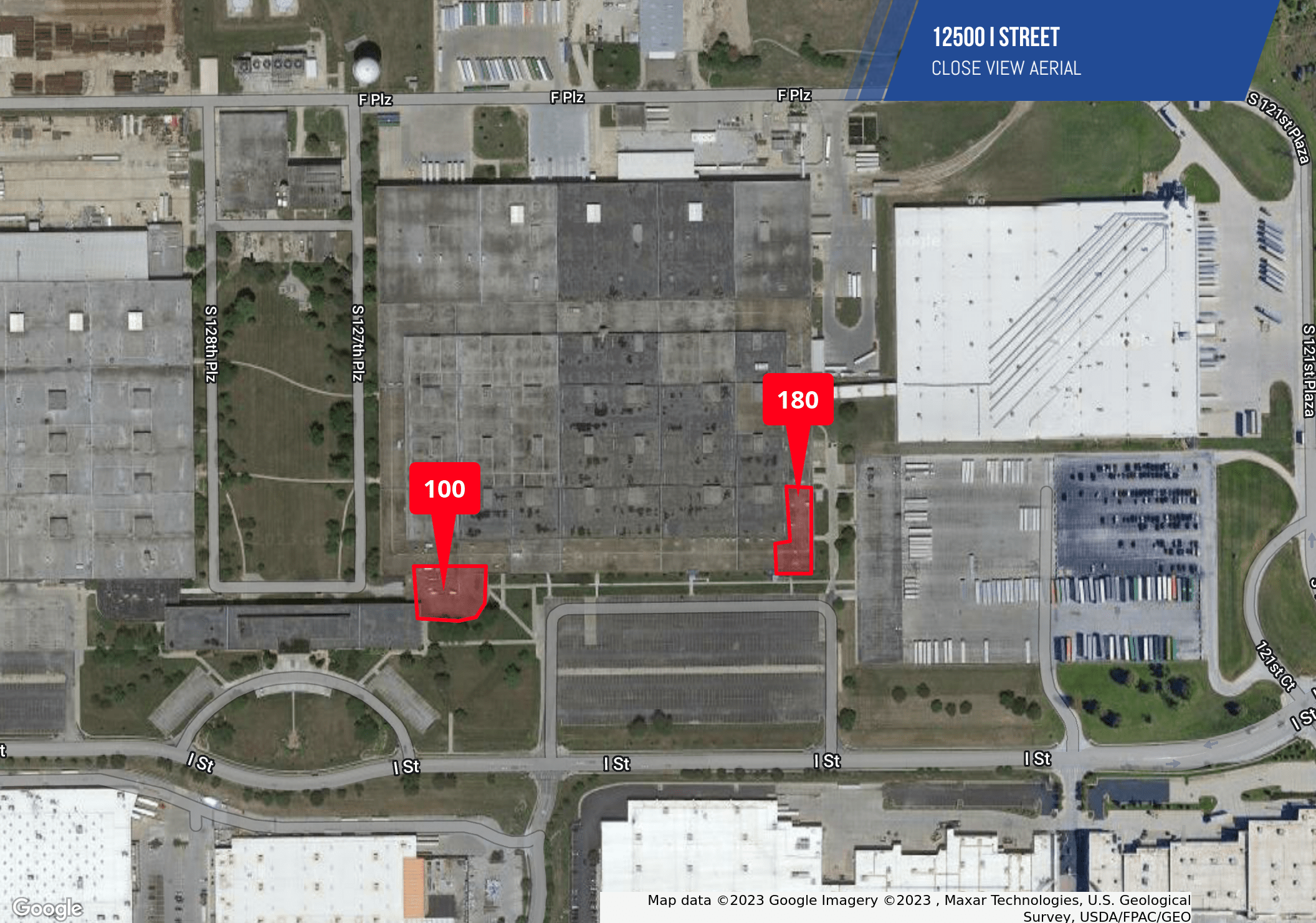




SUITE 100



12500 I STREET
CLOSE VIEW AERIAL



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12500 I STREET RETAILER MAP



SITE

Walmart
Wendy's
Sam's Club
Great Western Bank
The Home Depot
Valley View Express
Millard Community Center

Starbucks
Ulta Beauty
Target
QDOBA Mexican Eats
Jason's Deli
Noodles & Company
Hardee's
Cheddar's Scratch Kitchen
World Market
Ross Dress for Less
Buffalo Wings & Rings
Pita Pit

OLD MILLARD
EAST

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12500 I STREET
SUITE 100



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12500 I STREET
SUITE 180



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