



13321 California Street | Omaha, NE 68154

\$19.50 PSF

### Property Features

- Top floor space in a Class-A office building with fantastic views
- Potential building signage on West Dodge Road (116K daily car count)
- Space is easily demisable
- Garage parking available
- Located on the hard corner of 132nd Street and West Dodge Road

13321 California Street, Suite 105  
Omaha, NE 68154  
402 255 6060  
[nainpdodge.com](http://nainpdodge.com)

<b>Chris Falcone</b>	<b>Debra Graeve-Morrison</b>
Senior Vice President	President
402 255 6066	402 255 6087
<a href="mailto:cfalcone@npdodge.com">cfalcone@npdodge.com</a>	<a href="mailto:dgraeve@npdodge.com">dgraeve@npdodge.com</a>





SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Suite 300	\$19.50 SF/yr	NNN, \$11.04	10,539 SF	60 months
Suite 320	\$19.50 SF/yr	NNN, \$11.04	2,800 SF	60 months
Suite 400	\$19.50 SF/yr	NNN, \$11.04	3,710 SF	60 months

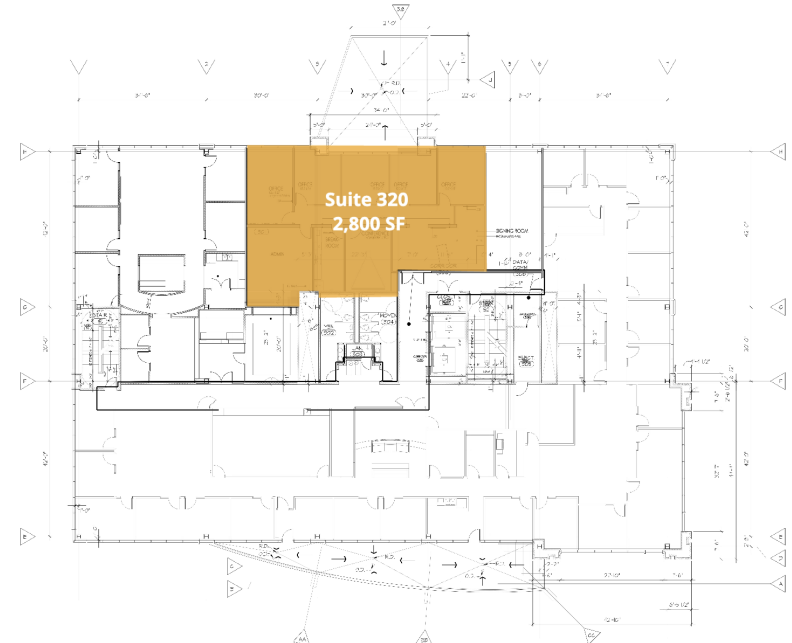
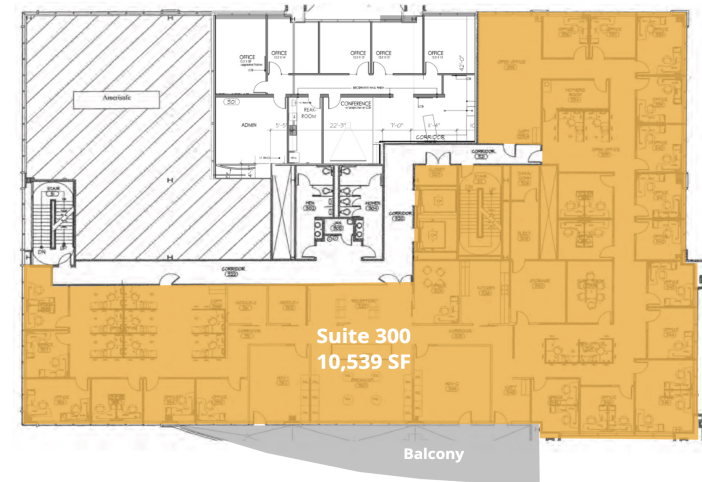
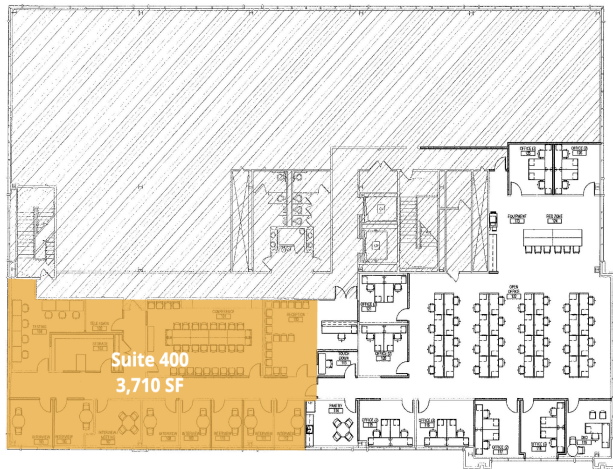
### BUILDING DETAILS

Building Size	68,367 SF
Tenancy	Multiple
Building Class	A
Number of Floors	4
Year Built	2006
Construction Status	Existing
Sprinkler	Yes
Elevator	2
Restrooms	Yes
ADA Access	Yes

### PROPERTY DETAILS

Lot Size	4.1 AC
Zoning	MU
Traffic Count	115,869 VPD
NNN	\$11.04
Parking Spaces / Ratio	417 / 6.1
Market	Suburban West Dodge
Submarket	Dodge Corridor
County	Douglas
Cross Streets	132nd & Dodge
Park / Complex Name	Bank of the West Business Park

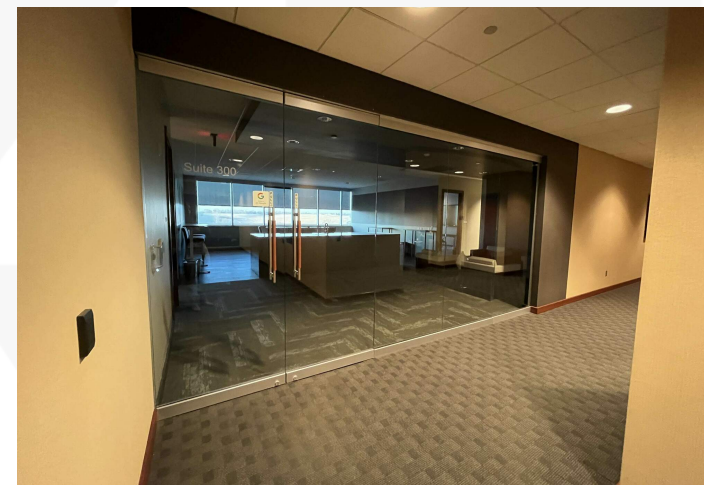
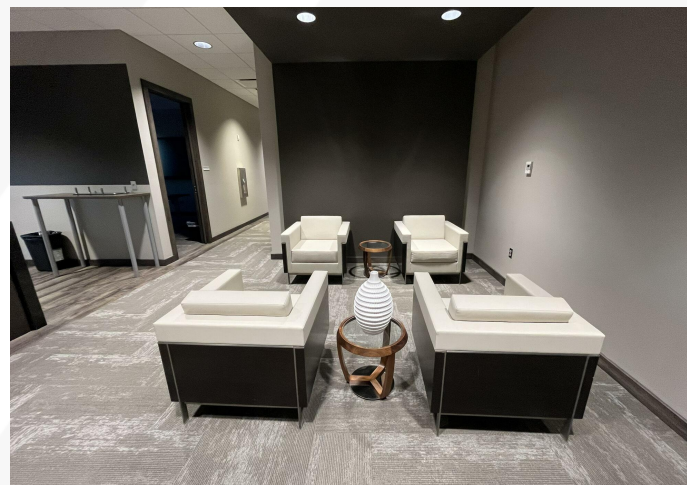
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,465	39,324	95,478
Total Population	6,559	95,582	234,794
Average HH Income	\$162,223	\$100,616	\$96,784







Suite 300





13321 California Street



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**NAI** NP Dodge

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Senior Vice President  
+1 402 255 6066  
cfalcone@npsdodge.com

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