# NAINP Dodge

# For Lease Office Space 2,800-10,539 SF Available



## 13321 California Street | Omaha, NE 68154

### **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

## \$19.50 PSF

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#### Chris Falcone Debra Graeve-Morrison

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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	А
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



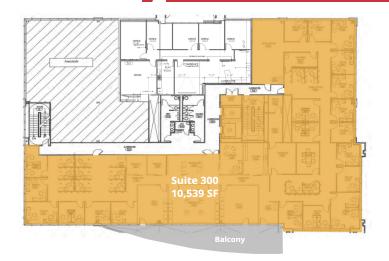
#### Chris Falcone

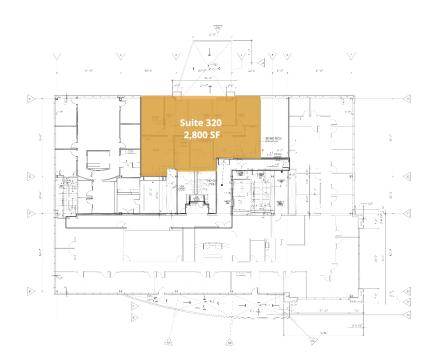
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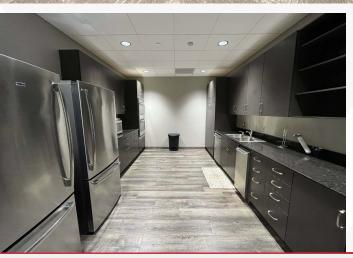
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