

# BLUE CROSS CENTRE

316,481 SF | NEGOTIABLE

1919 AKSARBEN DR, OMAHA, NE 68106



**INVESTORS  
REALTY INC.**

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## 1919 AKSARBEN DR

### EXECUTIVE SUMMARY

#### OFFERING SUMMARY

LEASE RATE:	NEGOTIABLE
Available SF:	
Building Size:	316,481 SF
Property Type:	Office Building
Year Built:	2010
Zoning:	MU - Mixed Use

#### PROPERTY OVERVIEW

An opportunity to join Blue Cross Blue Shield of Nebraska in their Class A corporate headquarters along with Omaha Public Power District in Aksarben Village. BCBS of Nebraska is offering a full floor totaling of 29,266 square feet for sublease.

#### PROPERTY HIGHLIGHTS

- Floor 7 available for sublease in 10-story Class A office building
- Move-in ready spaces consist of a mixture of private offices, cubicles, conference rooms, collaborative spaces, and break rooms
- First floor amenities include 3 large meeting rooms, a training room, and coffee shop
- Possibility for subtenant to use existing furniture
- Abundant windows provide generous amount of natural light
- Convenient location in Midtown Omaha with easy access to Interstate 80
- Aksarben Village amenities within walking distance: 22 bars/restaurants, 10 wellness facilities, 3 hotels, movie theater, and open-air park
- Within walking distance to Baxter Arena, home of the UNO Mavericks
- Covered parking in adjacent garage

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## BLUE CROSS CENTRE

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## BUILDING INFORMATION

Building Size	316,481 SF
Min Divisible	SF
Max Contiguous	SF
Number Of Floors	10
Average Floor Size	29,266 SF
Year Built	2010
Construction Status	Existing

## PARKING &amp; TRANSPORTATION

Parking Ratio	4.0
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## SITE INFORMATION

Cross-Streets	Frances St & Ak-Sar-Ben Dr
County	Douglas
Zoning	MU - Mixed Use
Lot Size	5.01 Acres
Location Description	On the northeast corner of Frances Street and Ak-Sar-Ben Drive.

## UTILITIES &amp; AMENITIES

Power	OPPD
Gas	MUD

## OFFERING SUMMARY

LEASE RATE	NEGOTIABLE
Available SF	
Property Type	Office Building

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,003	95,989	295,833
Average Age	34.1	35	34
HOUSEHOLDS			
Total Households	4,391	41,427	123,543
People Per HH	2.3	2.3	2.4
Average HH Income	\$53,729	\$64,052	\$58,916
Average HH Value	\$158,216	\$159,774	\$141,094

## AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
Seventh Floor (SUBLEASE)	29,266 SF	\$37.00 SF/yr (Full Service)	\$90,236.83

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AVAILABLE SPACES

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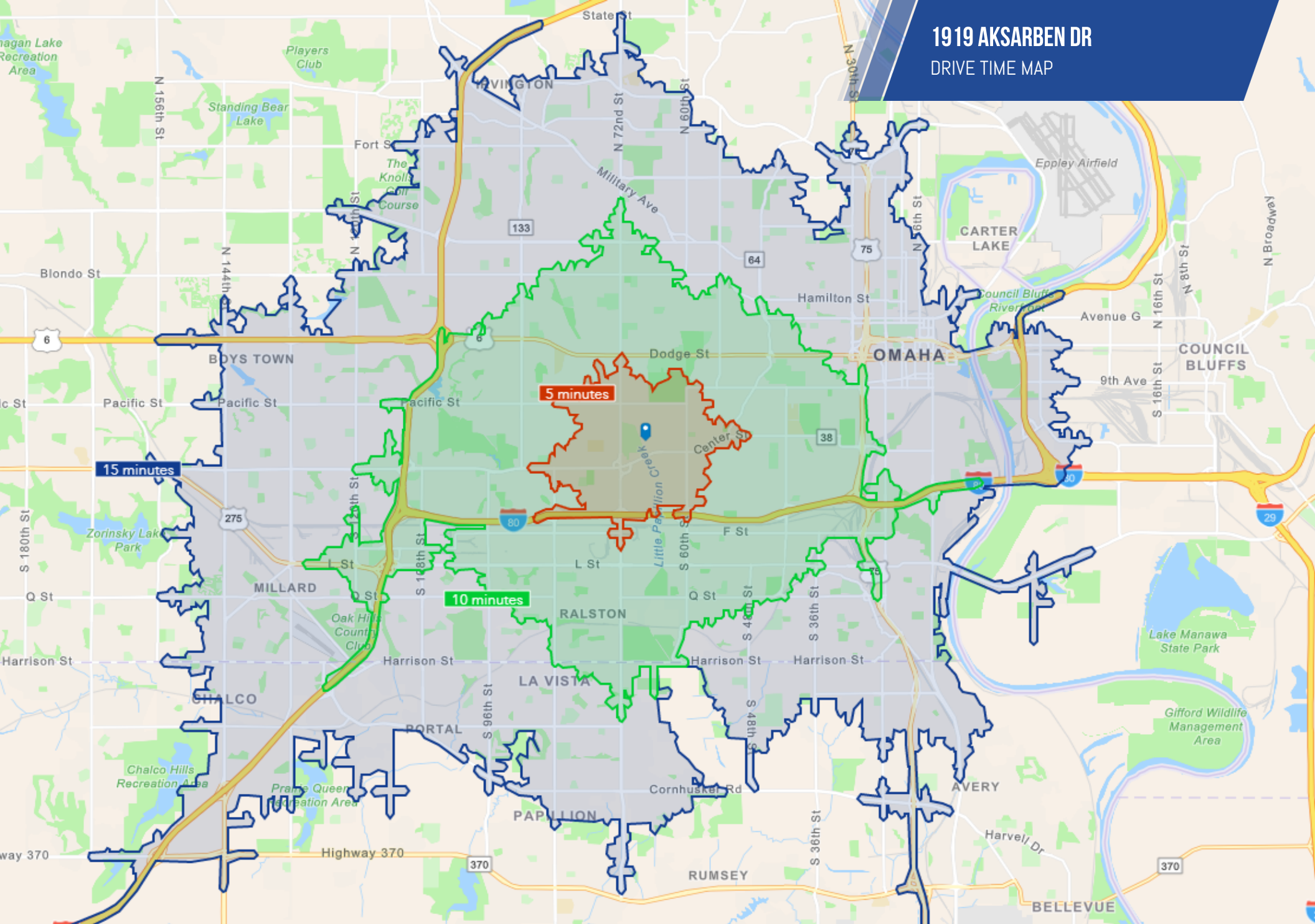
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# 1919 AKSARBEN DR DRIVE TIME MAP



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# 1919 AKSARBEN DR RETAILER MAP



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**1919 AKSARBEN DR**  
ADDITIONAL PHOTOS



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**1919 AKSARBEN DR**  
AKSARBEN VILLAGE



## AKSARBEN VILLAGE

Located in the heart of Omaha, Aksarben Village is the city's premier entertainment and shopping community. A walkable place of unique shops, restaurants, bars, bike trails, and green spaces. Whatever you love to do, Aksarben Village is where it all starts - catch a movie, see a concert, or hit the bars to enjoy the game.

Looking for family-friendly activities? You bring the kids, we'll bring the playground. Stinson Park is a vibrant outdoor venue, perfect for catching some fresh air, exercise, live music, open-air market, and dog park!

## MAJOR ATTRACTIONS

- Inner Rail Food Hall
- Stinson Park
- DJ's Dugout
- Aksarben Cinema
- Jones Bros. Cupcakes
- Ponzu Sushi & Grill
- Lululemon
- Genesis Health Club
- Baxter Arena



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