

INVESTMENT

# Oak

REAL ESTATE

OFFICE/RETAIL SPACE FOR LEASE

## Securities Building

402.702.2710

305 S 16th Street Omaha, NE 68102

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#### PROPERTY INFORMATION

Building Name	Securities Building
Building Size	47,577 SF
Year Built	1915
County	Douglas
Market	Downtown
Sub-market	Market West
Cross-Streets	16th & Farnam St

#### LEASE DETAILS

Available	2,951 SF
Lease Rate	\$16 PSF
Lease Type	NNN
Term	3-10 Years

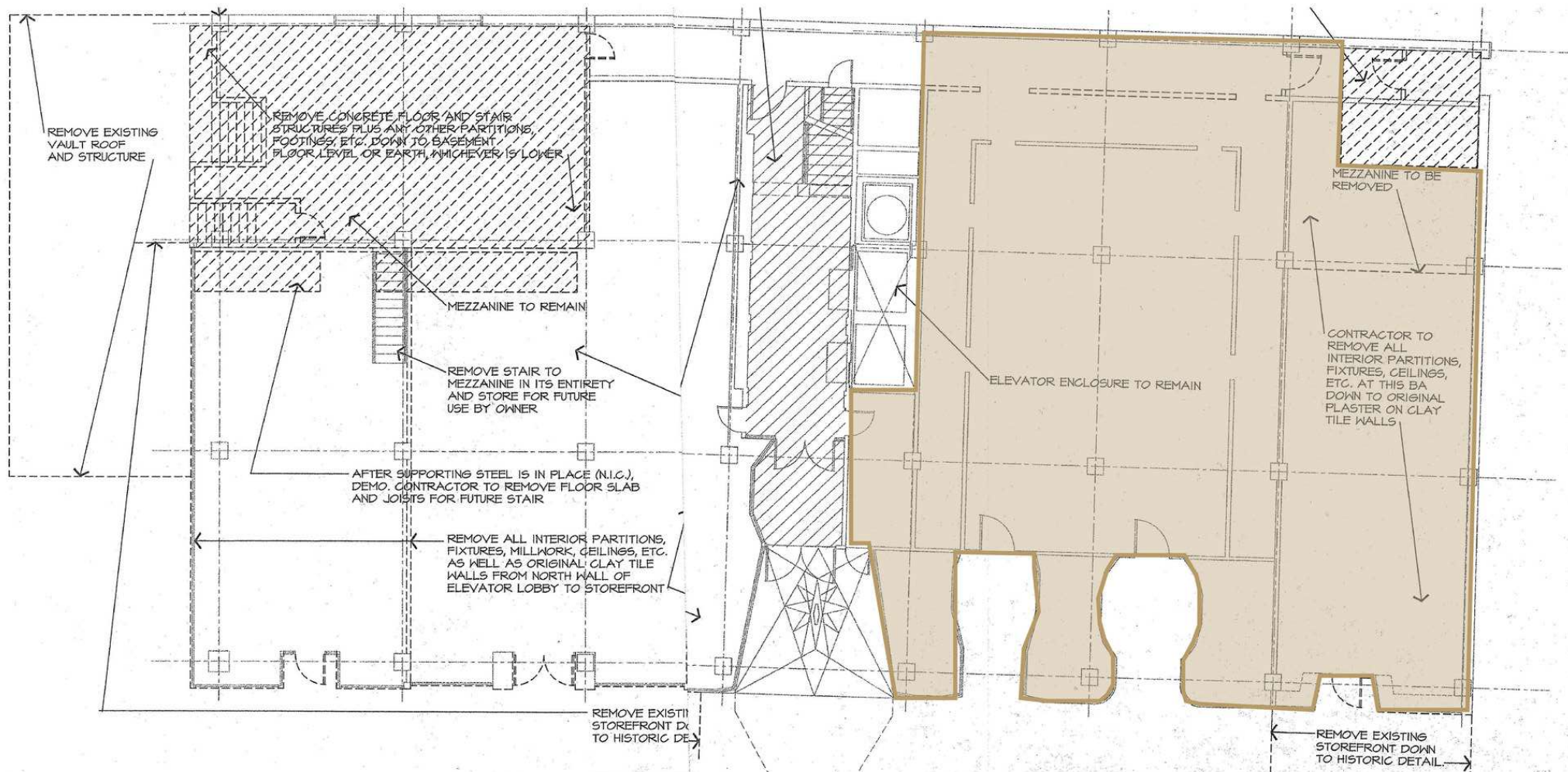
#### PROPERTY HIGHLIGHTS

- 2,951 SF of light retail or creative office available in the Securities Building
- Space has original tin ceilings, and a combination of a large open space and small offices
- Dramatic storefront along bustling 16th Street corridor

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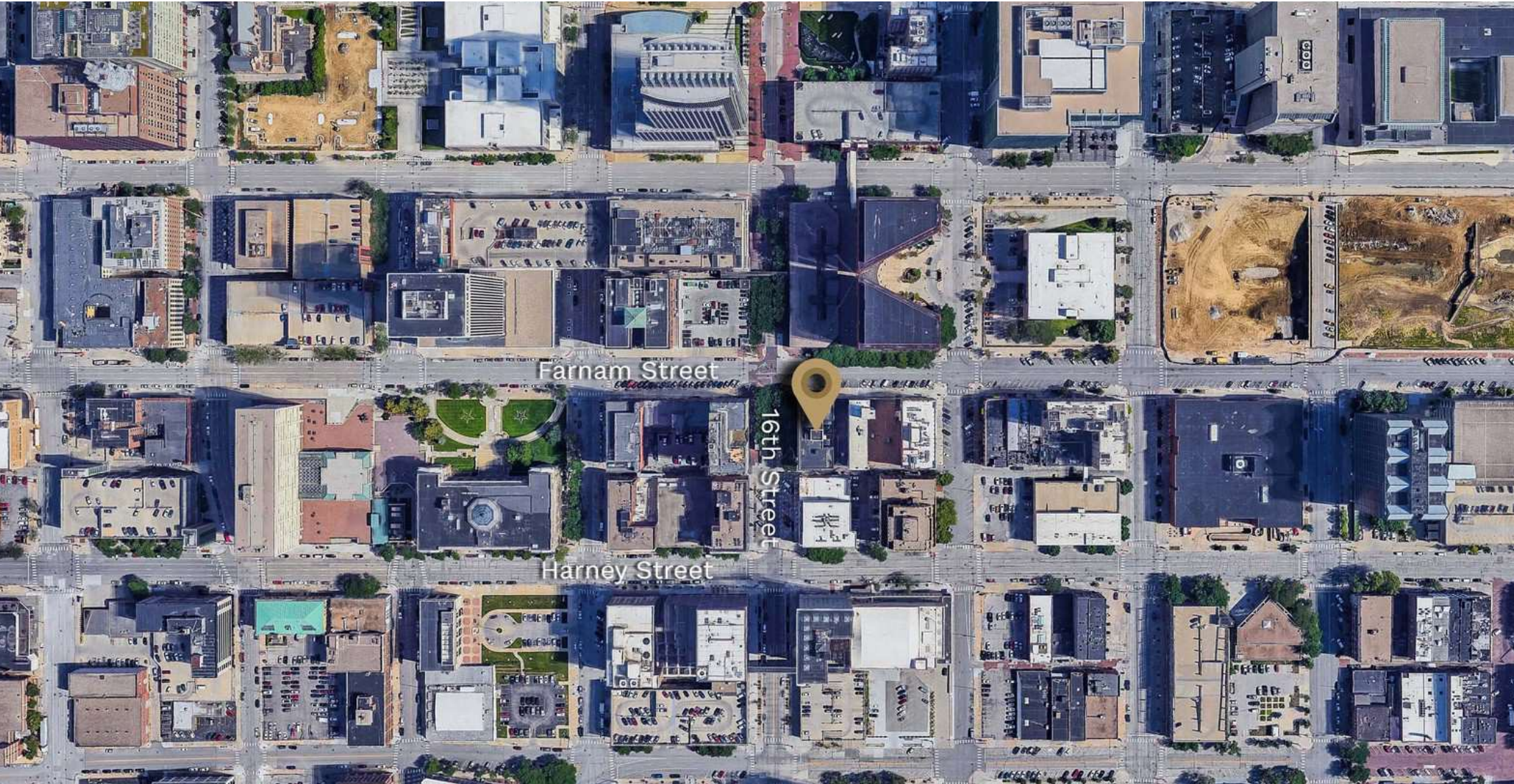


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### PARKING / PUBLIC TRANSPORTATION

- 22 stall parking garage
- Off-street parking
- One block away from Omaha's new ORBT (Bus Rapid Transit) System
- On the projected path of Omaha's planned Rail Line System

### COMMON AREA AMENITIES

- Gene Leahy Mall & Riverfront Revitalization underway
- 16th Street has undergone several significant renovations in the past 5 years
- Walking distance to The Old Market, The Capitol District, CHI Health Center and Orpheum Theater
- Surrounded by large employers: First National, Union Pacific, WoodmenLife, Toast, Courthouse
- Local restaurants and bars: Culprit Café, Block 16, Mercury, Oasis Falafel, Wicked Rabbit, The Green Room



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