

FOR LEASE

18020 BURT STREET
OMAHA, NE 68022



THE
RMR
GROUP

PROPERTY FEATURES & AMENITIES

18020 Burt Street, a 101,283 SF office building, is available for lease. The property is located just off of 180th Street and the West Dodge Expressway, with excellent exposure to 77,000 EADT and is in Omaha's most desirable submarket. The highly sought out Suburban West Dodge submarket has had 1,200,000 SF Net Absorption over the last five years.



High visibility to 77,000 EADT
(W. Dodge Expressway)



Most desirable office submarket
in Omaha



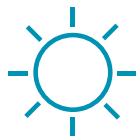
Mix of large open work areas,
private offices & meeting rooms



Spacious cafeteria & lounge area



Two (2) bathrooms per floor



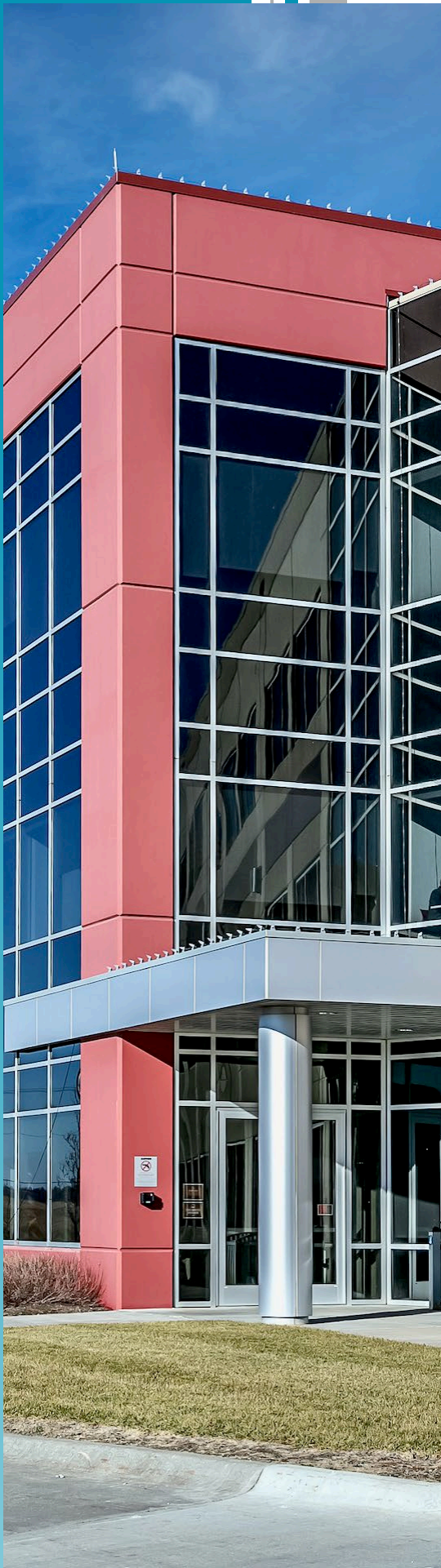
Large outdoor patio



Leasehold improvements in place
- ready for immediate occupancy



Monument and building
signage available





PROPERTY HIGHLIGHTS

Availability	5,678 - 96,285 SF	Zoning	Mixed-Use
Lease Rate	\$19.50 PSF NNN	Tenant Allowance	Negotiable
Building Size	101,283 SF	Parking	514 Surface Stalls
No. Floors	Three	Parking Ratio	5.3 per 1,000 SF
Floor Plate	35,686 - 36,347 RSF	Est. NNN Expenses	\$4.02 Taxes \$0.30 Insurance \$7.18 CAM <small>(includes utilities & janitorial)</small>
Year Built	2012		\$11.50 PSF Total

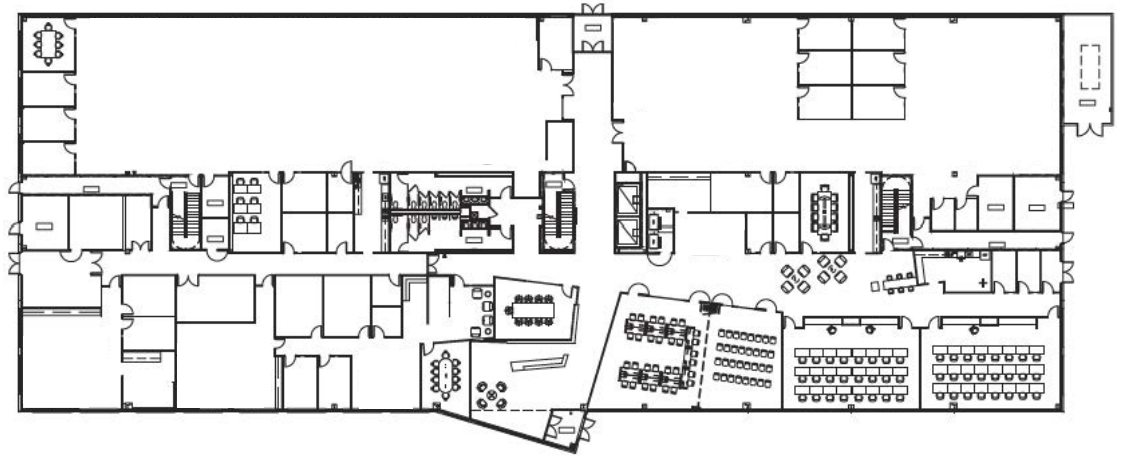
<i>First Floor</i>	<i>Second Floor</i>	<i>Third Floor</i>
Suite 100: 5,678 - 24,252	Suite 200: 9,832 - 35,686	Suite 300: 18,759 - 36,347
Suite 110: 9,632 - 24,252	Suite 210: 8,604 - 35,686	Suite 350: 17,618 - 36,347
Suite 125: 8,942 - 24,252	Suite 225: 8,685 - 35,686	
	Suite 250: 8,574 - 35,686	

<i>Floor</i>	<i>Available SF</i>	<i>Offices</i>	<i>Conference Rooms</i>	<i>Work Rooms</i>
First	5,678 - 24,252 SF	14	4	4
Second	8,604 - 35,686 SF	48	5	6
Third	17,618 - 36,347 SF	50	7	7
TOTAL	96,285 SF	112	16	17

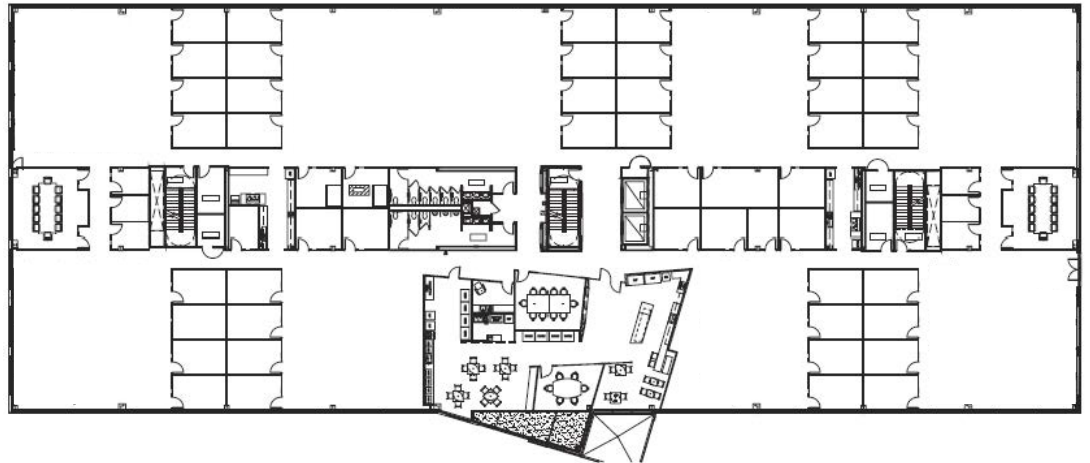
EXISTING FLOOR PLANS

Availability: 5,678 - 96,285 RSF

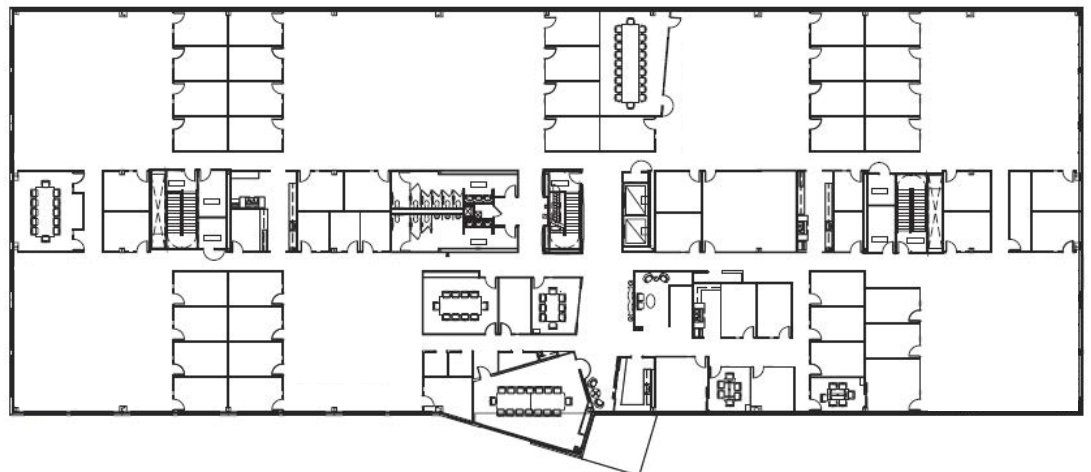
1ST FLOOR
5,678 - 24,252 RSF



2ND FLOOR
8,604 - 35,686 RSF

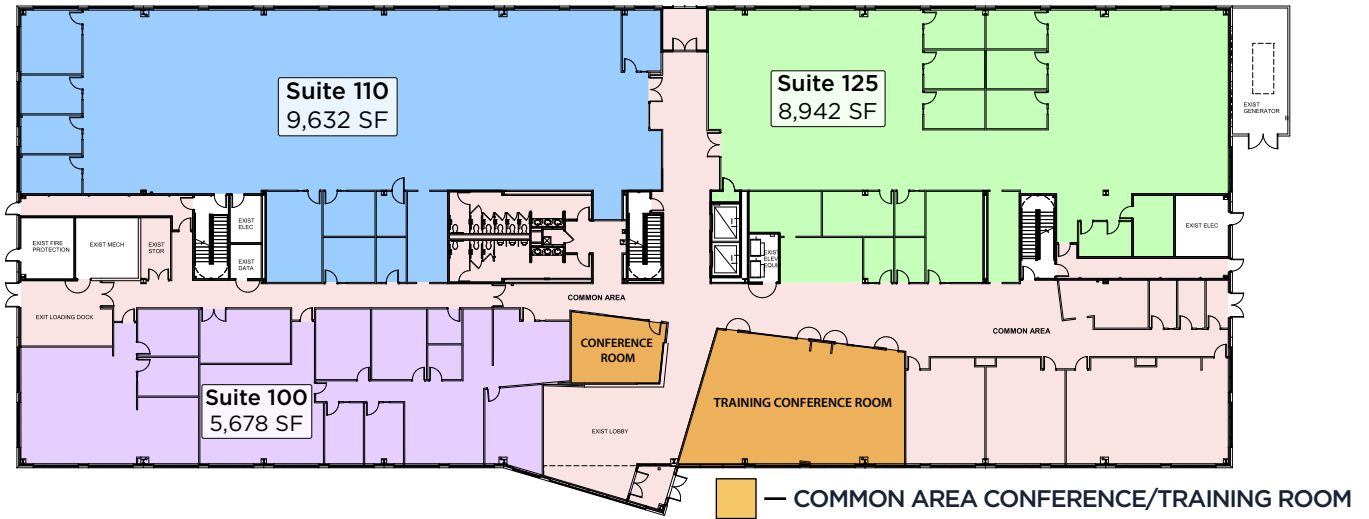


3RD FLOOR
18,759 - 36,347 RSF

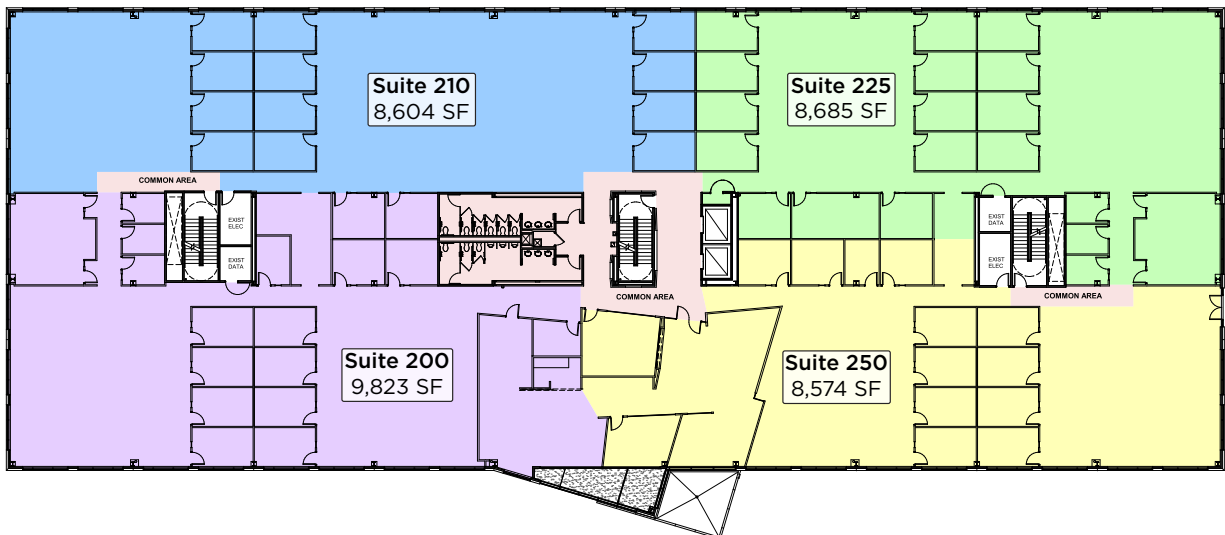


DEMISING OPTIONS

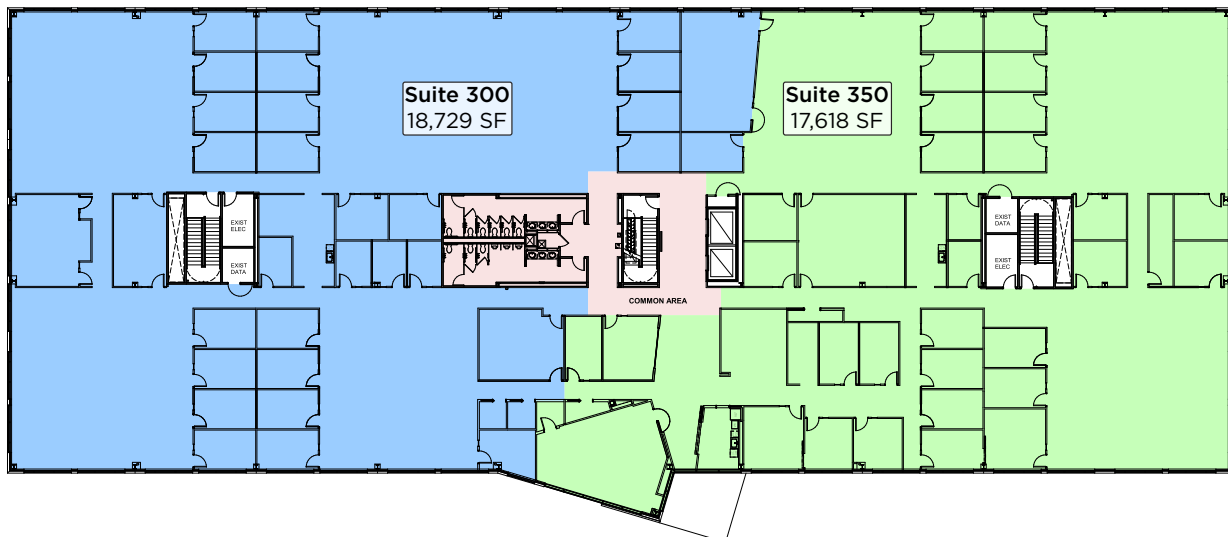
1ST FLOOR 5,678 - 24,252 RSF

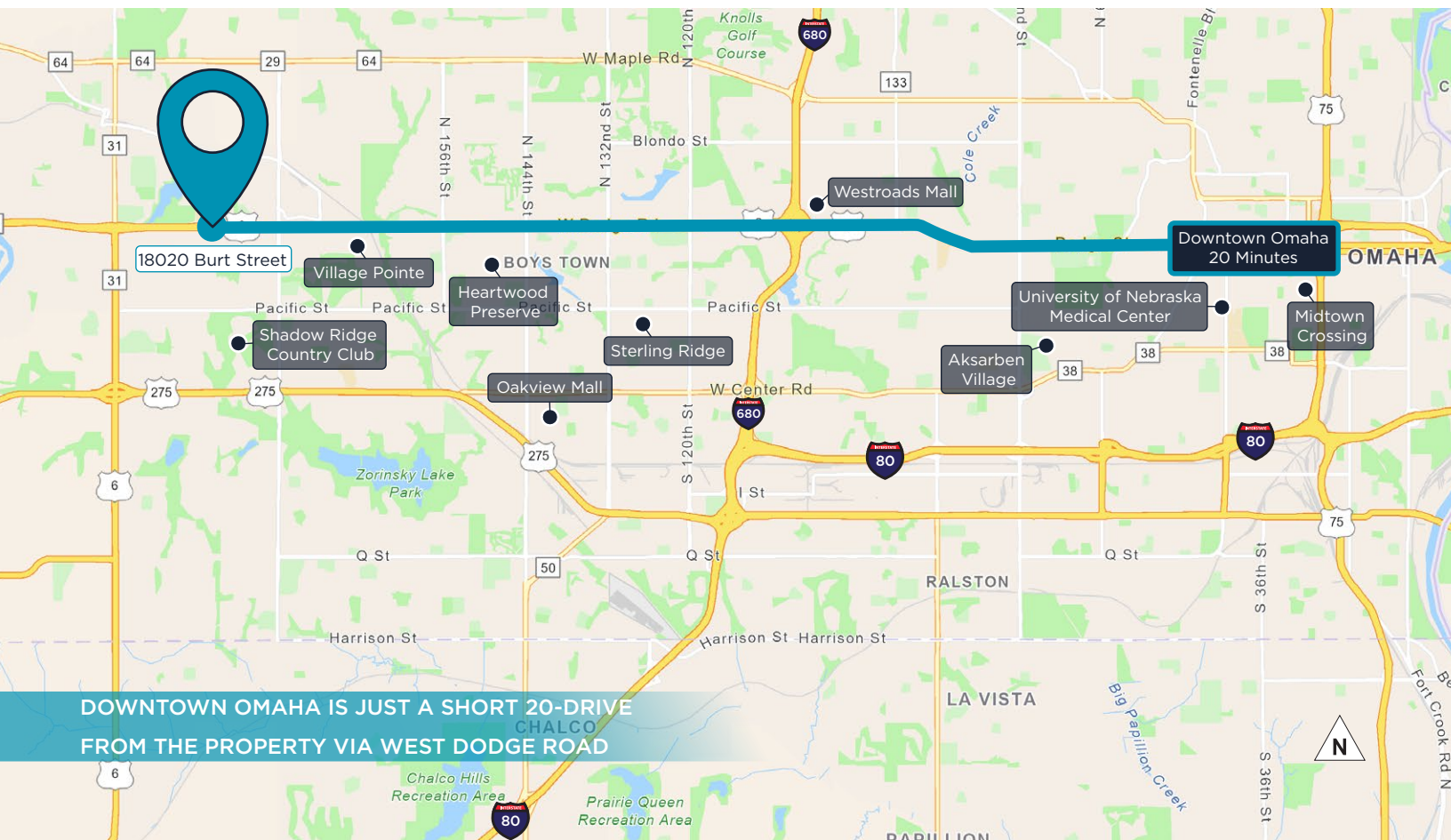


2ND FLOOR 8,604 - 35,686 RSF



3RD FLOOR 18,759 - 36,347 RSF







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