



Building Type:	Office
Available SF:	24,000
Total SF:	400,000
Number of Stories:	1
Expandable:	No
Zoning:	Commercial
Site Size:	7.04 Acres
Year Built:	1973
Specialty Features:	None
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Concrete Block
Floor Type:	Concrete-Reinforced
Sale Price Note:	Lease only
Lease Rate:	\$9
Lease Terms:	Triple Net
Lease Rate Note:	\$9 PSF
Last Updated:	Nov 20, 2024

Economic Development Contact

Paula Hazlewood  
Advance Southwest Iowa Corporation  
149 W. Broadway  
Council Bluffs, IA 51503  
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Realtor/Owner Contact

Justin Tabor  
Omni Centre  
712-328-3666 | justin@omnicentre.net

Property and Area Description

Great Business Park Environment in Downtown Council Bluffs, IA. 10 mins from Downtown Omaha, NE and Air and Ground Transportation. Covered parking garage and on site security. Lease rate start from \$8.00 /Sq. Ft.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

**Nearest Highway:** US Hwy 6 (0.10 mi.)  
**Nearest Interstate:** I-29/80 (3.00 mi.)  
**Nearest Airport:** Council Bluffs Municipal (6.00 mi.)  
**Nearest Commercial Airport:** Omaha Eppley Airfield (8.00 mi.)  
**Rail Served:** No  
**Rail Served By:** Other  
**Rail Infrastructure in Place:** No

Utilities

**Electric:** MidAmerican Energy Company  
**Natural Gas:** Black Hills Energy  
**Water:** Council Bluffs Water Works  
**Sewer:** City of Council Bluffs