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| Building Type: | Office |
| Available SF: | 15,823 |
| Total SF: | 64,782 |
| Last Updated: | Oct 10, 2025 |

Economic Development Contact

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Realtor/Owner Contact

Chris Mensinger

Property and Area Description

Exceptional opportunity to lease a signature office building with 64,782 rentable square feet and incredible interstate visibility and easy access to all of Omaha. Spectacular four-story atrium allowing natural light sources both internal and external areas of each floor. Planned upgrades to common areas include a well-appointed lobby, restrooms, elevators, artwork, tenant directory, monument sign and contemporary exterior door entry system. Future interior and exterior updates.

Population

| | | | |
|--|----------------------------------|----------------------------------|------------------------------------|
| | 746,596 10 Mile Radius | 917,290 20 Mile Radius | 1,005,858 30 Mile Radius |
|--|----------------------------------|----------------------------------|------------------------------------|

Source: ESRI®, 2025

Households

| | | | |
|--|----------------------------------|----------------------------------|----------------------------------|
| | 294,844 10 Mile Radius | 360,930 20 Mile Radius | 395,629 30 Mile Radius |
|--|----------------------------------|----------------------------------|----------------------------------|

Source: ESRI®, 2025

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown