

Council Bluffs: Omni Centre

300 West Broadway | Council Bluffs, IA | US | Pottawattamie County
Available SF: 24,000 | Lease Rate: \$9 | Lease Terms: Triple Net



ECONOMIC DEVELOPMENT
PARTNERSHIP



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



635,252

15 Mile Radius

961,755

30 Mile Radius

1,468,941

60 Mile Radius

Source: ESRI®, 2024

Households



255,031

15 Mile Radius

374,649

30 Mile Radius

579,774

60 Mile Radius

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

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
(402) 960-8505 |
phazlewood@selectgreateromaha.com

Realtor/Owner Contact

Justin Tabor

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

Property Images



Angie Baber | Director, Economic Development | Greater Omaha Economic Development Partnership
808 Conagra Dr. | Omaha, NE 68102 | ababer@selectgreateromaha.com