

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

Economic Development Contact

Angie Baber
Greater Omaha Economic Development Partnership
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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

	884,679 15 Mile Radius	1,005,858 30 Mile Radius	1,489,745 60 Mile Radius
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Source: ESRI®, 2025

Households

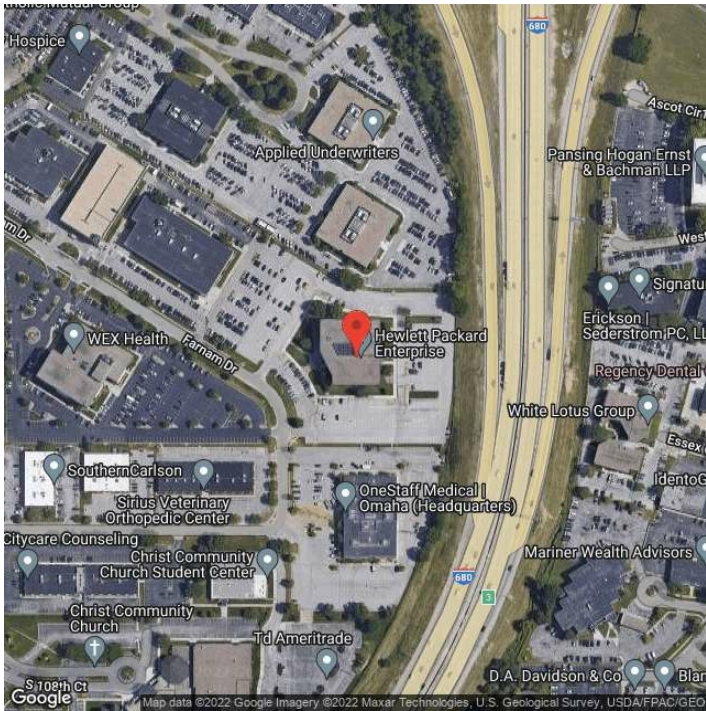
	348,122 15 Mile Radius	395,629 30 Mile Radius	591,519 60 Mile Radius
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Source: ESRI®, 2025

Transportation

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

Property Images



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