



PROPERTY FEATURES

- PRICE PSF** \$10.00 psf NNN
AVAILABLE SIZE 136,685 sf
FLOORS 3 floors plus lower level (60,000 sf +/- per floor 1 & 2, plus penthouse)
PARKING 556 stalls - possible to expand

PROPERTY BENEFITS

- Be part of an exciting redevelopment. Landlord's have successfully redeveloped over 50 million square feet.
- Proven ownership that focuses on the big picture!
- Close to all amenities, including shopping and dining.
- Easy Interstate access.
- Flexible floor plans/layouts available.
- Campus atmosphere.
- Building signage available.

AGENTS

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Office For Lease



Omaha Works Office

12720 I Street

127th & I Streets

Omaha, NE

\$10.00 psf NNN

Kiewit constructed, well maintained, centrally located office building. Close to all amenities and Interstate. Flexible floor plans/layouts available. Campus atmosphere! Many windows allows natural light in.

BUILDING DATA		SITE DATA		LEASE TERMS		
Building SF	201,685	Zoning	GI-General Industrial	<u>SERVICES</u>	<u>PD BY</u>	<u>EST COST (PSF)</u>
Available SF	136,685	Traffic Ct	28,600 cars/day*	Gas	Tenant	\$2.25
Min SF	10,000	Parking	556 stalls-possible to expand	Sewer/Water	Tenant	*inc in above
Max SF	136,685			Electric	Tenant	*inc in above
Year Built	1958	Remarks		Janitorial	Tenant	\$1.00
# of Floors	3		*Traffic Count at 120th & I Streets	HVAC Maint	Tenant	
Ceiling Height	Varies			R.E. Taxes	Tenant	\$1.27
Fire Sprinklers	Yes			Insurance	Tenant	\$0.07
HVAC	TBD			C.A.M.	Tenant	\$0.72
Restrooms	TBD			Cost to Tenant	\$5.31 psf	
O.H. Doors	No			Finish Allowance	Negotiable	
Elevator	Yes			Rent Escalator	Negotiable	
R/U Factor				Lease Term	3-10 years	
Data Provider				Lease Form	Owner's	
Remarks				Will Sell	No	
	Furniture available on site. Data center available.Cox Communications fiber ring for WAN circuit. AT & T OC12 sonnet ring for telecom circuit.2400 pair cable to CenturyLink (134 & Center)			Remarks		

UNIT	SIZE	PSF	RENT	AVAIL	COVENANTS / RESTRICTIONS
10,000-201,685		\$10.00		Now	Those of record.
					To Show Contact Agent
					Agents J.P. Raynor 778-7538 Ryan Zabrowski 778-7557 R.J. Neary 778-7535
					LoopNet# 17360525 File# 1158 Rev 6/28/2012
Remarks					
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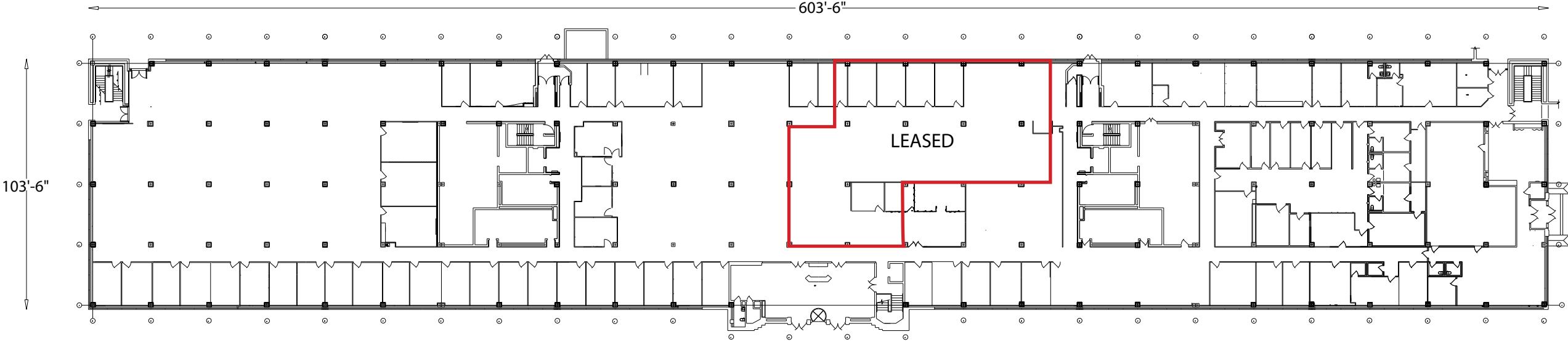
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12720 "I" Street Photographs

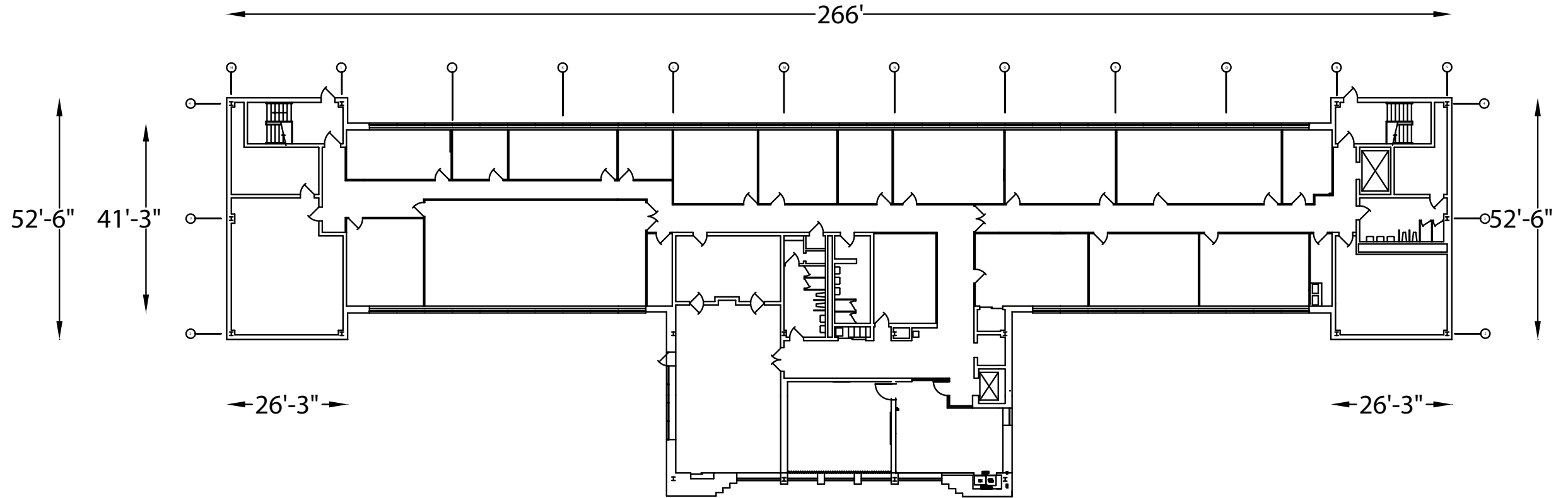
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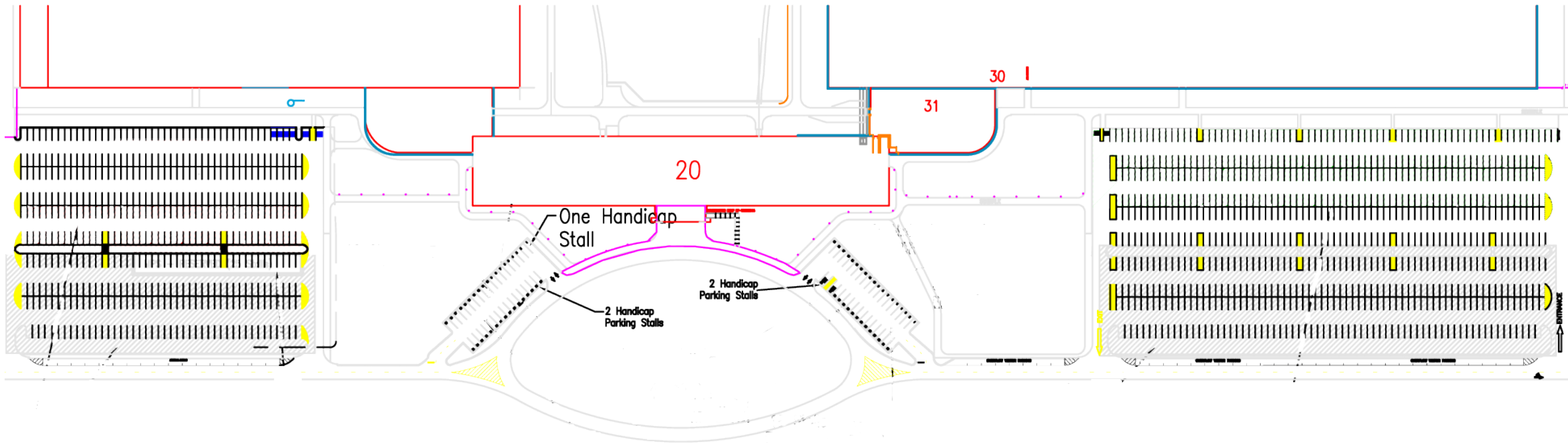
First Floor



Third Floor



Parking Plan



132nd Street

120th Street

MILLARD LUMBER Inc.

SPECIALTY FINISHING

SITE

I Street

SAM'S CLUB

Walmart
Save money. Live better.

THE HOME DEPOT

TARGET

OfficeMax

PETCO

Michaels

BEST BUY

SPORTS AUTHORITY

FBI Building

L Street



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