



Accelerating success.

Your Name Here

# For Lease

13330 California Street  
Omaha, Nebraska

**Ed Fleming**

Executive Vice President | Principal  
+1 402 763 1701  
ed.fleming@colliers.com

**Kyle Peterson**

CEO | Principal  
+1 402 763 1702  
kyle.peterson@colliers.com



## California Place Up To 30,369 RSF Available

Located in Bank of the West Business Park, California Place is a Class A office building featuring full-floor availability, high-end finishes and conveniently positioned within an amenity-rich area. Exterior building signage options provide exceptional exposure in the Bank of the West Business Park.



## Building Specifications

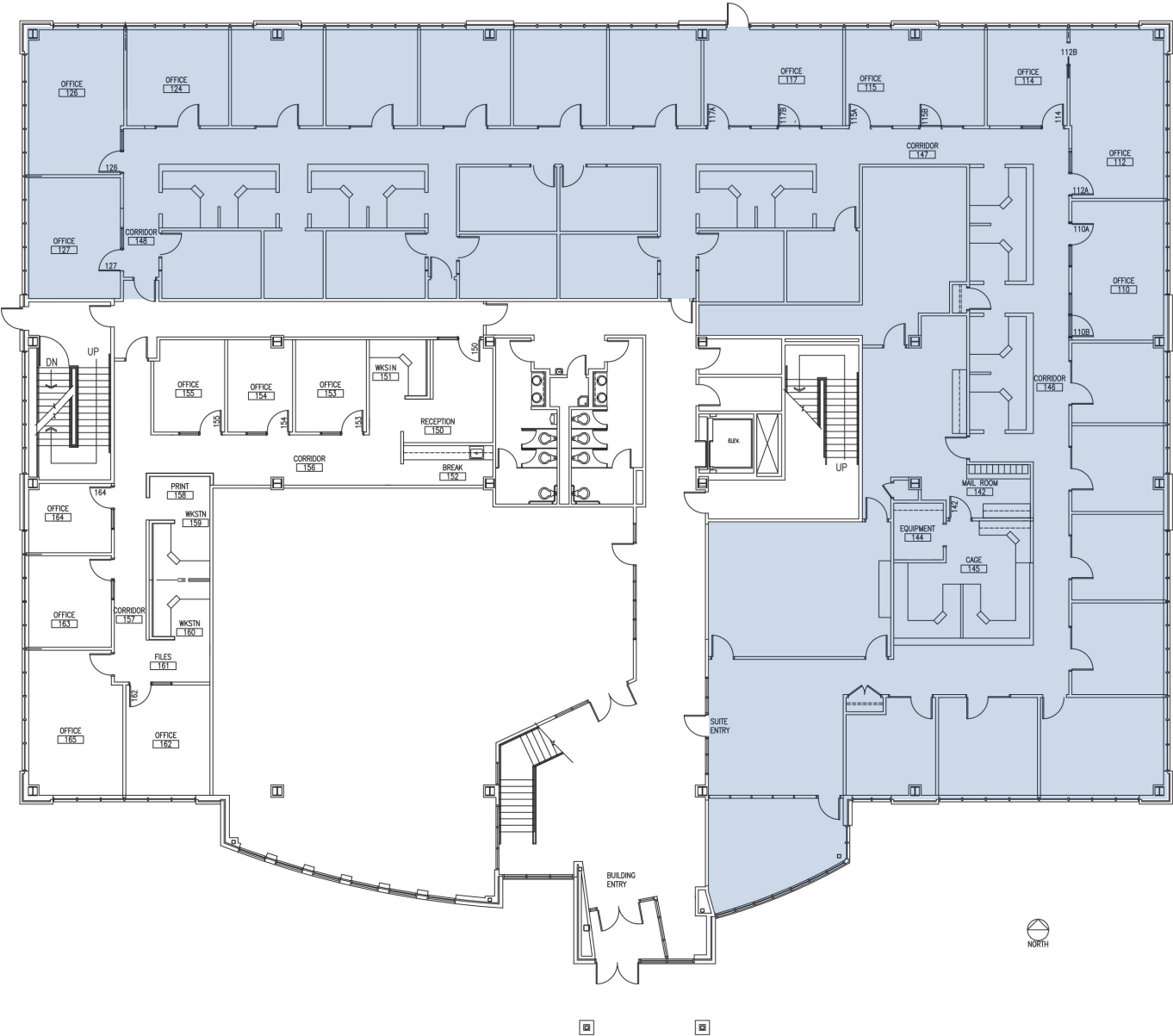
### California Place | 13330 California Street

Type of Listing:	Office for Lease
Price:	\$24.00/RSF
Operating Type:	NNN
Estimated Expenses:	\$10.82 SF (2026)
Total SF Available:	30,370 SF
Total Building SF:	36,079 SF
Minimum/Maximum:	11,739 - 30,369 SF
Available:	Suite 100 - First Floor 11,739 SF
	Suite 200 - Entire Second Floor 18,631 SF
Year Built:	2004
Number of Floors:	2
Parking:	4.9:1,000 (Enclosed and Surface)
<b>Construction</b>	
A/C:	Yes
Sprinkler:	Yes
Restrooms:	Common, two per floor
Elevators:	Yes, one
<b>Lease Specifics</b>	
Length of Lease:	Negotiable
TI Allowance:	Negotiable
Rent Escalator:	Negotiable
Lease Form:	Landlord's
<b>Location</b>	
Intersection:	133rd & California Street
Submarket:	West Dodge Corridor

# First Floor Plan

California Place | 13330 California Street

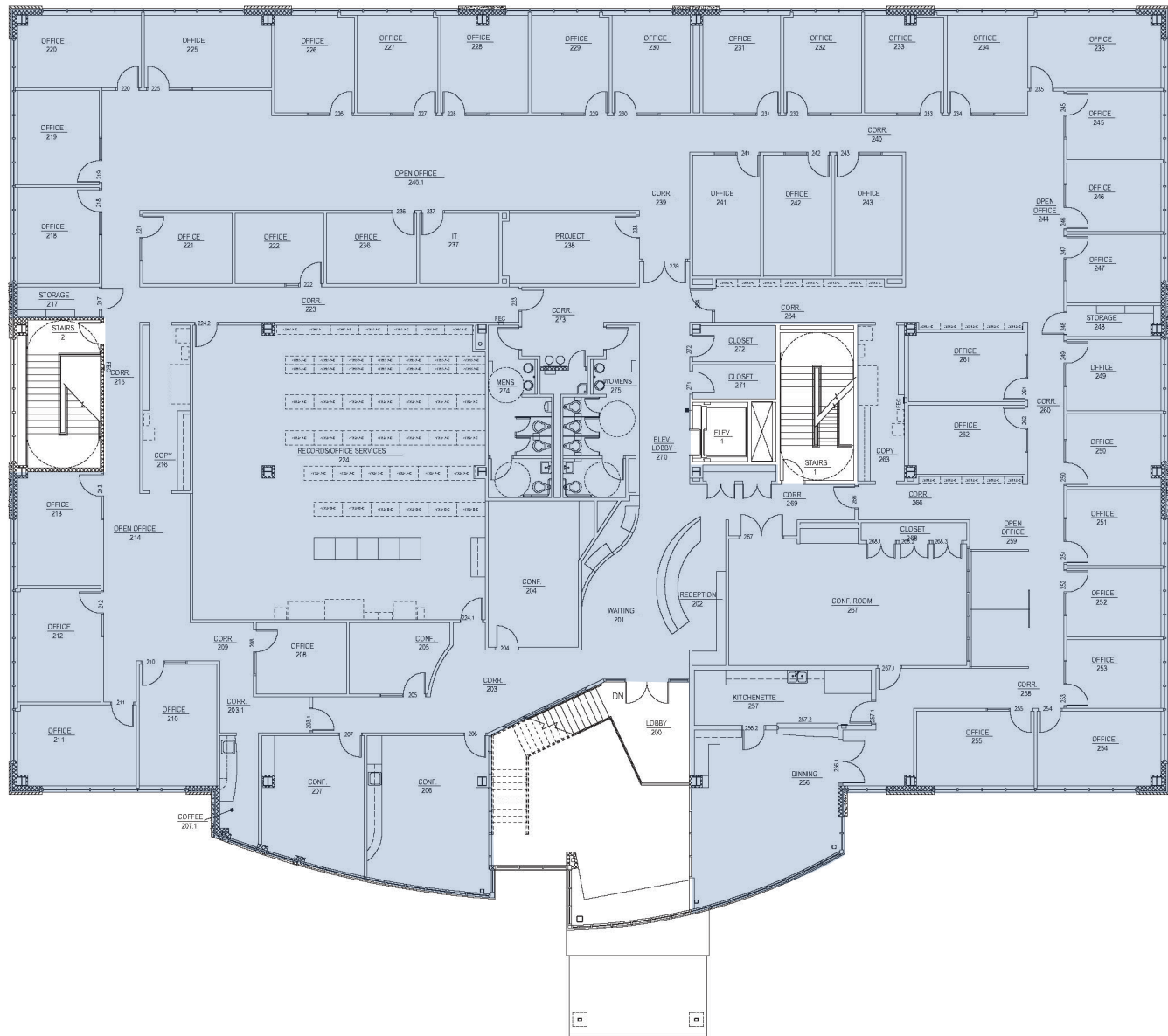
Suite 100 - First Floor  
11,739 Rentable Square Feet



# Second Floor Plan

California Place | 13330 California Street

Suite 200 - Entire Second Floor Available  
18,631 Rentable Square Feet



The Colliers logo consists of the word "Colliers" in a white serif font, centered within a white rectangular border. Below the text is a horizontal bar with a rainbow gradient from blue to red.

11516 Miracle Hills Drive  
Suite 400  
Omaha, NE 68154  
+1 402 345 5866  
colliers.com

### **Ed Fleming**

Executive Vice President | Principal  
+1 402 763 1701  
ed.fleming@colliers.com

### **Kyle Peterson**

CEO | Principal  
+1 402 763 1702  
kyle.peterson@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2023. All rights reserved.