

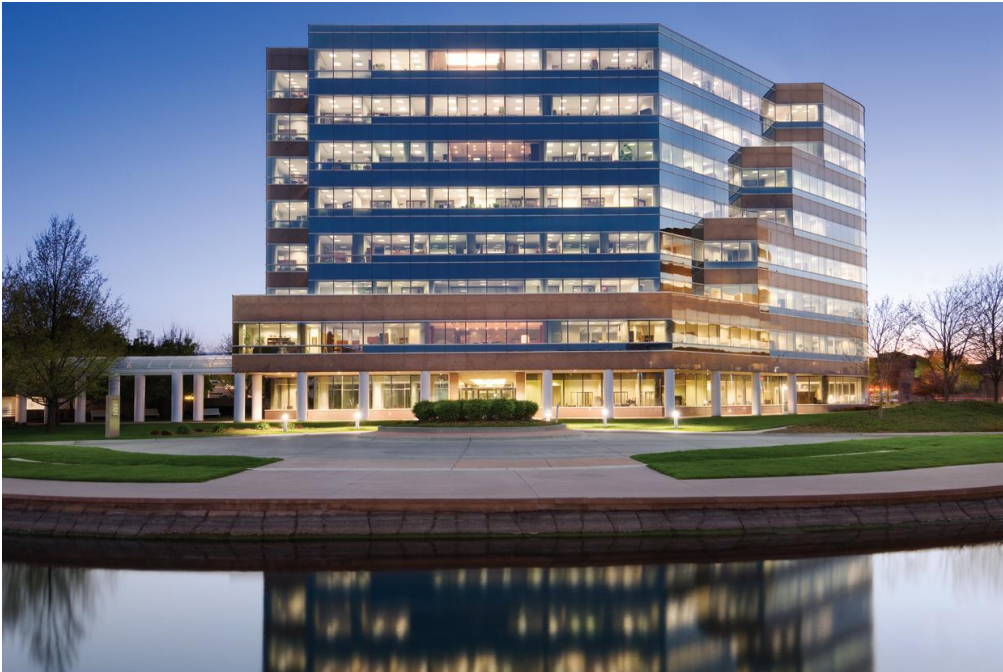
FOR LEASE > OFFICE SPACE

ONE PACIFIC PLACE

1125 SOUTH 103RD STREET, OMAHA, NE 68124



Accelerating success.



Building information

Type of Listing:	Office for Lease	Intersection:	103 rd & Pacific
Price:	\$22.00/RSF	LoopNet #:	41321
Operating Type:	NNN		
Est. Expenses:	\$11.46/SF (Est. 2018)		
Available:	Immediately	Construction:	Granite / Steel
Total SF Available:	5,205 SF	A/C:	VAV
Total Building SF:	128,392 SF	Roof:	Membrane
Year Built:	1987	Sprinkler:	Yes
# of Floors:	Eight (8)	Restrooms:	Two (2) Per Floor, ADA
Parking:	500 Garage Stalls	Elevators:	Three (3)

<u>Suite #:</u>	<u>SF Available:</u>
100	5,205 RSF

Length of Lease:	Negotiable
TI Allowance:	Negotiable
Rent Escalator:	3% Annually
Lease Form:	Landlord's

Overview

Only one suite left! 5,205 rentable square feet in Omaha's premier office building. 500 stall attached covered parking garage. Recently remodeled fitness center/locker facilities on site.

Information furnished is from sources deemed reliable, but is not guaranteed by Colliers International, or its agents, and is subject to change, corrections, errors and omissions, prior sales, or withdrawn without notice.

Contact us

AGENT: Ed Fleming
+1 402 763 1701
Omaha, NE
Ed.Fleming@colliers.com

AGENT: Kyle Peterson
+1 402 763 1702
Omaha, NE
Kyle.Peterson@colliers.com

COLLIERS INTERNATIONAL
6464 Center Street | Suite 200
Omaha, NE 68106
www.colliers.com

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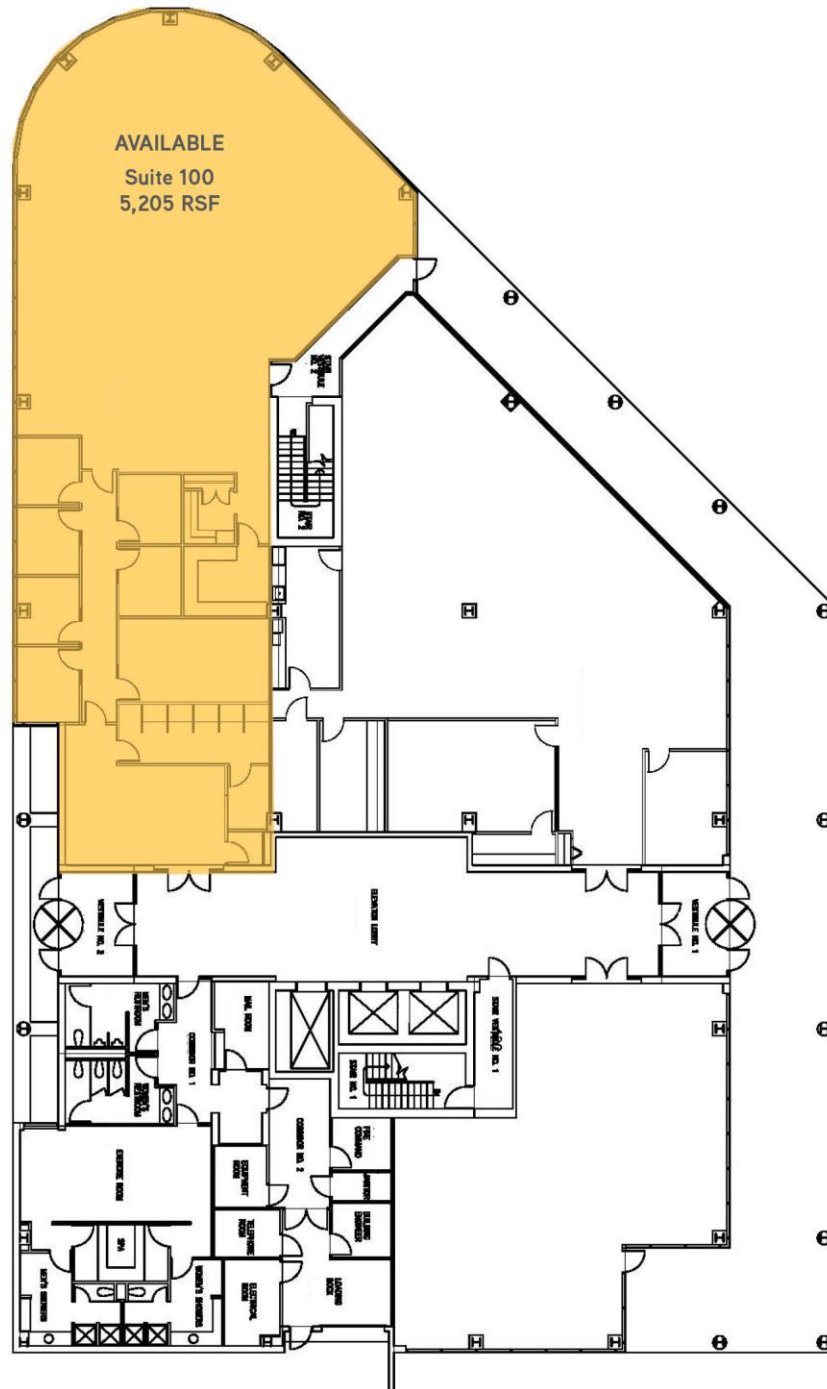
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Floor plan – Suite 100 (5,205 RSF)



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Ed.Fleming@colliers.com

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