

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:	\$23.00/RSF		
Operating Type:	NNN		
Est. Expenses:	\$11.47/SF <small>(Budgeted 2019)</small>		
Available:	Immediately	Construction:	Granite / Steel
Total SF Available:	24,512 RSF	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)

Overview

Multiple suites available in Omaha's premier Class A office building. 500 stall attached covered parking garage. Recently remodeled fitness center/locker facilities on site.

<u>Suite #:</u>	<u>SF Available:</u>		
100	5,205 RSF	Length of Lease:	Negotiable
July 2020 – 110	4,147 RSF	TI Allowance:	Negotiable
Aug 2020 – 325/375	5,360 RSF	Rent Escalator:	3% Annually
Aug 2020 – 580	9,800 RSF	Lease Form:	Landlord's

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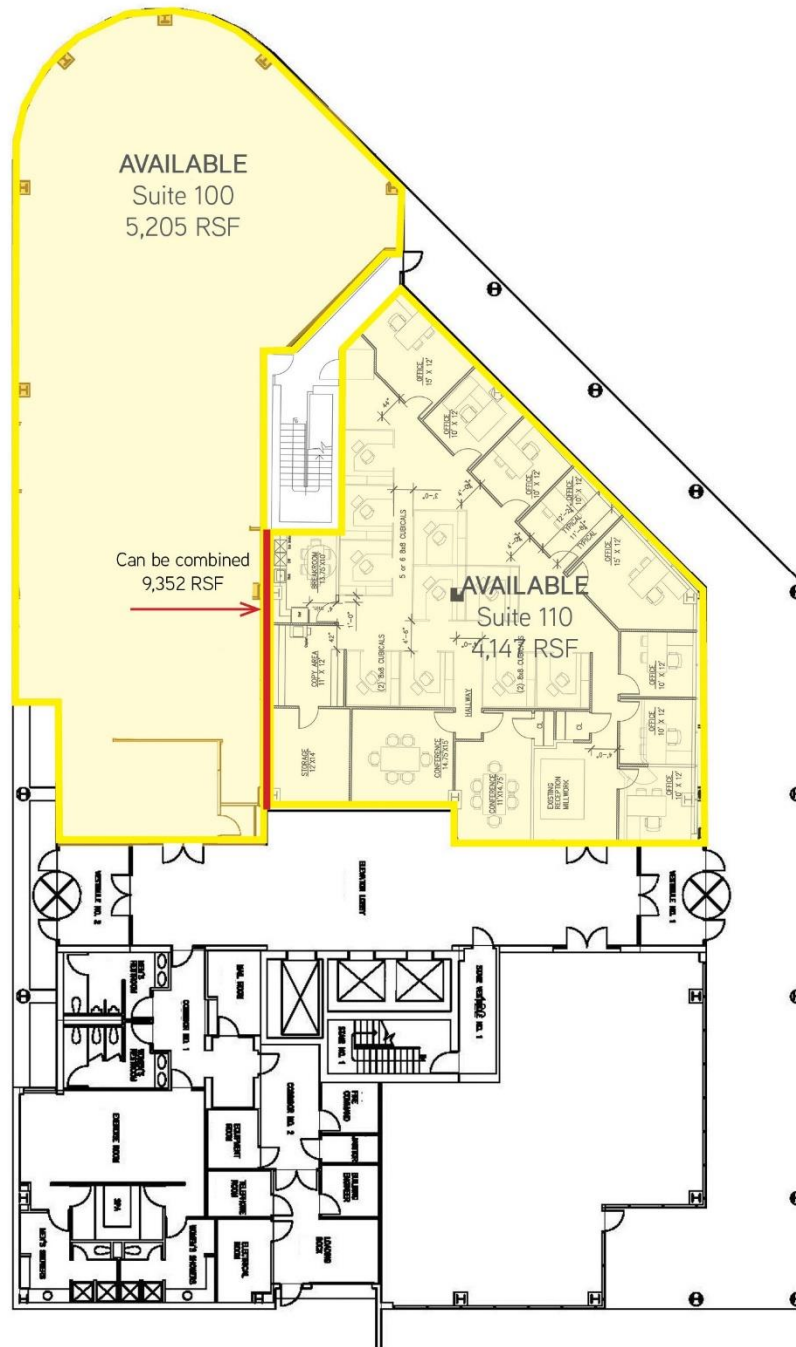
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Floor plan – Suite 100 (5,205 RSF) & Suite 110 (4,147 RSF)



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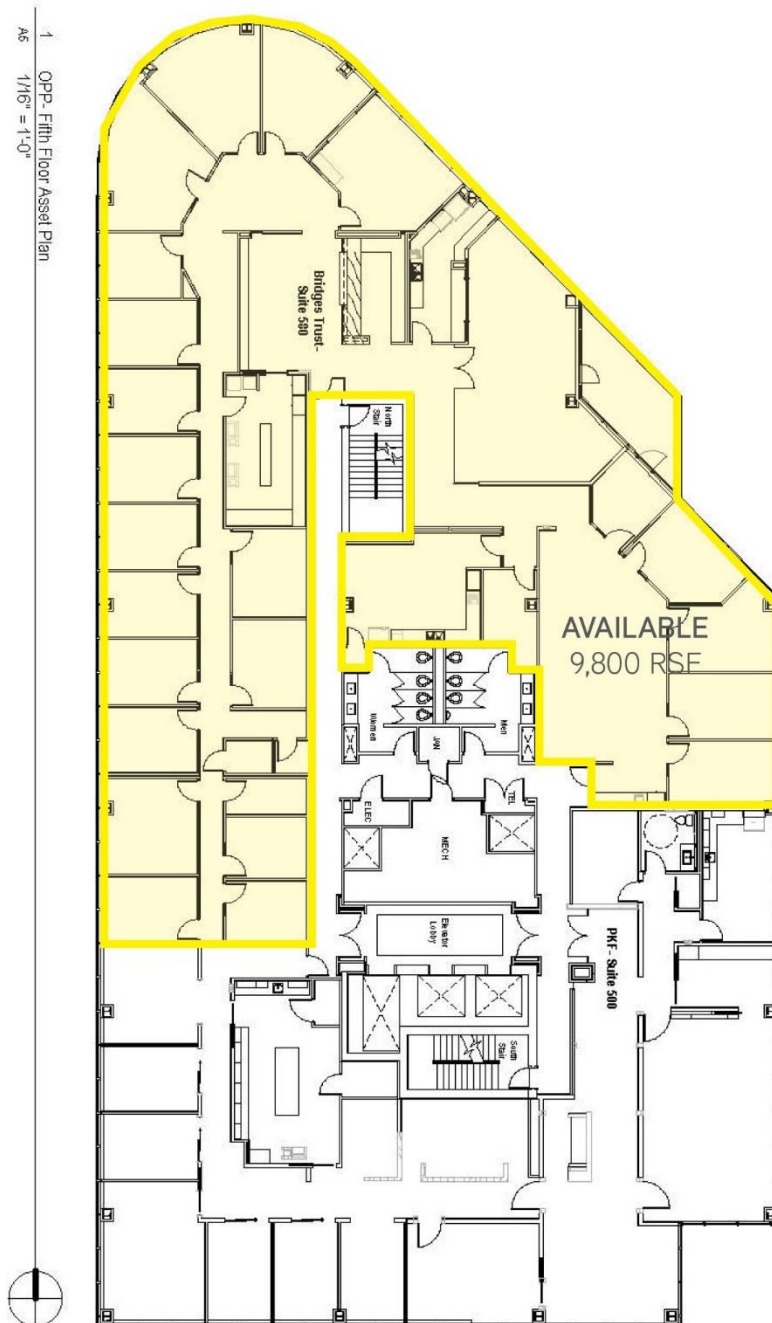
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Floor plan – Suite 580 (9,800 RSF)



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