



Office Opportunity

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11516 Miracle Hills Drive
Suite 400
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Farnam Executive Center 10810 Farnam Drive

64,782 total square feet available

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.

All floors are demisable to create smaller suites.

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Incredible Traffic Exposure

Farnam Executive Center | 10810 Farnam Drive, Omaha, NE 68154



Estimated Average Daily
Traffic Exposure on I-680:

139,835

Total Vehicles per Day



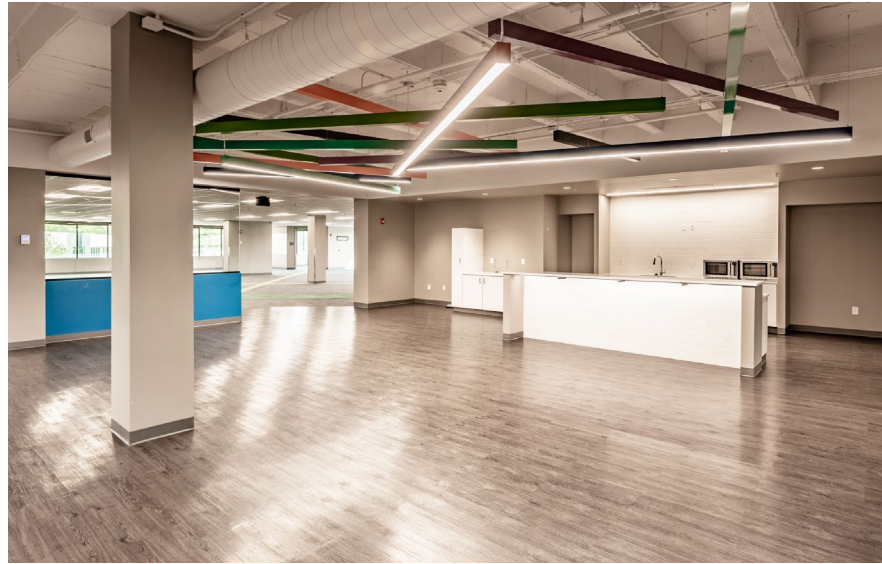
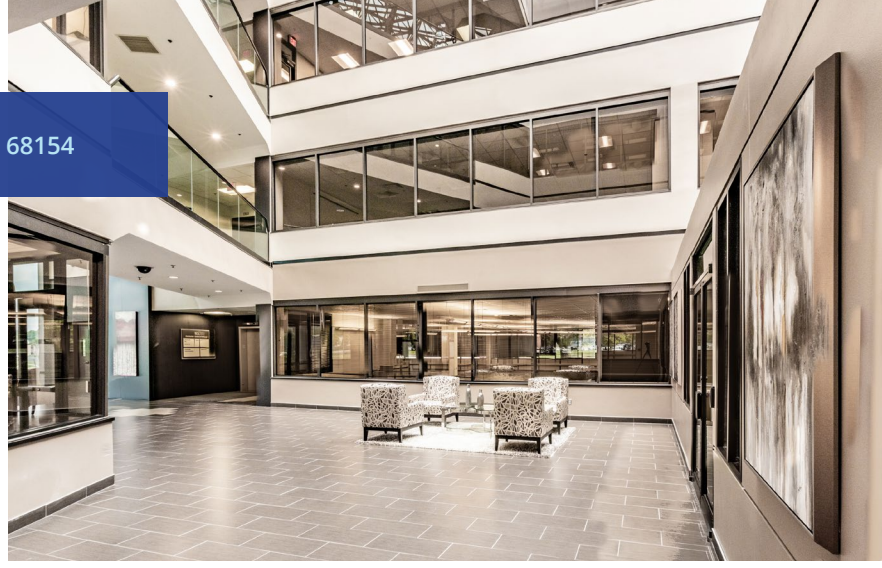
Interstate
680

W Maple St 1/2
Port St
Irvington

EXIT 3
W Dodge Rd
Boys Town



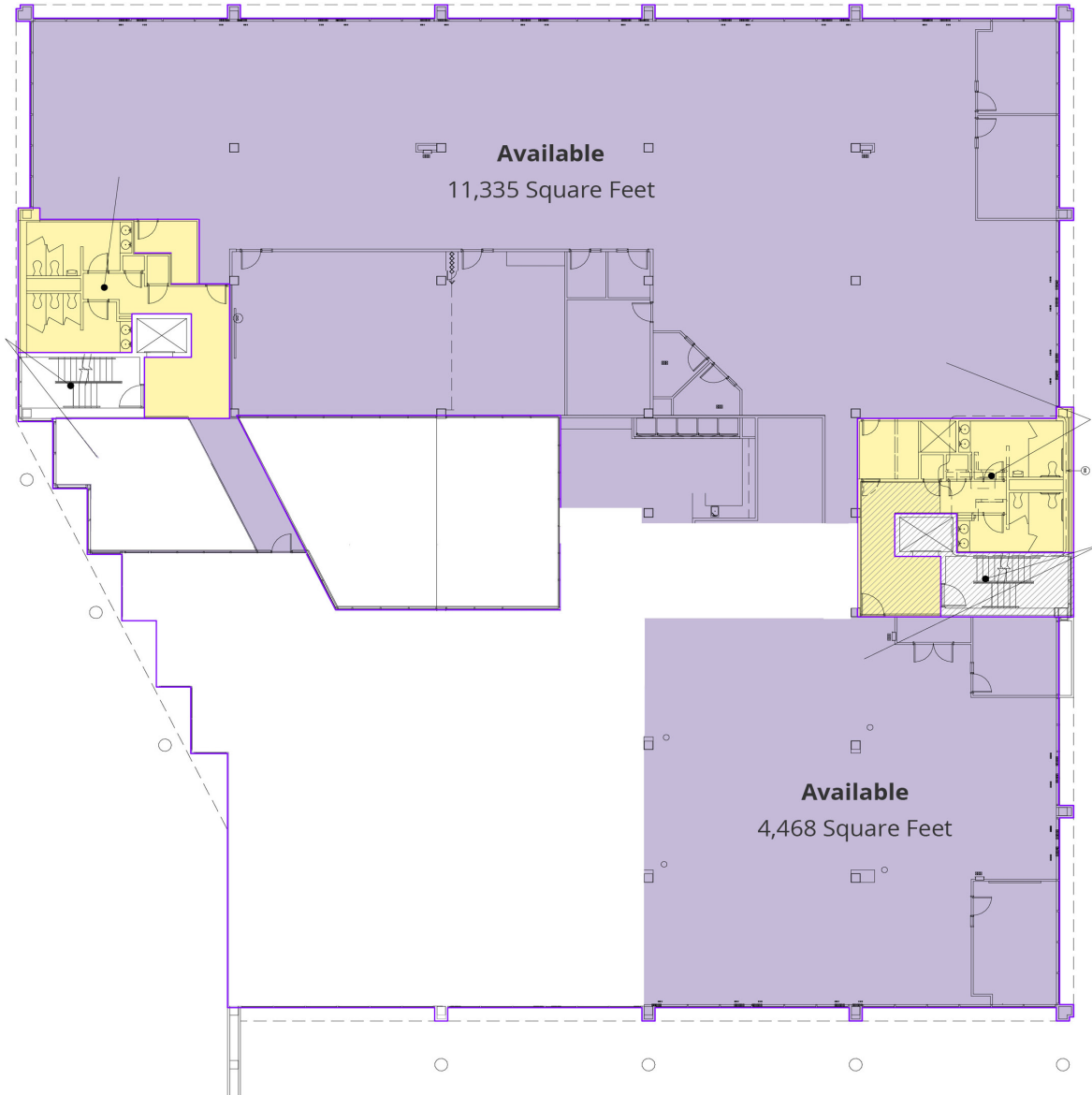
Farnam Executive Center | 10810 Farnam Drive, Omaha, NE 68154



Farnam Executive Center has developed this conceptual drawing illustrating future exterior upgrades.

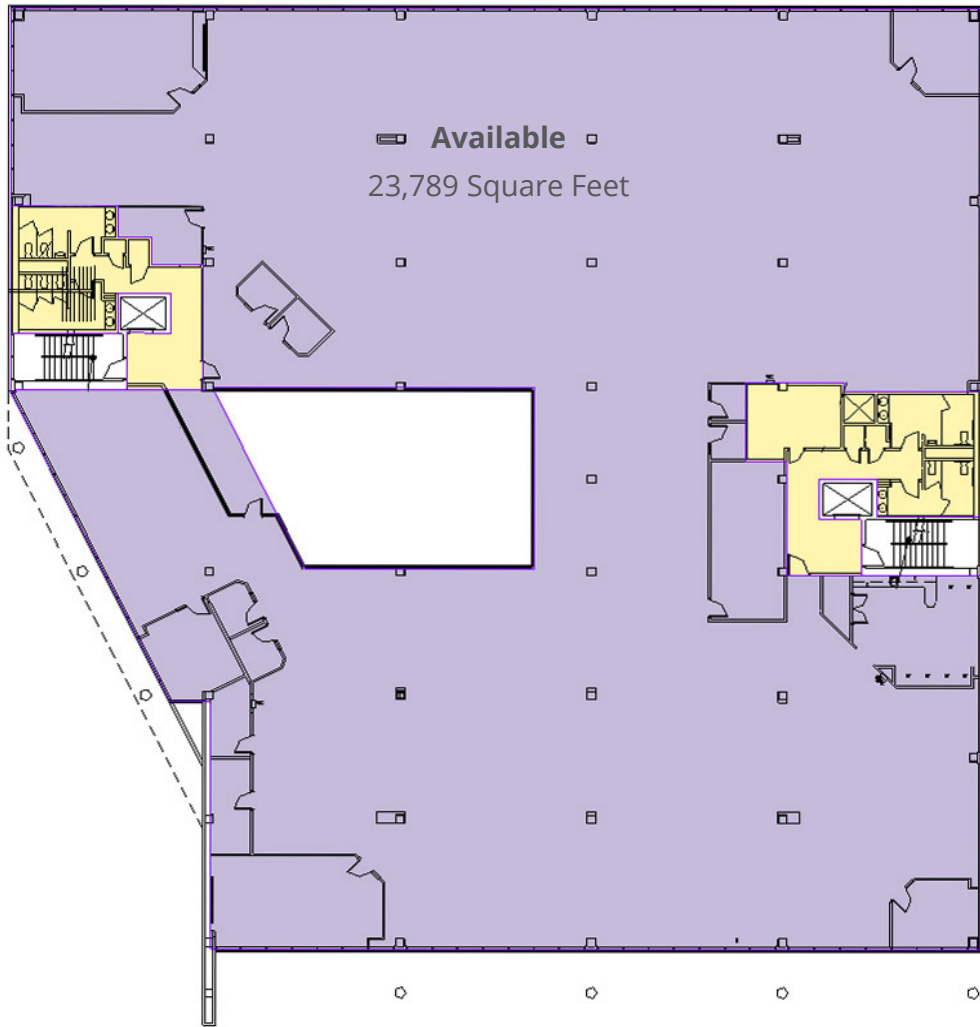
Floor Plan

Farnam Executive Center | 10810 Farnam Drive, Omaha, NE 68154
2nd Floor - 15,823 RSF



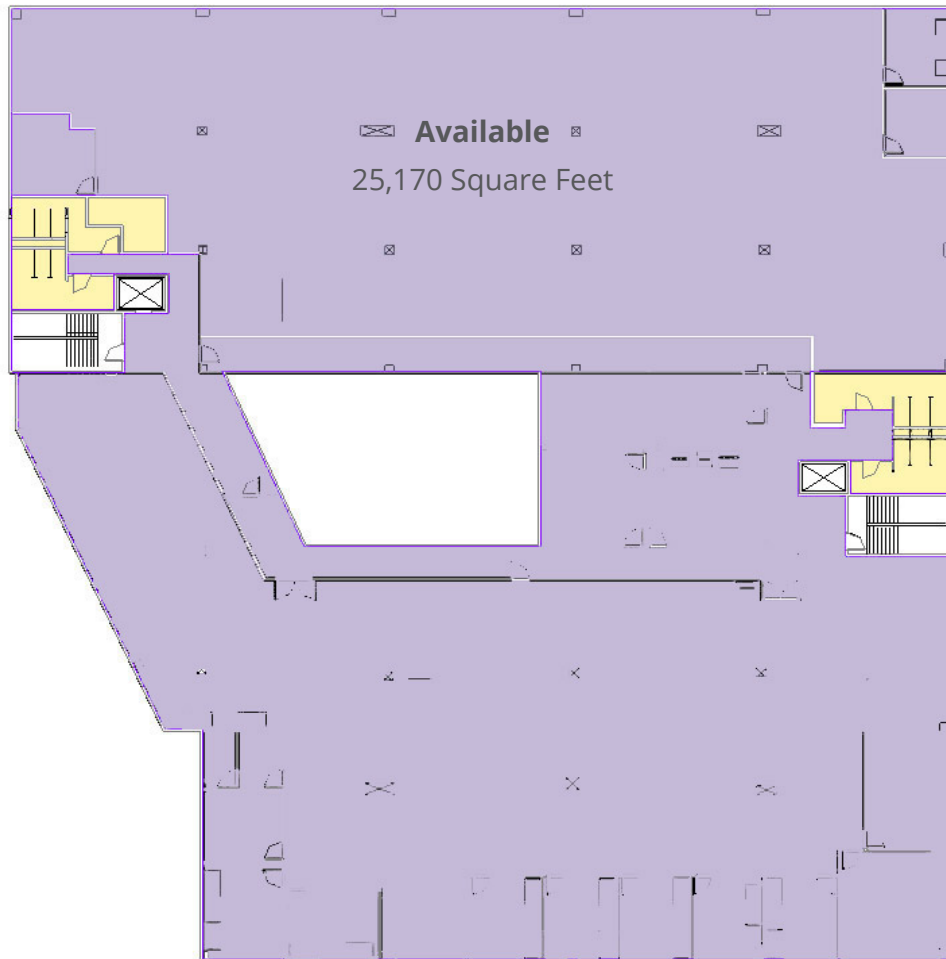
Floor Plan

Farnam Executive Center | 10810 Farnam Drive, Omaha, NE 68154
3rd Floor - 23,789 RSF



Floor Plan

Farnam Executive Center | 10810 Farnam Drive, Omaha, NE 68154
4th Floor - 25,170 RSF



For Lease

Office

Farnam Executive Center | 10810 Farnam Drive, Omaha, NE 68154

Type of Listing:	Office For Lease	
Price:	\$15.50/RSF	
Operating Type:	NNN	
Estimated Expenses:	\$8.50/SF (2025)	
Available:	Immediately	
Total SF Available:	64,782 SF	
Total Building SF:	92,242 SF	
Minimum/Maximum:	3,000 - 64,782 SF	
Available:	2nd Floor	3,000 - 15,823 SF
	3rd Floor	3,000 - 23,789 SF
	4th Floor	3,000 - 25,170 SF
Year Built/Renovated:	1984 / 2007	
Number of Floors:	Four	
Parking:	4.33:1,000	

Construction

Heat & A/C:	Heat Pump	
Construction:	Brick and glass	
Restrooms:	Common, two sets per floor	
Elevators:	Yes, two	

Lease Specifics

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

Location

Intersection:	108th & Farnam	
Submarket:	Old Mill	

Contact us:

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