



FOR LEASE

The Brandeis Building

210 S. 16th Street & 1705 Douglas Street
Omaha, NE



**DESIGNATED GARAGE PARKING
AVAILABLE FOR RETAIL AND OFFICE**

36,980 SF Commercial Space

Lease Rate: \$8.00 - \$10.00 PSF NNN

The Brandeis Building is a prime office and food court leasing opportunity in the heart of downtown. This historic building, built in 1929, has been renovated to meet modern standards of comfort and convenience. The office space features high ceilings, natural light, flexible floor plans and the benefit of being within walking distance of the Old Market, Oprheum Theater, and the Holland Center. Great signage opportunities available!

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Be Part of History

Property Highlights

Building Size	346,277 SF
Year Built/Renovated	1907/2005
Zoning	CC
Parking	Garage or On-street
A/C	Forced Air
Traffic Counts	11,567 EADT (16th & Douglas)

Availability

Lease Rate	\$8.00 - \$10.00 SF NNN
NNN Expenses	\$4.50 PSF
Total Available	36,980 SF
Total Contiguous	27,829 SF

Suite	Square Feet (Min - Max)	PSF/NNN
102 (Retail/Office)	4,645 - 4,645	\$8.00 - \$10.00
115 (Restaurant/Office)	2,563 - 2,563	\$8.00 - \$10.00
116 (Retail/Office)	1,943 - 1,943	\$8.00 - \$10.00
215 (Retail/Office)	2,275 - 9,129	\$10.00
216 (Retail/Office)	6,854 - 9,129	\$10.00

Food Court

Suite	Square Feet	Per month + CAM
01	2,086	\$1,000
02	425	\$1,000
04	700	\$1,000
07	400	\$1,000
08	504	\$1,000

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Trade Map



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN HOUSEHOLD INCOME



NUMBER OF HOUSEHOLDS

1 Mile	17,546	\$53,979	8,111
3 Miles	122,173	\$48,326	50,457
5 Miles	267,089	\$50,904	105,746

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Photos



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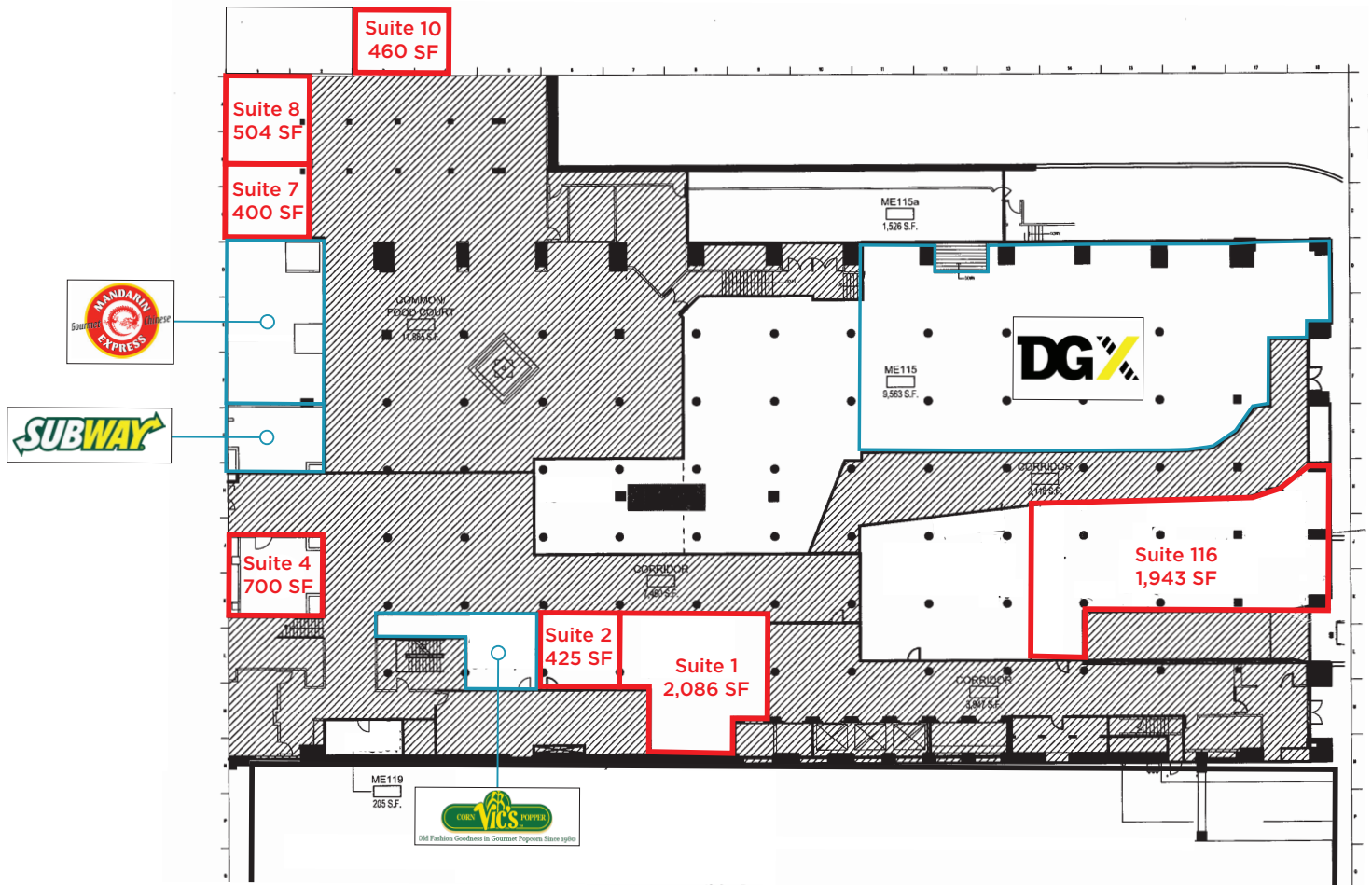


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Suite: Ground Floor Food Court - 18,700 SF

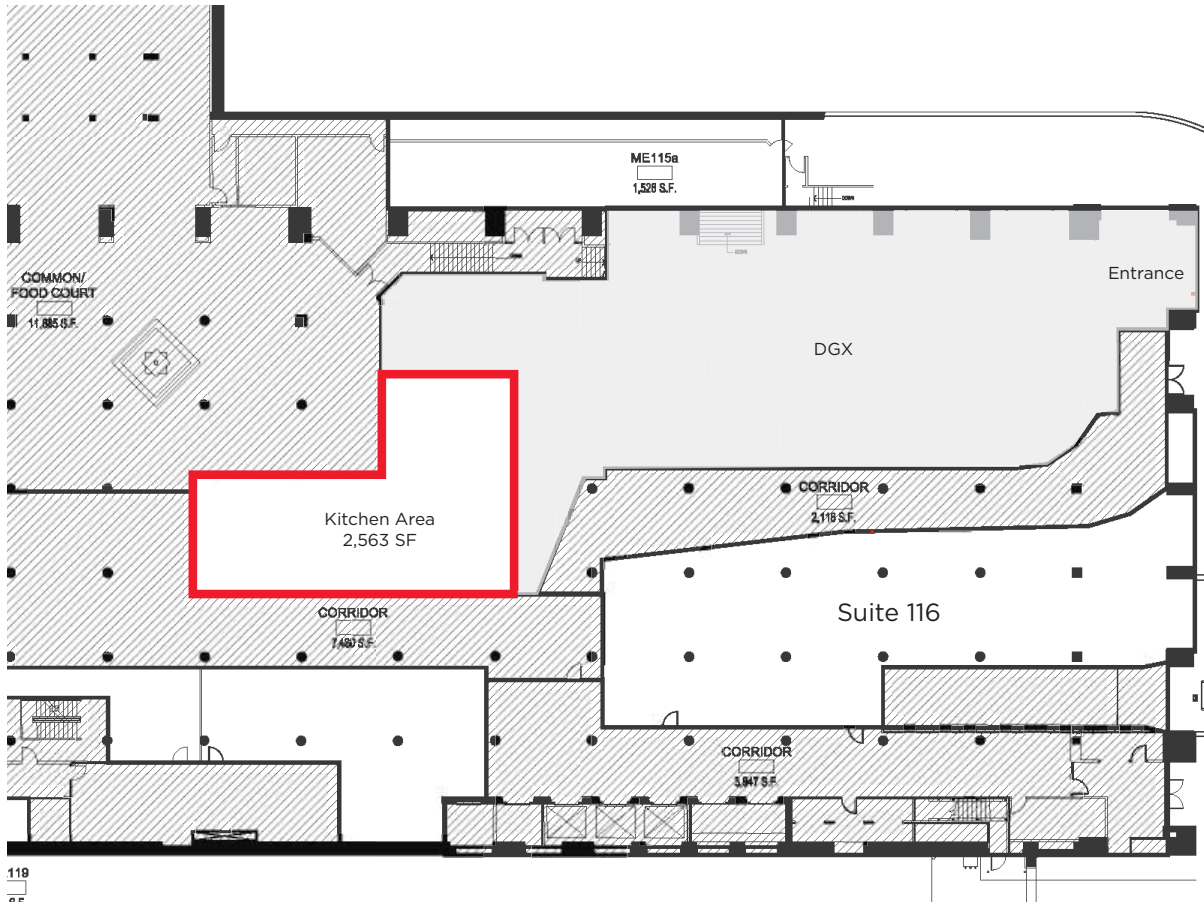


** Floor plan measurements are approximate and are for illustration purposes only.

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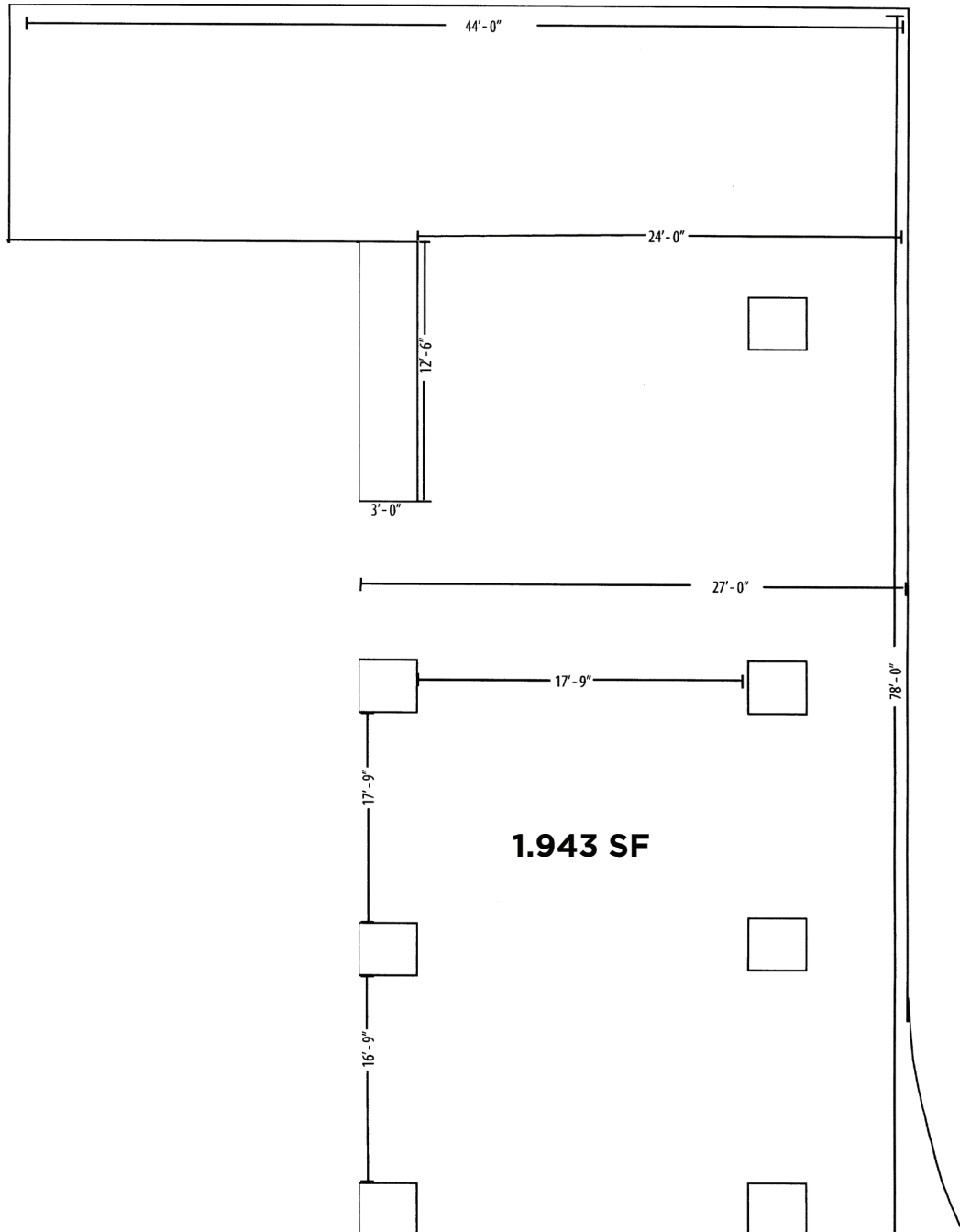
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Suite 115 - 2,563 SF (Restaurant/Office)



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Suite 116 - 1,943 SF (Retail/Office)

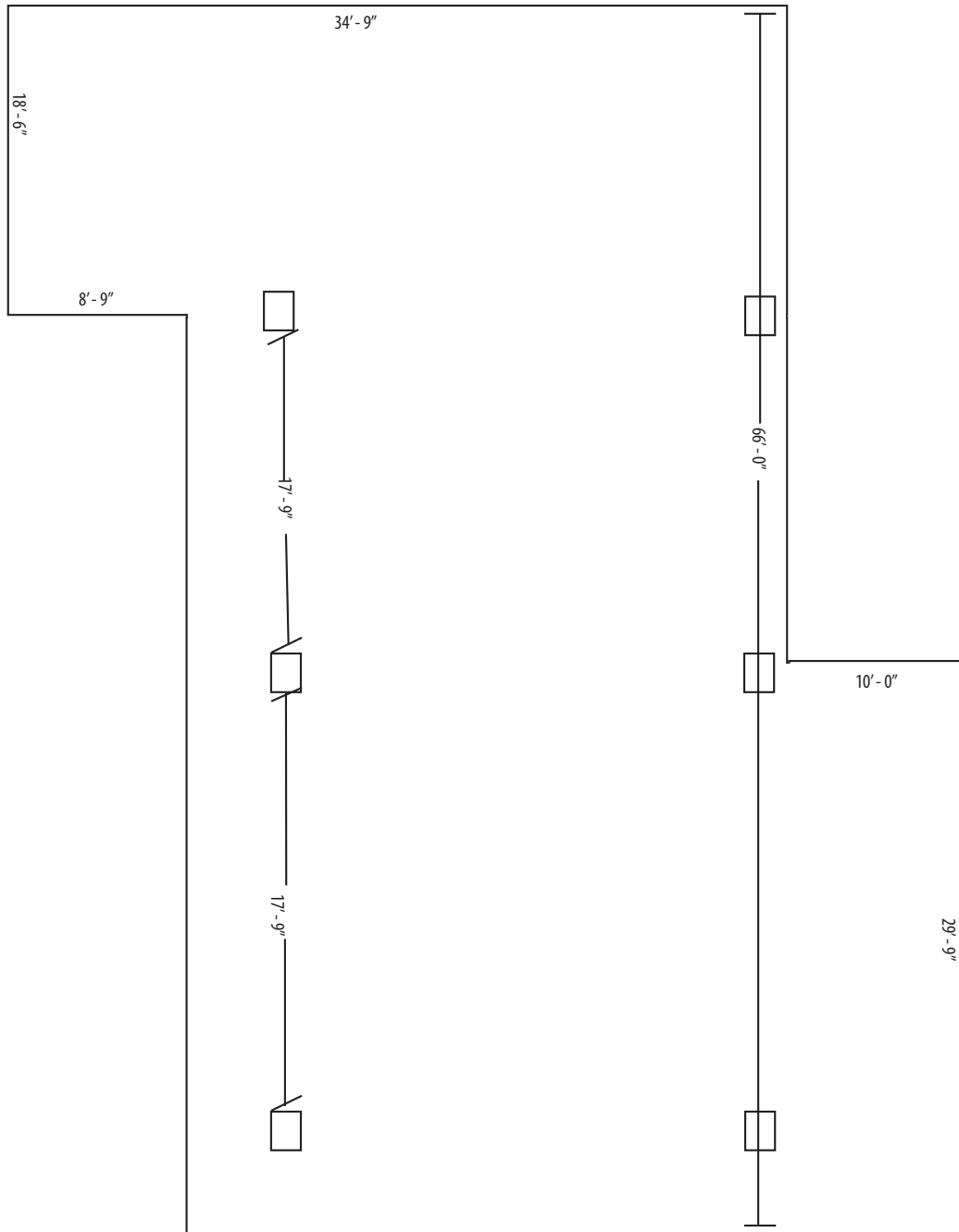


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Suite 215 - 2,275 SF (Retail/Office)



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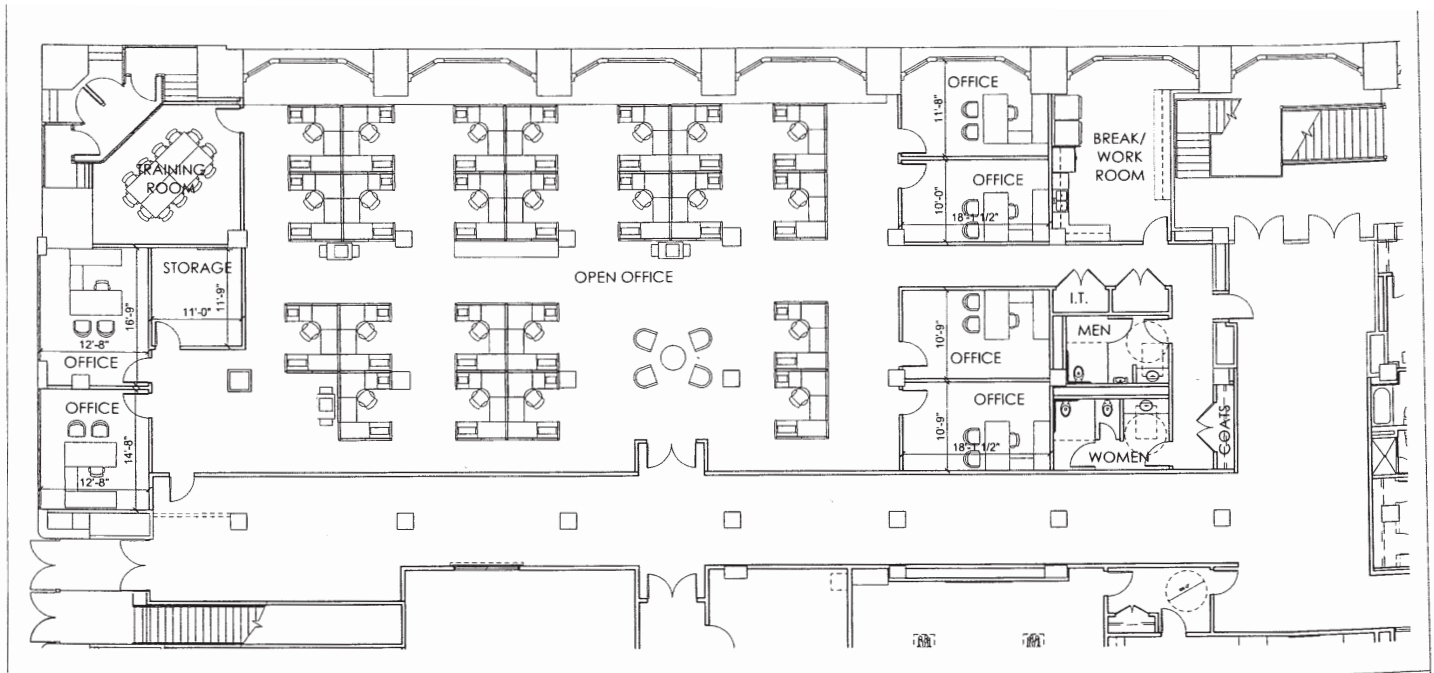


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Suite 216 - 6,854 SF (Retail/Office)



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