



# Westbrok Tower

2121 Douglas Street / Omaha, NE 68102



## 106-UNIT MULTIFAMILY PROPERTY FOR SALE

### PROPERTY OVERVIEW

Westbrok Tower provides studio, 1 bed/ 1 bath and 2 bed/ 1 bath units. Property amenities include secured/ controlled access, a parking garage and surface parking, on-site professional property management, fitness center, laundry room and extra storage space.

Total Units	106 - 85% leased
Parcel ID	1404530000
Built	1966
Zoning	CBD
# of Floors	17+ underground parking
Parking Stalls	32 garage / 32 surface
Elevators	2

### INVESTMENT HIGHLIGHTS

- Sale Price: \$8,000,000
- Great value add opportunity
- Opportunity zone
- TIF (Tax Increment Financing) eligible area
- Located near Creighton University, many of Omaha’s largest employers, and many dining and entertainment options
- Downtown Omaha undergoing a \$2 billion makeover

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# WESTBROOK TOWER

2121 Douglas Street | Omaha, NE 68102



**TO OBTAIN THE FULL OFFERING MEMORANDUM, PLEASE FILL OUT ATTACHED CONFIDENTIALITY AGREEMENT AND RETURN IT TO STEVE GRIES OR MARTIN J. PATZNER.**

All tours will be conducted by the seller's agent. 1% buyer representation fee available.

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## CONFIDENTIALITY AND DISCLAIMER OF REPRESENTATIONS AND WARRANTIES

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of Westbrook Tower, 2121 Douglas Street, Omaha, Nebraska 68102 (“Property”).

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Cushman & Wakefield/The Lund Company (“Lund”). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Lund nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this

memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Lund. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Lund.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of the Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Lund.

THE INVESTMENT SUMMARY CONTAINS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION THAT MUST BE HELD IN STRICT CONFIDENCE.

Any Buyer representation fees must come from the Buyer.

Agreed to and Accepted by Prospective Purchaser  
 (“Recipient”) As of \_\_\_\_\_ day of \_\_\_\_\_, 2022

Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Phone \_\_\_\_\_  
Company \_\_\_\_\_  
Email \_\_\_\_\_  
Address \_\_\_\_\_

Please return to:

**Steve Gries, CCIM**  
Senior Associate  
402 548 4022  
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