

# 1005 GALLUP DRIVE

OMAHA, NE 68102

96,400 SF CLASS A OFFICE BUILDING

Sublease Rate: \$29.00/SF NNN

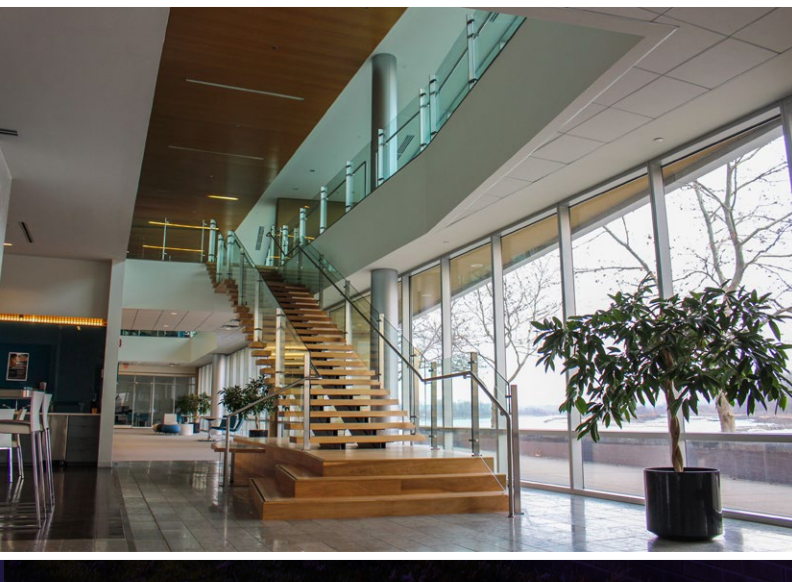


CUSHMAN &  
WAKEFIELD

LUND  
COMPANY

# PROPERTY OVERVIEW

1005 Gallup Drive is a 96,400 SF mixed use four-story open concept Class A office building built in 2009. With floor plans ranging from  $\pm 15,896$  SF to  $\pm 27,364$  SF and host to a roof-level green space accessible on the fourth floor, this space perfect for any business that is ready to make an impression.





# PROPERTY DETAILS

|                              |                 |
|------------------------------|-----------------|
| Sublease Rate                | \$29.00 PSF NNN |
| NNN Expenses                 | \$12.90 PSF     |
| Total Building Size          | 96,400 SF       |
| Minimum Divisible            | 15,896 SF       |
| Maximum Contiguous           | ±94,812 SF      |
| Conference Rooms/Event Space | ±20,000         |
| Parking Ratio                | 4.5:1000        |
| Year Built                   | 2009            |
| Zoning                       | MU - Mixed Use  |



# CONFERENCE CENTER



The property offers access to a variety of high-class common area conference room amenities. It features a 140-person lecture-style conference room, a 30-person lecture-style conference room, and a large conference room that can be divided into four sections, each of which can accommodate 90 individuals.



# MEEETING ROOMS



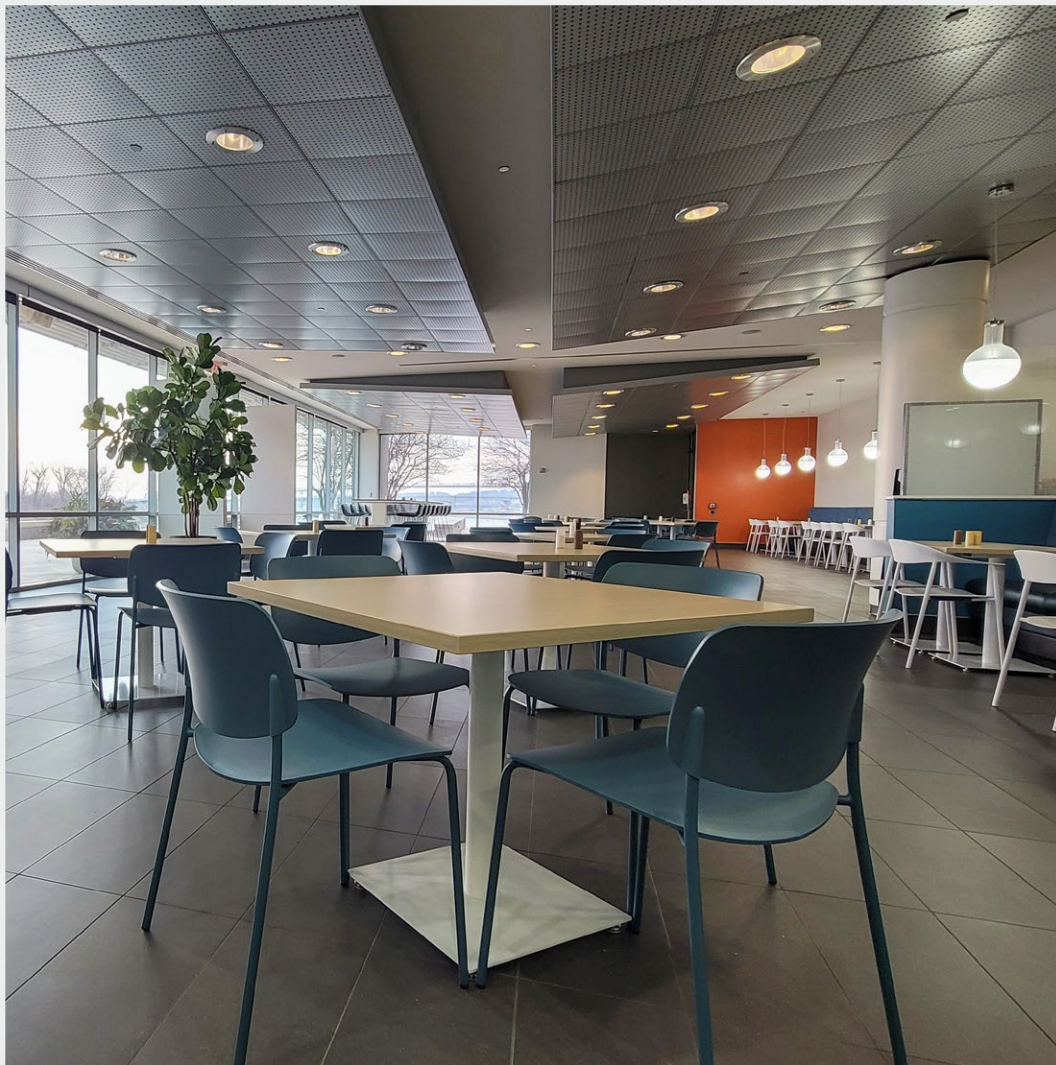
All meeting rooms are integrated with 'Logitech Tap' conference room projection equipment allowing users to integrate with any room with a click of a button. There are four larger meeting rooms that have a capacity of 14 people with six additional scenic conference rooms that overlook the Missouri River and have a capacity of six to ten people. Lastly, there is a spacious executive conference room that holds 16 people with panoramic views of the Missouri River.





# ON-SITE CAFETERIA

This on-site cafeteria sits at the intersection between the North and South buildings providing the perfect spot to meet with coworkers, grab a quick snack or take a seat and enjoy any of the daily breakfast or lunch options. This cafeteria has a large capacity with plenty of natural light including outdoor eating options with scenic views of the Missouri River.



# ON-SITE DAYCARE



On-site daycare is also provided with accommodations to kids of all 'preschool' aged kids. Well-trained staff and proximity to the office offers peace-of-mind and an ease to your commute that can't be beat.

# PROPERTY PARKING



**321  
STALLS**



**4.5:100  
PARKING RATIO**

# FLOOR PLAN

## FIRST FLOOR

±25,776 SF

\$29.00 /PSF/NNN



## LAYOUT

48 CUBICLES

19 CLOSED DOOR OFFICES

3 CONFERENCE ROOMS

7 MEETING ROOMS

1 BREAK ROOM

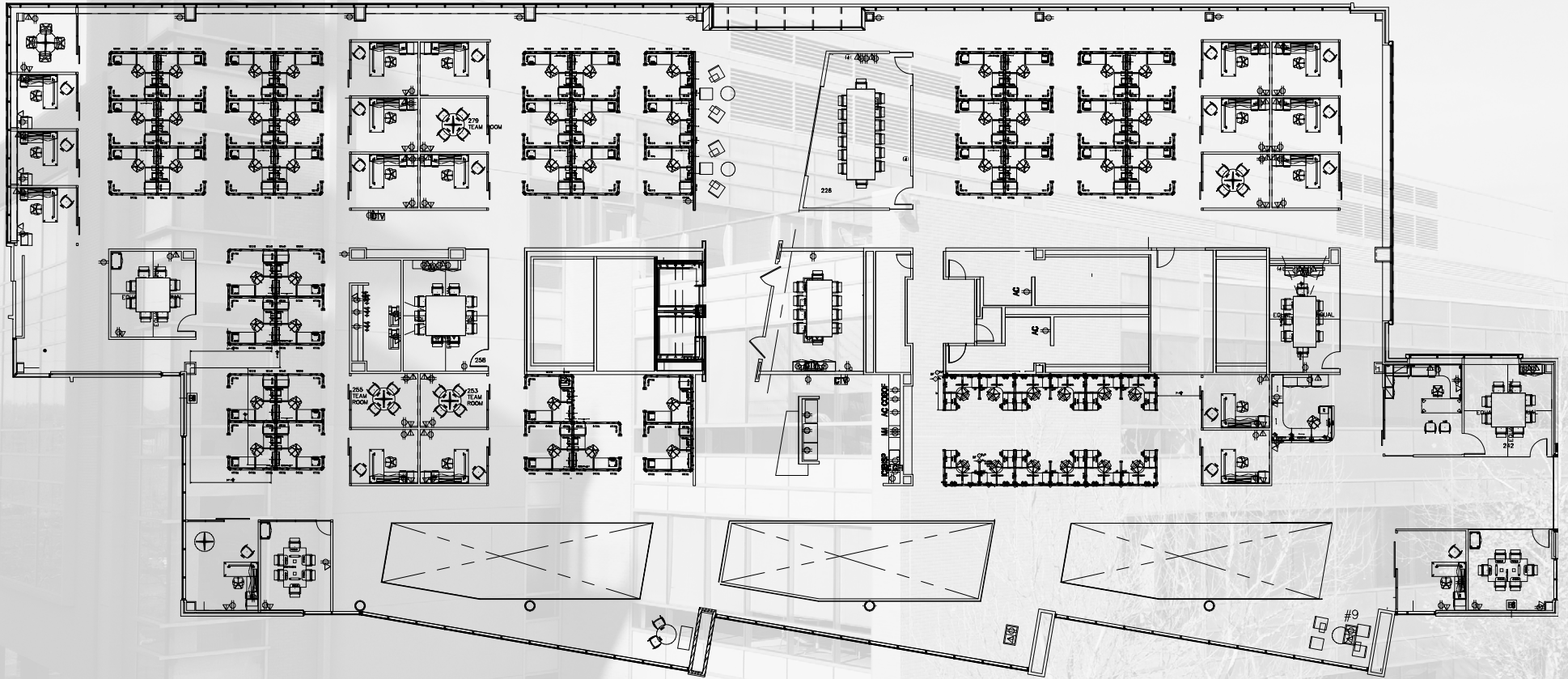


# FLOOR PLAN

## SECOND FLOOR

±27,364 SF

\$29.00 /PSF/NNN



## LAYOUT

58 CUBICLES

20 CLOSED DOOR OFFICES

2 CONFERENCE ROOMS

10 MEETING ROOMS

1 BREAK ROOM



# FLOOR PLAN

## THIRD FLOOR

±27,364 SF

\$29.00 /PSF/NNN



## LAYOUT

58 CUBICLES

4 CLOSED DOOR OFFICES

16 OPEN OFFICES

3 MEETING ROOMS

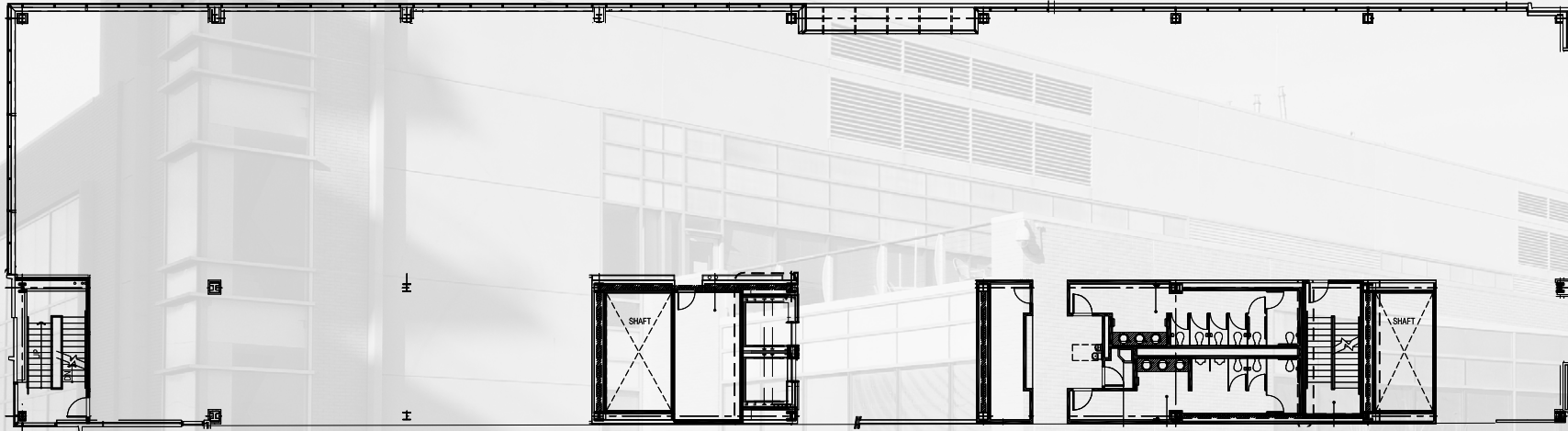


# FLOOR PLAN

## FOURTH FLOOR

±15,896 SF

\$29.00 /PSF/NNN

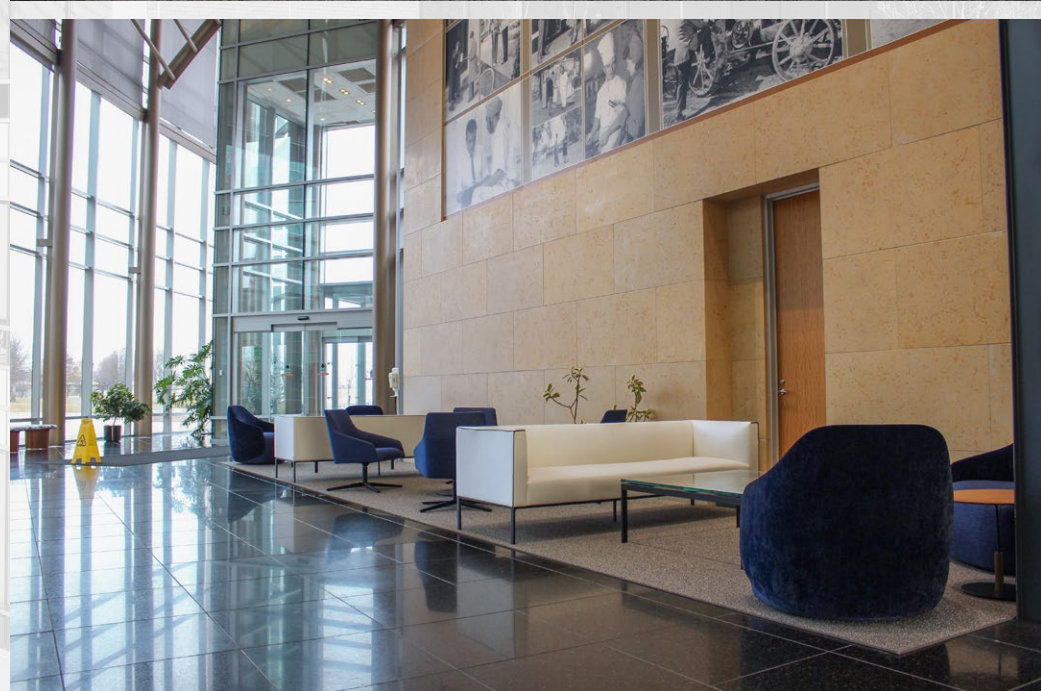
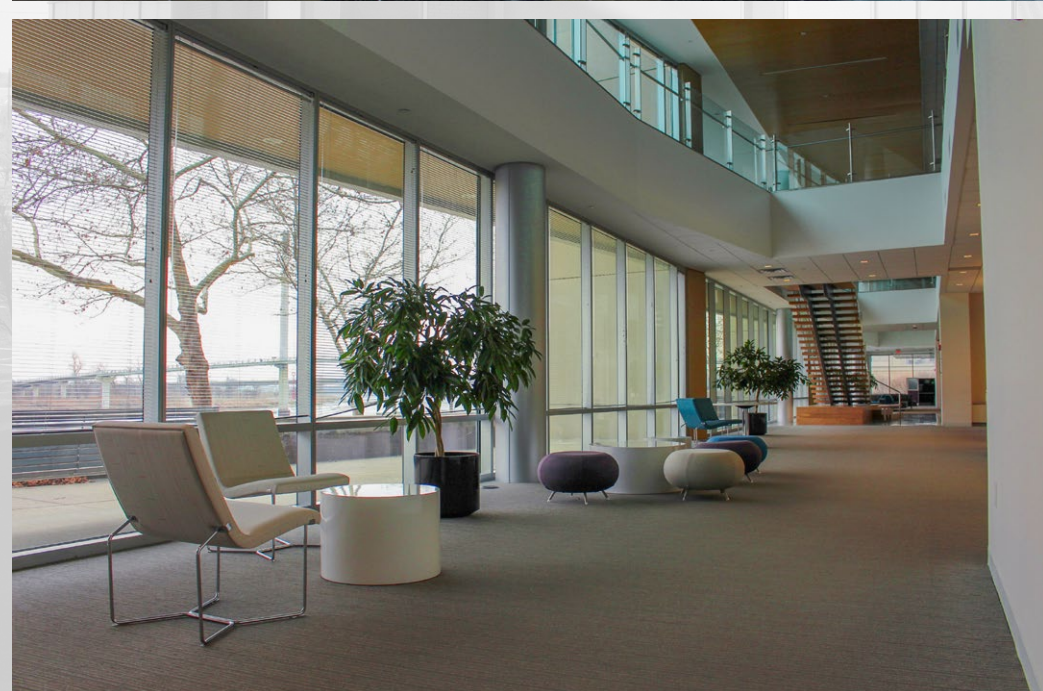


## LAYOUT

OPEN FLOOR EVENT SPACE



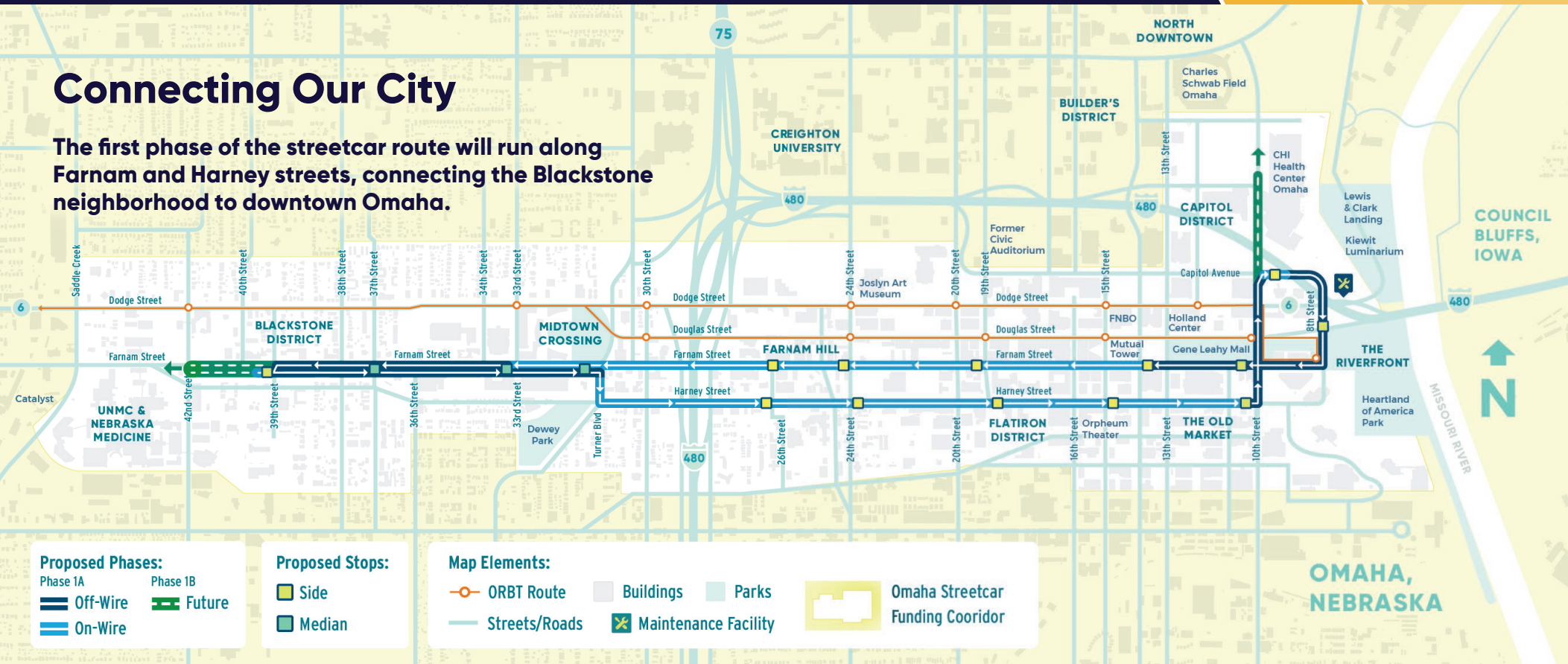
# PROPERTY PHOTOS



# OMAHA STREETCAR

## Connecting Our City

The first phase of the streetcar route will run along Farnam and Harney streets, connecting the Blackstone neighborhood to downtown Omaha.



This rendering shows a streetcar stop in the center of the road, with access from both sides, on Farnam Street in Midtown.

## Free To Ride

Omaha's streetcar will be free to ride, so passengers can hop on and hop off without paying for a ticket.

Riders will be able to board the streetcar every 10 to 15 minutes at each of the **16 stops along the route**. Here's what else to know about the route:

- Our streetcars will be powered by an overhead wire on hilly sections of the route and an onboard battery on flat sections
- The vehicles will be 100% accessible, with a low floor that is level to the boarding platform, allowing easier access for all passengers, including people with mobility needs, parents with strollers, travelers with luggage, cyclists and others
- Most of the stops will be located on one side of the roadway. Others, like those in the Midtown and Blackstone neighborhoods, will be in the middle of the street, accessible from either side

# AERIAL MAP



JOSLYN Art Museum

fnbo First National Bank of Omaha

Creighton UNIVERSITY

Omaha World-Herald

HOLLAND PERFORMING ARTS CENTER

UNION PACIFIC

steelhouse omaha

Kiewit

charles SCHWAB field OMAHA

CHI Health Center OMAHA

480

KIEWIT LUMINARIUM

NATIONAL PARK SERVICE

SITE

RIVERFRONT DRIVE

ABBOTT DRIVE

GALLUP

N

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