

WOODMEN TOWER

1700 Farnam Street
Omaha, NE 68102

Class A Office Building For Lease
\$21.00 PSF (Full Service)
12,152 RSF Office Space

[VIEW OUR PROPERTY VIDEO TOUR!](#)

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ABOUT WOODMEN TOWER

One of Omaha's landmark buildings! Picturesque views from every side of the building. Immediate proximity to courthouse, restaurants, retail, banks and Omaha's Historic Old Market. Building amenities include: 24-hour security staff, covered parking, cafeteria, barber shop, fitness center, on-site property management, storage and state-of-the-art conference rooms available to accommodate 120-240 attendees.

PROPERTY HIGHLIGHTS

Lease Rate	\$21.00 PSF (Full Service)
Total Available	12,152 RSF
Total Contiguous	12,152 RSF
Building Size	440,364 SF
Load Factor	15%
Year Built/Renovated	1968/2017
No. of Floors	30
Total Site Area	0.9 AC
Zoning	Commercial
Parking	4:1000 SF
Parking Type	Covered
On-Site Management	Yes

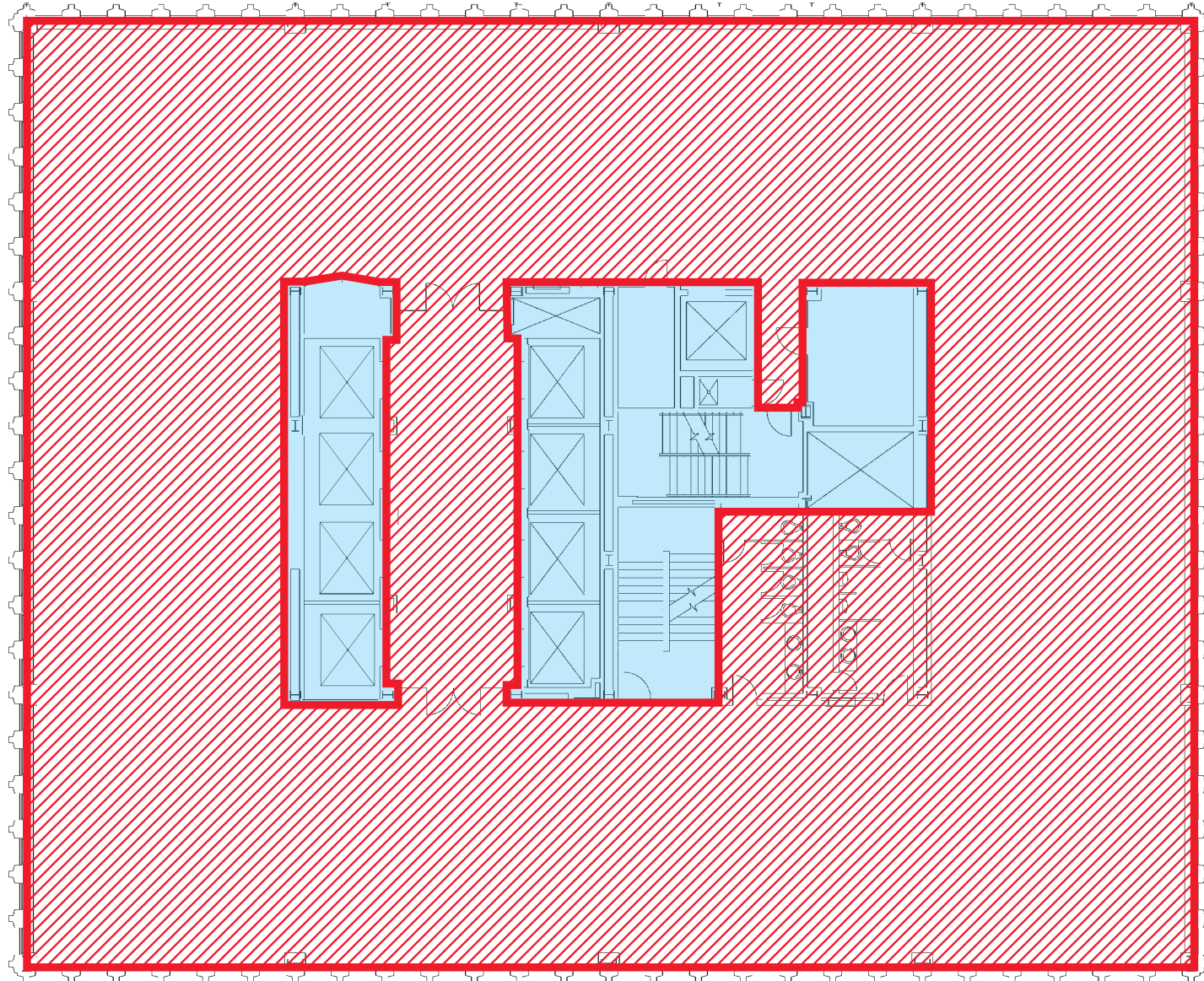
Suite	Square Feet (min - max)	Price/SF (Full Service)	Date Available
1100	12,152 - 12,152	\$21.00	Immediately



PROPERTY PHOTOS



Suite 1100: 12,152 SF



PROPERTY PHOTOS - DOWNTOWN VIEWS



Omaha, Nebraska's largest and fastest growing metropolitan area, is centrally located on the western bank of the Missouri River. Established in 1854, the city rapidly expanded after the eastern terminus of the transcontinental railroad was located here in 1863. Continuing this historic pattern of expansion, today Omaha is characterized by a booming, robust, and diverse economy with excellent business opportunities.

Omaha is home to over two dozen insurance headquarters including Mutual of Omaha/United of Omaha, Jefferson Pilot, Pacific Life, World Insurance, Woodmen of the World and Warren Buffett's company, Berkshire Hathaway. Banking serves the region with such money center banks as Wells Fargo and US Bank. A world-class concentration of medical facilities including Clarkson, Bergan Mercy, Methodist and Children's Hospitals, the world-renowned University of Nebraska Medical Center and Lied Transplant Center serve the community. The largest area employer, Offutt Air Force Base, is home to the US Strategic Command Center and is located in Bellevue.

Omaha also houses four Fortune 500 companies: Berkshire Hathaway, Inc. (#4), Union Pacific Railroad (#129), Kiewit (#314) and Mutual of Omaha (#367); and five Fortune 1000 companies: TD Ameritrade (#680), Green Plains Renewable Energy (#742), Valmont Industries (#813), West Corporation (#869) and Werner Enterprises (#945).



No. 1

Best City for College Grads
(Ziprecruiter, 2018)



No. 1

Beyond Silicon Valley: 5 Up-and-Coming Tech Hotspots (Livability, 2018)



No. 2

Cities Where Renters Can Afford to Live Alone
(SmartAsset, 2018)



No. 3

Most Up-and-Coming Cities in America
(Time Magazine, 2018)



No. 5

Cities You Should Consider Moving to ASAP
(The Zoe Report, 2018)



No. 7

Cities where Millennials Make the Most Money
(Credit Sesame, 2018)



No. 8

The Best American Cities to Work in Tech in 2018
(SmartAsset, 2018)



No. 9

Top Destinations on the Rise - U.S.
(TripAdvisor, 2018)

ABOUT THE OLD MARKET

Innovative restaurants, original steakhouses, local pubs, quaint cafes and jazz clubs make the historic Old Market a great stop when visiting Omaha. Back in the 1880s, Omaha was railroad central and served as the gateway from the settled East to the wild, wide-open West. The Old Market and its red-brick warehouses and cobblestone streets were the epicenter of activity, bustling with produce dealers, buyers and traders. All of that changed in the late 1950s when the area was threatened with building condemnation. But Sam Mercer, the son of a prominent physician and landowner, wanted to renovate the old buildings for new uses. At the time, Mercer's idea was said to be foolish; today he is considered a visionary. See a true merging of old and new, like a brew pub inside the 1903 firehouse and a contemporary art center inside a former grocery warehouse. This lively 20-square block area is uniquely Omaha and filled with nostalgia and innovation.



DOWNTOWN OMAHA MAP

