



Accelerating success.

Office Space For Lease

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North Park Building 3 2121 North 117th Avenue

110,584 total square feet available

Opportunity to office in one of Omaha's most conveniently located office parks.

North Park boasts a campus-like setting with beautiful landscaping, trails and within walking distance to numerous restaurants, lodging and a golf course.

The location of 120th & Blondo is ideally situated within minutes from West Dodge Expressway and Interstate 680.

- Attractive tenant improvement allowances offered
- Turn key packages available
- Reduced rate
- 67% of Omaha metro population lives within a 15-minute drive

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Improvements

Common areas recently updated with additional improvements planned. The landlord is willing to negotiate a tenant improvement allowance to enhance the high-quality existing improvements.

Parking

- On-site stalls at no charge
- Approximately 5.5 stalls per 1,000 of SF leased

Ideal Location

Located just north of 120th & Blondo, North Park Building 3 is situated in a corridor filled with restaurants, shops and services.

** Images shown are an example of build-out potential in available spaces.*



Aerial

North Park Building 3, 2121 North 117th Avenue



North Park 3
2121 North 117th Avenue

Blondo Street

North 117th Avenue



North

Aerial

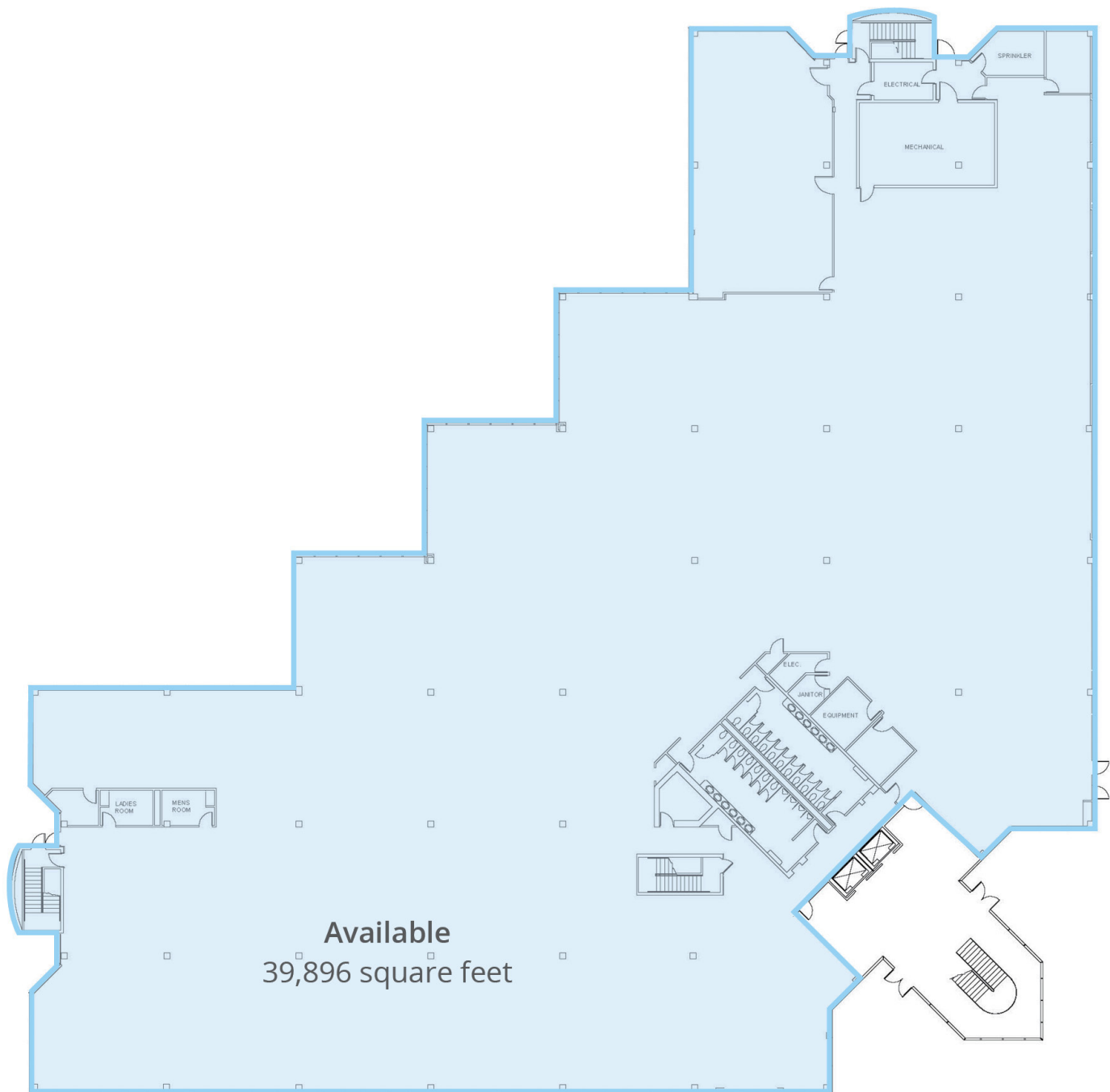
North Park Building 3, 2121 North 117th Avenue



- 1 Culver's
- 2 huHOT MONGOLIAN GRILL, QDOBA, CORONA REDBULL
- 3 If Peep, Patsy's BRYAN INDIAN GRILL
- 4 JAX GRILL
- 5 NEW YORK PIZZA, Jade Garden Chinese Restaurant, Caddy Shack, COLD STONE CREAMERY
- 6 SCOOTER'S, WING STOP
- 7 PHOENIX FOOD & SPIRITS, Billy's Blondo Cafe, GOOSE 120
- 8 Taxi's Grille & Bar
- 9 HURTS DONUT Company, Mediterranean Bistro, Rookies

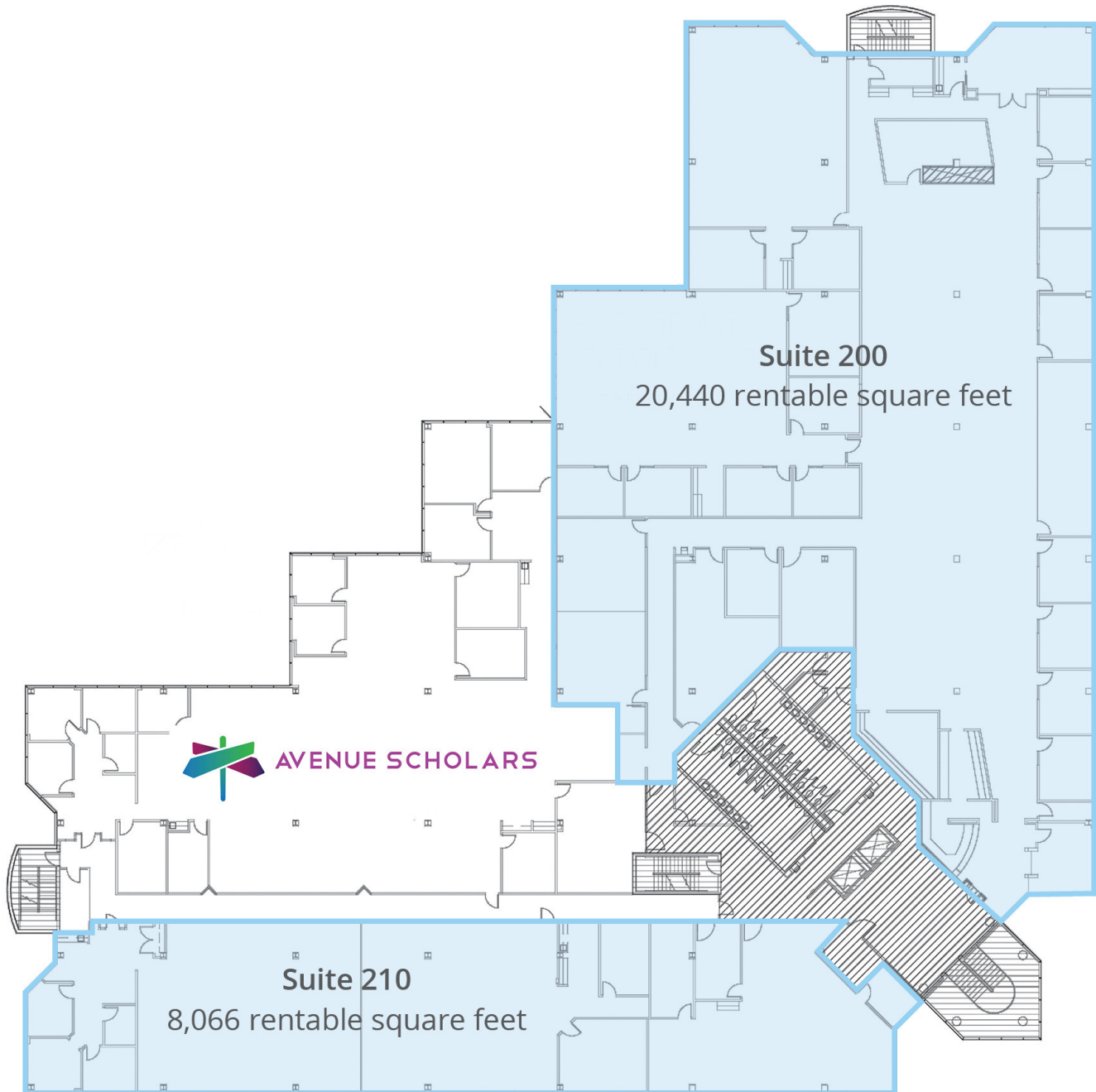
Floor Plans

North Park Building 3, 2121 North 117th Avenue
First Floor - 39,986 SF



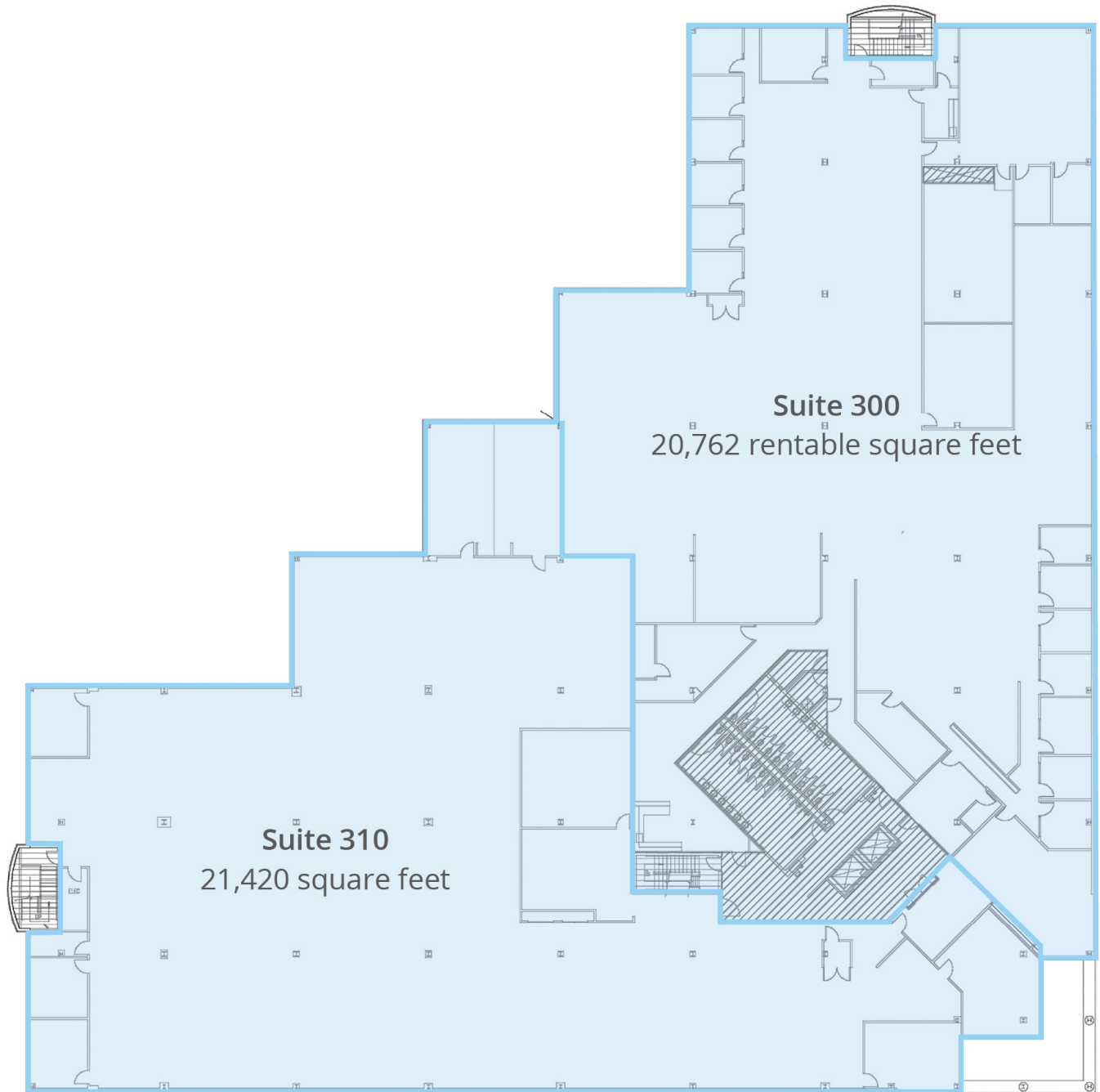
Floor Plans

North Park Building 3, 2121 North 117th Avenue
Second Floor - 28,506 total SF



Floor Plans

North Park Building 3, 2121 North 117th Avenue
Third Floor - 42,182 total SF



NORTH PARK 3 THIRD FLOOR PLAN
06.28.16

For Lease

Office Space

North Park Building 3, 2121 North 117th Avenue

Type of Listing:	Office	
Price:	\$12.95/RSF	
Operating Type:	NNN	
Estimated Expenses:	\$7.27/SF (2024)	
Available:	Immediately	
Total SF Available:	110,584 SF	
Total Building SF:	119,664 SF	
Available:	First Floor	10,000 - 39,896 SF
	Second Floor	8,066 - 20,440 SF
	Third Floor	20,440 - 42,182 SF
Year Built:	1990	
Number of Floors:	3	
Parking:	5.5:1,000	

Construction

Construction:	Steel frame, brick, glass
A/C:	Yes
Sprinkler:	Yes, per code
Restrooms:	Yes, per code
Elevators:	Two (2)

Lease Specifics

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

Location

Intersection:	120th & Blondo
Submarket:	Northwest

Contact us:

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