



Colliers

Accelerating success.

OFFERING MEMORANDUM

8420 West Dodge Road Omaha, Nebraska

71,500 Square Feet

*Inquire with brokers about condo opportunities

Jessica Esch

Senior Vice President | Nebraska
+1 402 763 1757 | jess.esch@colliers.com

Nick Failla

+1 402 498 2701 | nick@atriumomaha.com
**Agent has equity*

Jeffrey Wyatt

EVP, Principal | Nebraska
+1 402 763 1747 | jeffrey.wyatt@colliers.com



Investment Highlights

Colliers is pleased to offer the opportunity for an owner-occupant or investor on the Central Dodge corridor, with close proximity to Children's and Methodist hospital campuses and the I-680 interchange.

8420 West Dodge Road is fully cased in glass windows, presenting highly recognizable mirror views along Dodge Road, and floor-to-ceiling, 360 degree views for those inside the office building. Each of the five floor plates are constructed with an efficient mix of office and open floor plan, with reconfiguration of any floor made easily possible by the common area clustered around the core of the building.

Seller is also providing condo opportunities for qualified buyers desiring office or medical spaces 7,000 SF and up. See page 7 for a potential layout.

Strategic positioning 8420 W Dodge Road offers:

- 360 degree views along Dodge Road with floor to ceiling glass windows
- Building and monument signage opportunities reach over 48,000 cars per day
- Centrally located for convenient access by employees and clients alike

Physical Description

8420 West Dodge Road is an eye-catching 71,500 square foot building in the Central Dodge submarket. Situated on 2.31 acres, this office building is complemented by a 50,589 square foot parking garage. The mirror-glass building also features an excellent opportunity to gain Dodge Road visibility on the building facade and monument signage.

Property Address:

8420 W Dodge Road
Omaha, NE 68114

Asking Price:

\$8,750,000 (\$122 PSF)

Year Built:

1975

Building Size:

71,500 rentable square feet

Number of Floors:

Five

Parcel Identification Number:

2327230003

Parking Ratio:

4.5 per 1,000 square feet
including 68 covered spaces

Zoning:

GC-ACI-2 (PL)

Assessed Values for Taxes Paid:

2025
\$89,571.48

Current Tax Levy:

2.00103

Flood Status:

Low Risk Area

Water / Natural Gas:

Metropolitan Utilities District (MUD)

Electricity:

Omaha Public Power District (OPPD)

Elevators:

Two

Construction:

Reinforced Concrete

Roof:

Flat

Amenities:

- 360 degree views
- Covered parking
- Training room
- Building signage
- Monument signage



Surrounding Area



Parking



Google

Map data ©2026 Google

Demographics

Population	1-Mile	3-Mile	5-Mile
2025 Estimated Population	10,817	103,441	295,281
2030 Projected Population	10,736	101,795	291,555
2020 Census Population	10,375	102,851	291,374
2010 Census Population	10,140	99,296	278,540
Projected Annual Growth 2025 to 2030	-0.2%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2025	0.4%	0.3%	0.4%
2025 Median Age	38.6	36.3	35.0
Households	1-Mile	3-Mile	5-Mile
2025 Estimated Households	5,315	47,510	127,032
2030 Projected Households	5,359	47,618	127,722
2020 Census Households	5,185	468,53	124,318
2010 Census Households	5,069	44,924	117,511
Projected Annual Growth 2025 to 2030	0.2%	-	0.1%
Historical Annual Growth 2010 to 2025	0.3%	0.4%	0.5%
Race & Ethnicity	1-Mile	3-Mile	5-Mile
2025 Estimated White	76.9%	74.6%	65.9%
2025 Estimated Black or African American	9.5%	10.9%	15.3%
2025 Estimated Asian or Pacific Islander	5.1%	5.0%	5.9%
2025 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.8%
2025 Estimated Other Races	8.2%	9.0%	12.0%
2025 Estimated Hispanic	8.8%	9.3%	13.4%

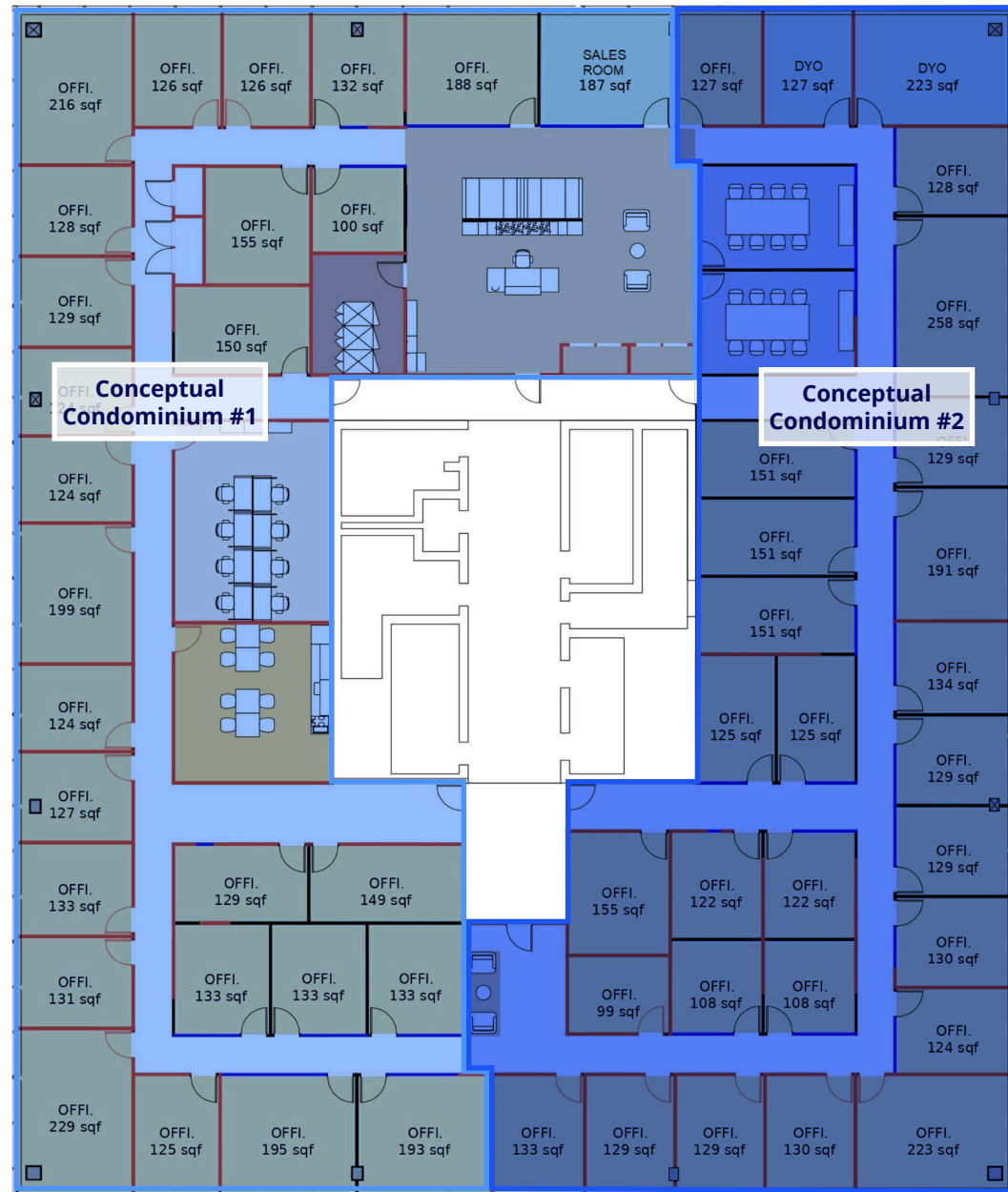
Income	1-Mile	3-Mile	5-Mile
2025 Estimated Average Household Income	\$133,008	\$115,326	\$100,457
2025 Estimated Median Household Income	\$91,666	\$83,592	\$75,499
2025 Estimated Per Capita Income	\$65,469	\$53,181	\$43,399
Education (Age 25+)	1-Mile	3-Mile	5-Mile
2025 Estimated Elementary (Grade Level 0 to 8)	1.2%	2.2%	4.8%
2025 Estimated Some High School (Grade Level 9 to 11)	2.1%	2.7%	4.1%
2025 Estimated High School Graduate	15.0%	19.7%	22.1%
2025 Estimated Some College	21.3%	20.9%	21.5%
2025 Estimated Associates Degree Only	9.7%	8.2%	7.8%
2025 Estimated Bachelors Degree Only	29.7%	27.2%	24.6%
2025 Estimated Graduate Degree	21.0%	19.1%	15.1%
Business	1-Mile	3-Mile	5-Mile
2025 Estimated Total Businesses	841	5,440	12,676
2025 Estimated Total Employees	10,692	78,784	179,646
2025 Estimated Employee Population per Business	12.7	14.5	14.2
2025 Estimated Residential Population per Business	12.9	19.0	23.3

Condominium Opportunity

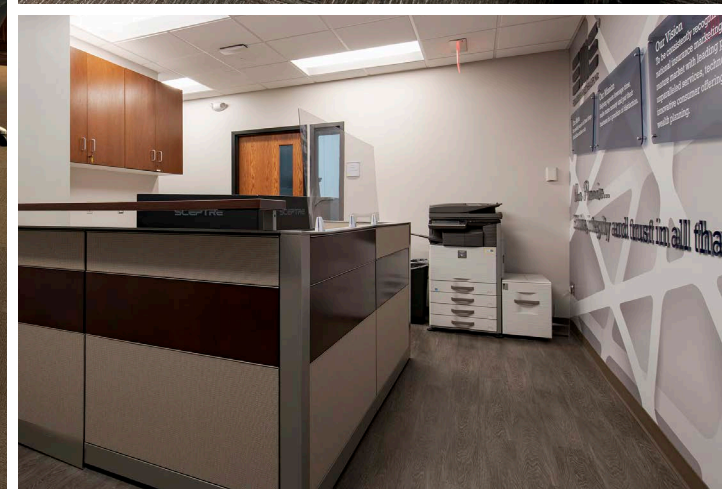
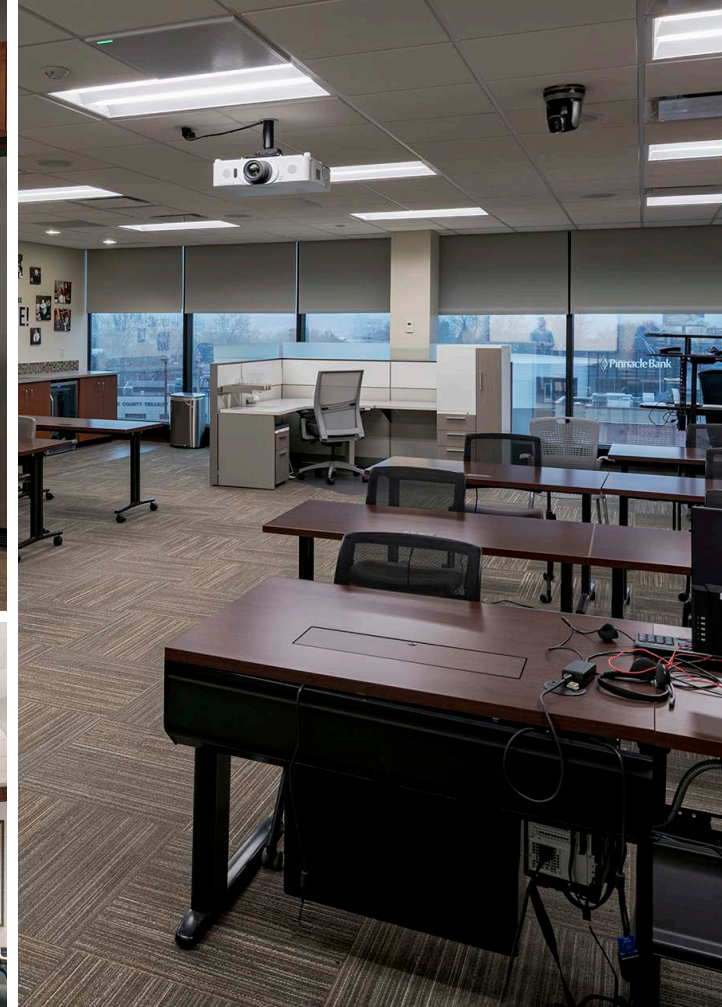
Conceptual Condominium Layout - Third Floor

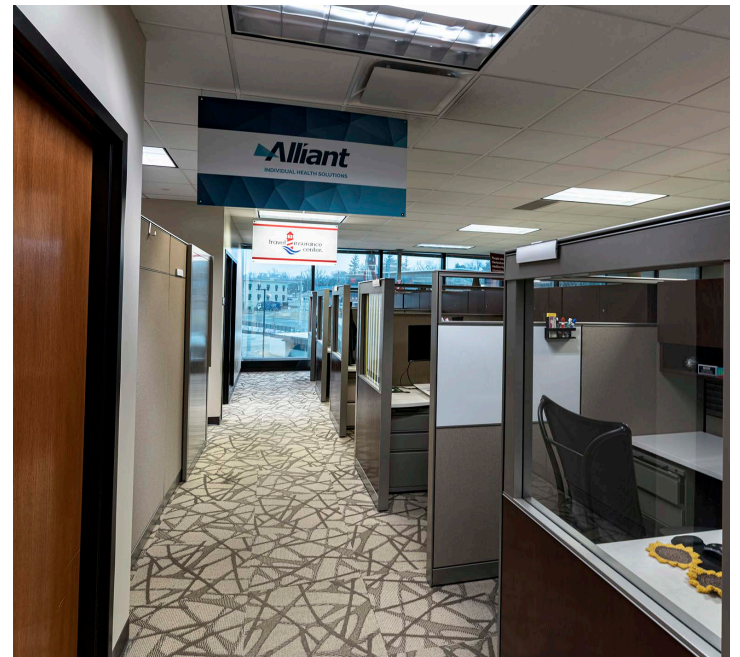
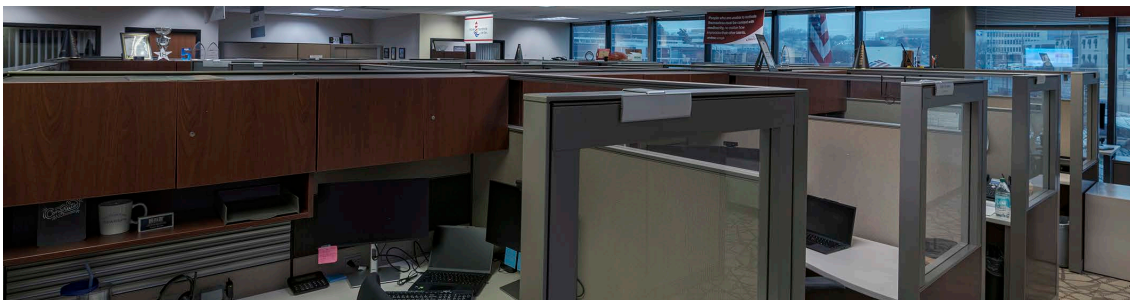
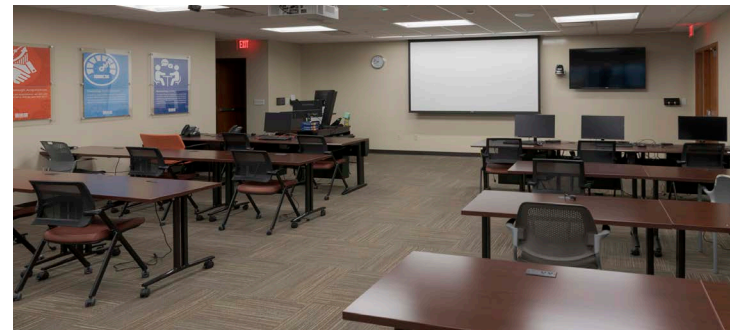
Qualified Buyers may purchase 7,000 SF and up as a condominium within the building. Sellers will work with the buyer to determine the preferred layout and build to suit the condo for a buyer to occupy.

Contact brokers for more details.



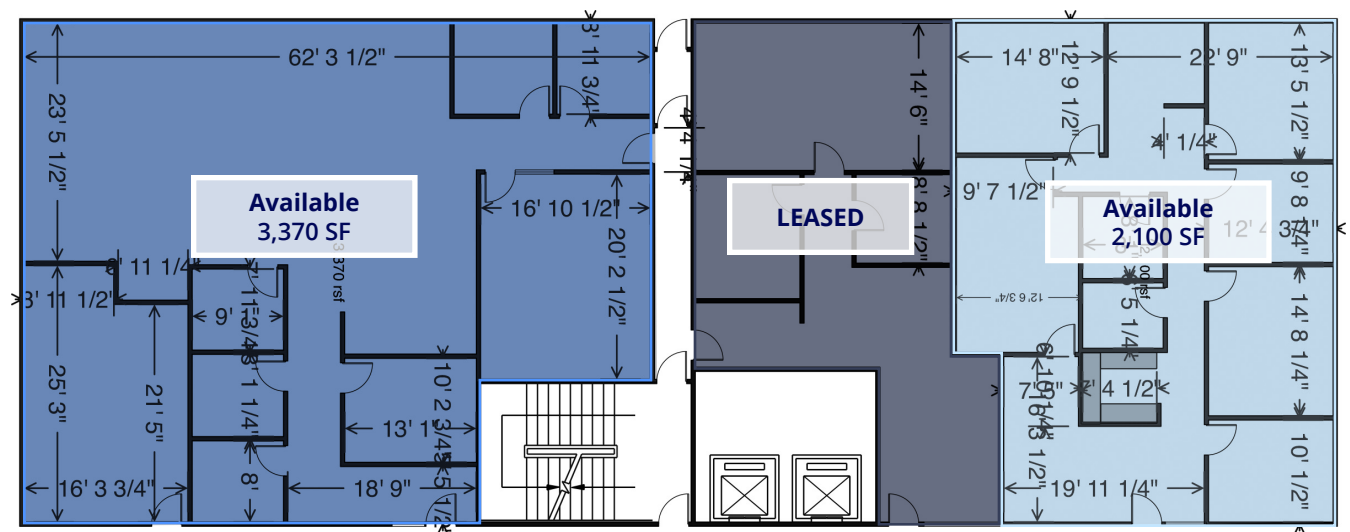
Property Images





Floor Plans

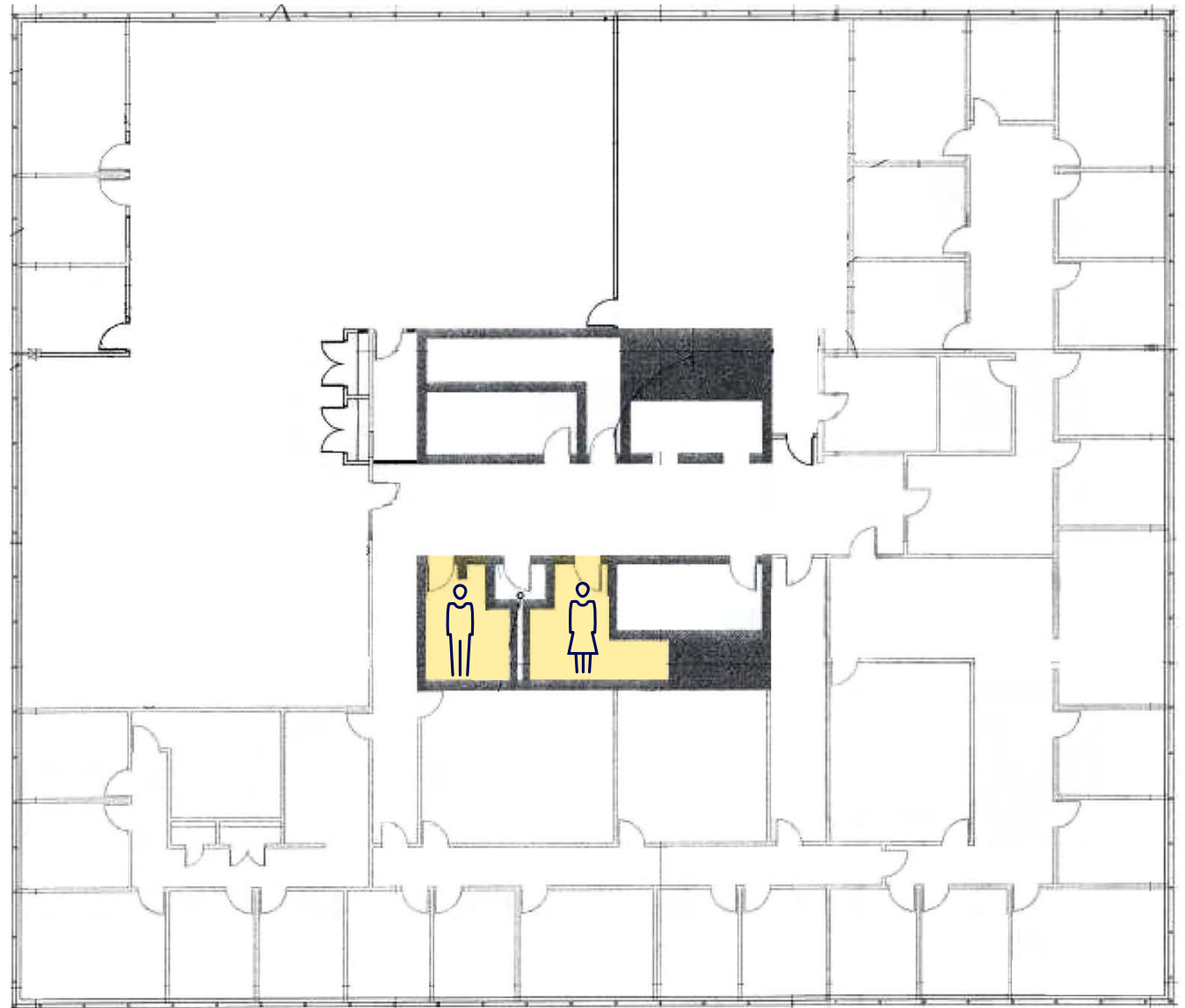
First Floor - North Side

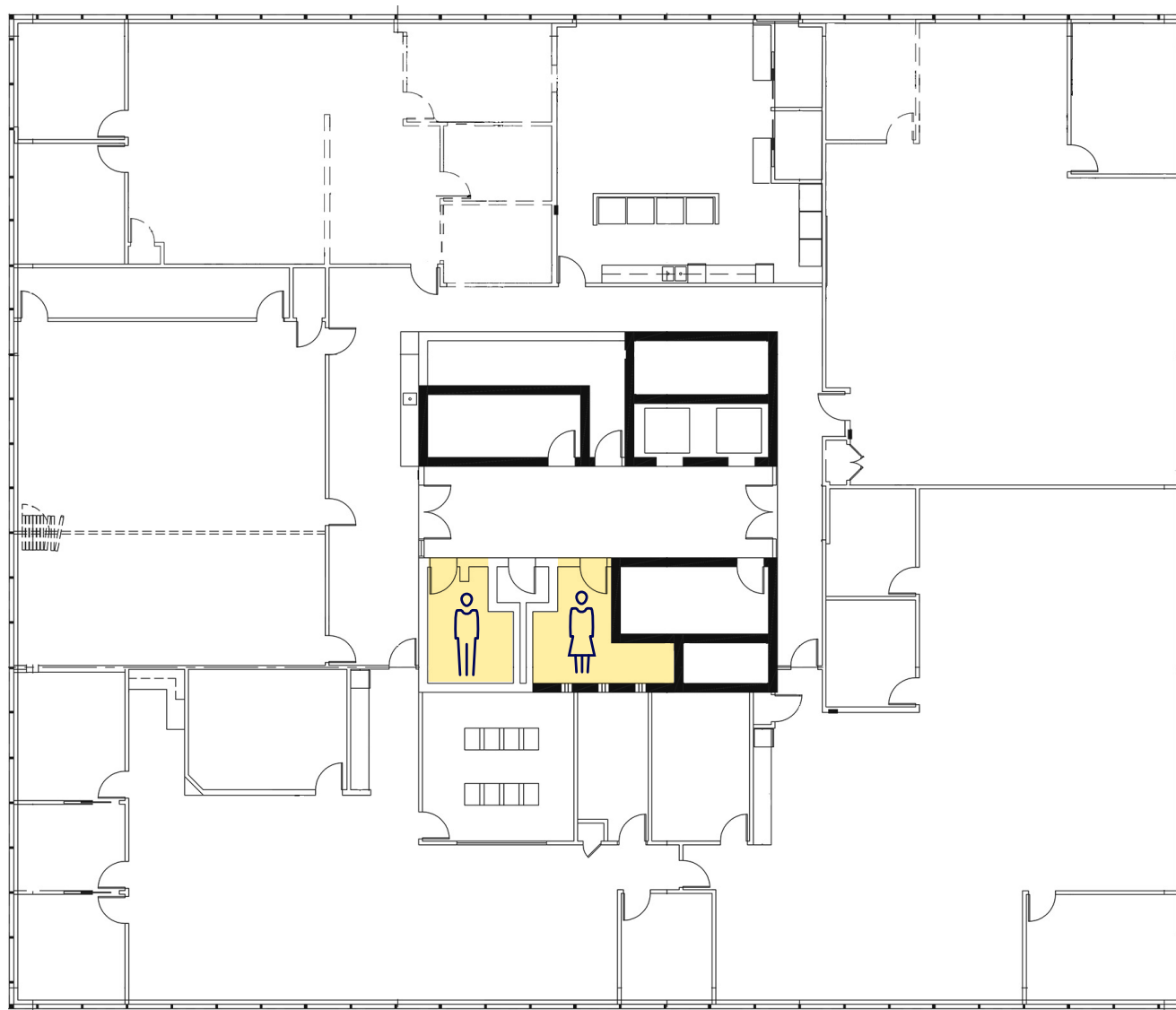


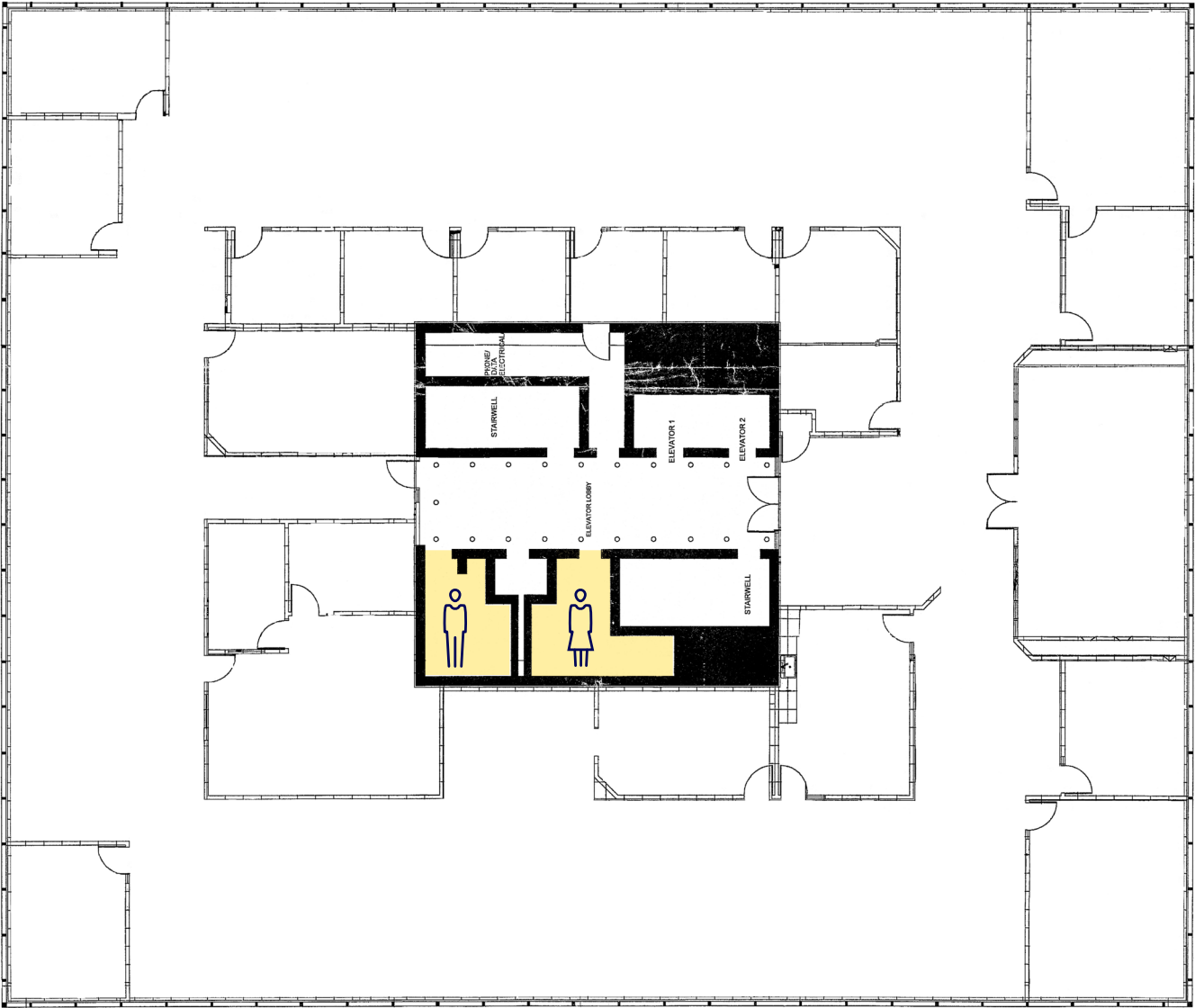
Floor Plans

Second Floor









Investment Opportunity | Offering Memorandum

8420 W Dodge Road

Omaha, Nebraska



Accelerating success.

Disclaimer

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.