



Accelerating success.

Office Space For Lease

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North Park Building 3 2121 North 117th Avenue

50,248 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.



Aerial

North Park Building 3 | 2121 North 117th Avenue, Omaha, NE



North Park 3
2121 North 117th Avenue

Blondo Street

North 117th Avenue



North

Aerial

North Park Building 3 | 2121 North 117th Avenue, Omaha, NE



1



2



3



4



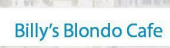
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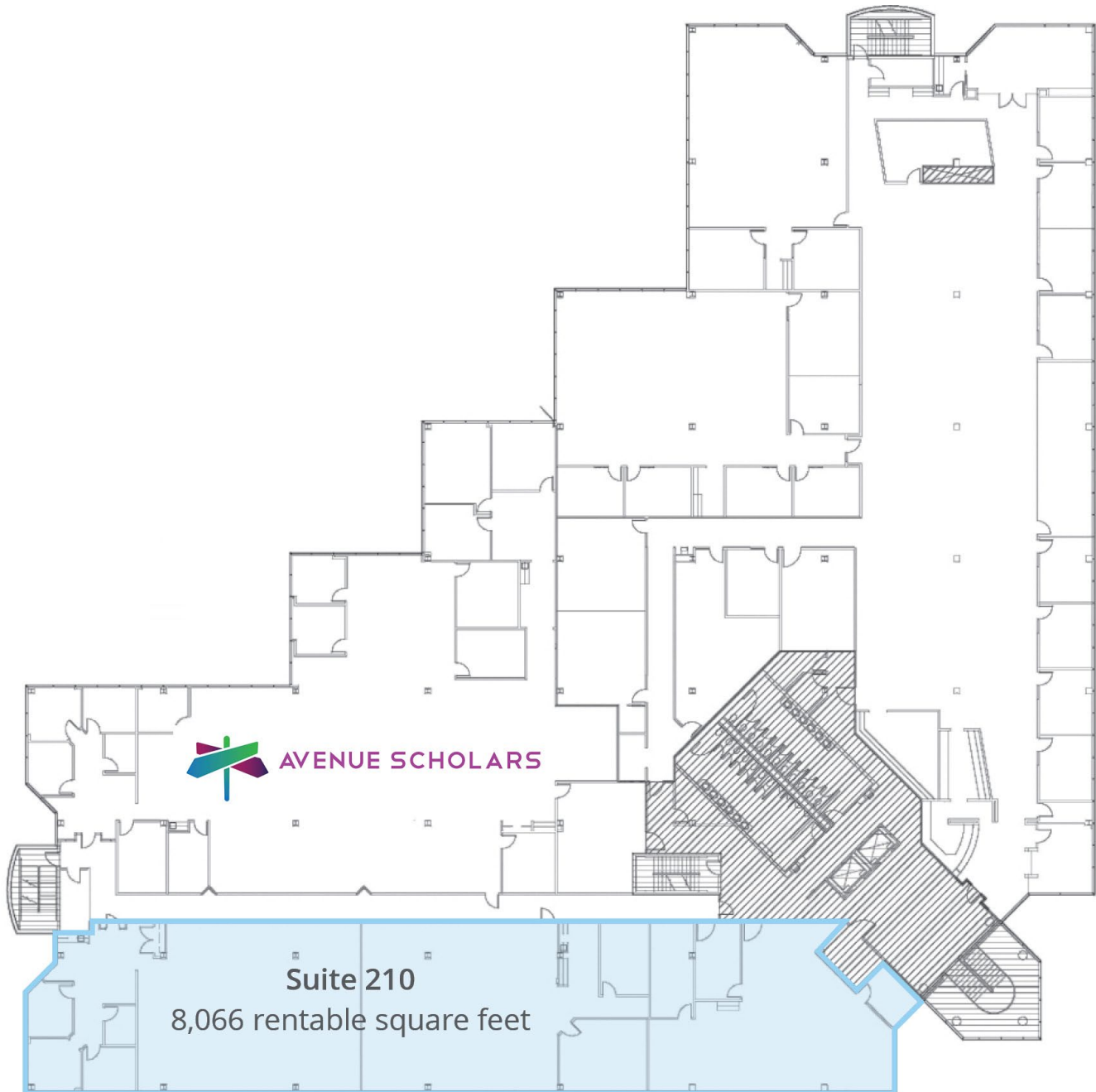


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Floor Plans

North Park Building 3 | 2121 North 117th Avenue, Omaha, NE
Suite 210 - 8,066 SF

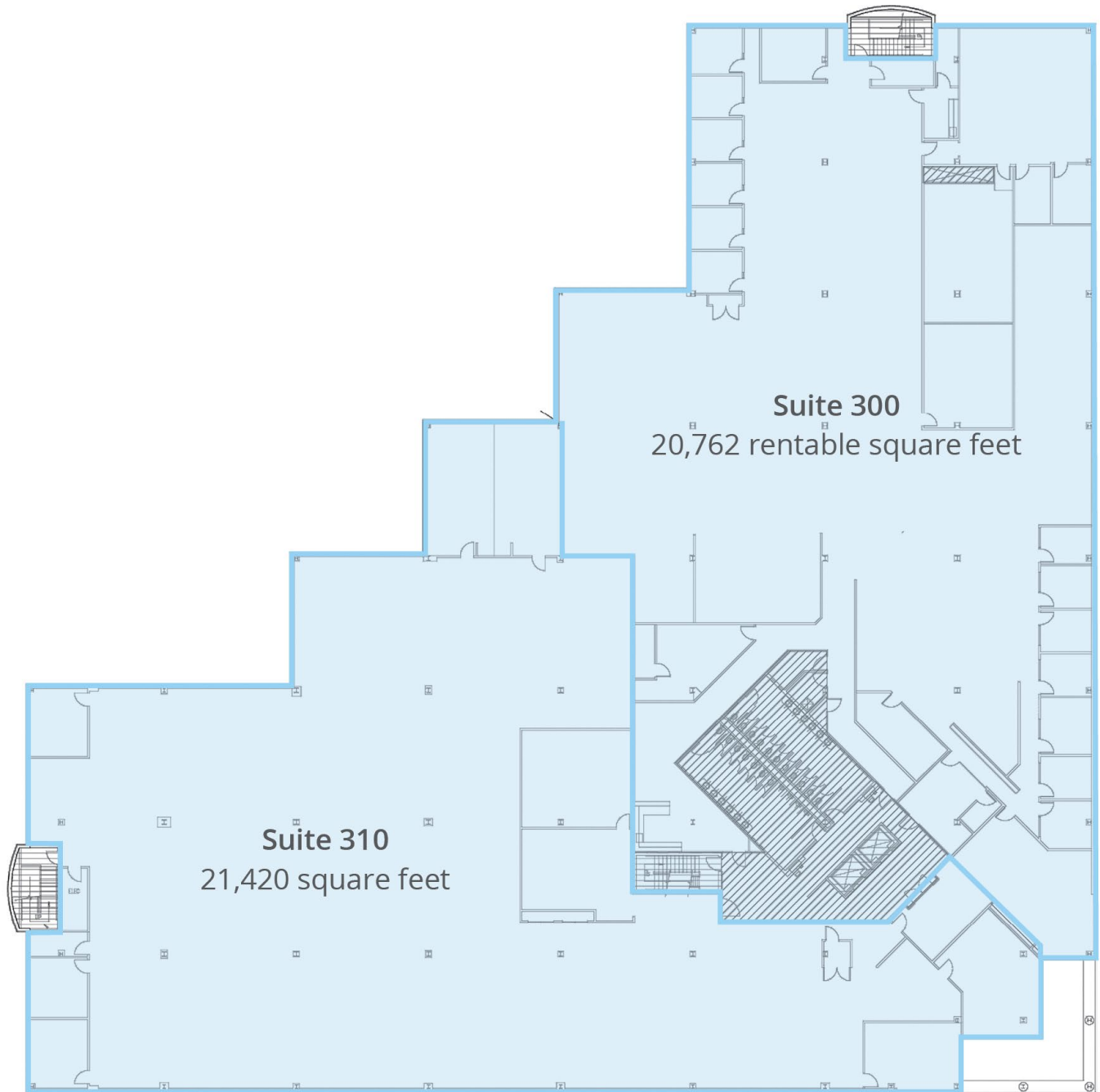


Floor Plans

North Park Building 3 | 2121 North 117th Avenue, Omaha, NE

Suite 300 - 20,762 SF

Suite 310 - 21,420 SF



NORTH PARK 3 THIRD FLOOR PLAN
06.28.16

For Lease

Office Space

North Park Building 3 | 2121 North 117th Avenue, Omaha, NE

Type of Listing:	Office	
Price:	\$12.95/RSF	
Operating Type:	NNN	
Estimated Expenses:	\$6.18/SF (2026)	
Available:	Immediately	
Total SF Available:	50,248 SF	
Total Building SF:	119,664 SF	
Available:	Suite 210	8,066 SF
	Suite 300	20,762 SF
	Suite 310	21,420 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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