



FOR LEASE

HISTORIC REDFIELD BLDG REDEVELOPMENT

1901 HOWARD STREET • OMAHA, NE 68102



Photo courtesy of the Durham Museum

NAI
NP Dodge

CBRE

REDFIELD BUILDING REDEVELOPMENT

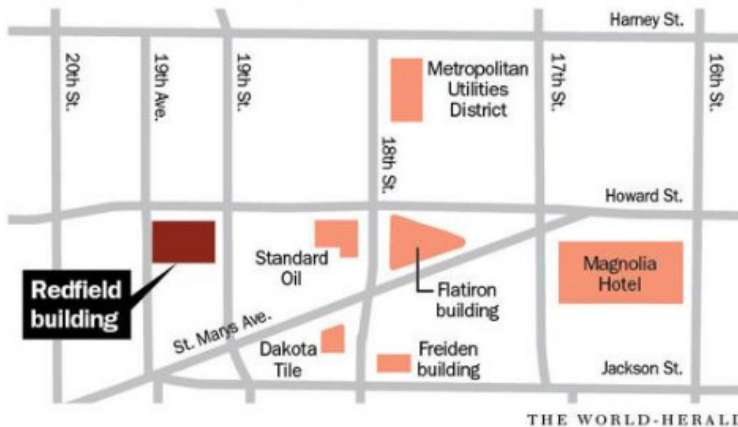
HISTORY

Once housing the state's largest Buick dealership, the 100 year-old Redfield Building is up for National Historic Status. The 47,872 SF building sits at the southwest corner of Howard Street and South 19th Street, and will undergo a \$15 million rehabilitation project. The project will preserve the historic flair of the building, restoring the original features such as the huge glass windows, tulip-shaped pillars, decorative interior tile, and exterior Terra cotta. The revamped Redfield Building will reopen in March or April of 2020.

The site is in the emerging Flatiron District, also being redeveloped. Micro

apartments at the Frieden Building opened in July and the Standard Oil (Law Building) at 18th and Harney is set to be renovated into apartments and a high-end restaurant. Construction is anticipated to start in December and completed by December 2020. Retailers and shops are also planned for the area.

THE FLATIRON DISTRICT



Bounded generally by 17th, 20th, Howard and St. Mary's Avenue, the emerging district is getting a boost from a proposed rehab of the Redfield Building. Other future redevelopment sites are at 500 S. 18th St., 1801 St. Mary's Ave., and 563 S. 18th St.

“ For a lot of reasons, this building stood out — the architectural style, the views, the location. ”

-Neeraj Agarwal, one of the new owners and developer of the project.



REDFIELD BUILDING REDEVELOPMENT

FIRST FLOOR - OPEN CONCEPT RETAIL/COFFEE SHOP 1,724 SF

In the early days of the Redfield Building, the first floor served as the main showroom for the Buick dealership. This secondary tenant space will be an open concept, perfect for a retail space and coffee shop/cafe.

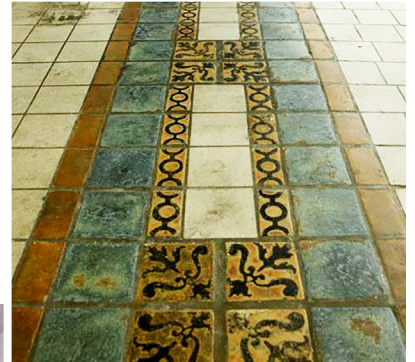
Developers plan to expose the original decorative floor and wall tile. A glass wall is planned to separate the space from the larger restaurant also planned for the first floor. A secondary entrance will be developed in the alley on the east end of the building for deliveries from vendors of a prospective coffee, restaurant or retail user.

- **Lease Rate**

\$14.00 PSF, NNN

- **Estimated NNN**

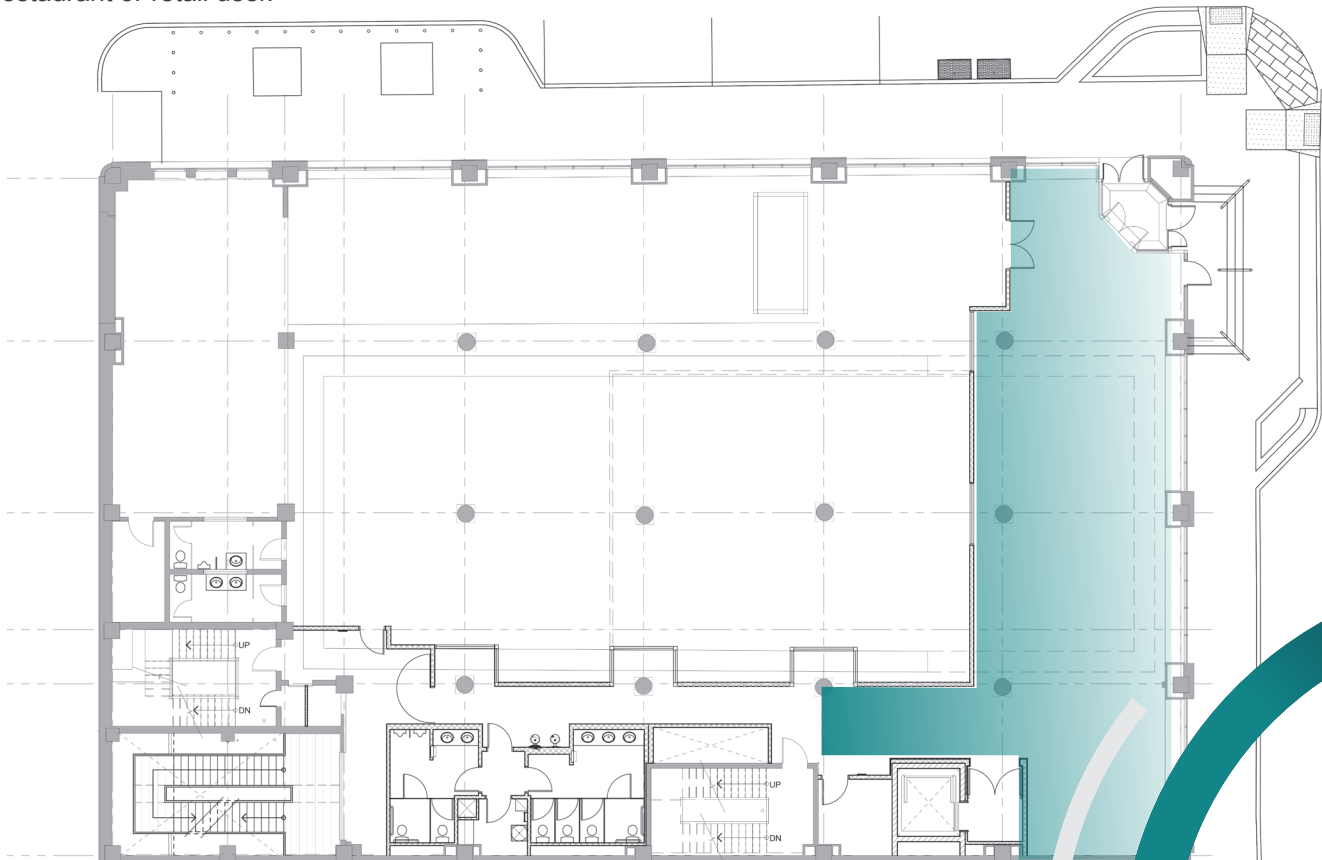
\$8.00 - \$10.00 PSF



Above: Redfield Building original decorative floor tile.
Photo by Megan McGill, Omaha World Herald



Left: Rendering of finished 1,724 SF retail/coffee shop space. A 1949 vintage Buick will be displayed in the space as shown in the rendering.



REDFIELD BUILDING REDEVELOPMENT

FIRST FLOOR - HIGH-END RESTAURANT 6,439 SF

Ideal tenant is a high-end restaurant that will serve lunch and dinner; a destination for the fourth floor tenants, lawyers at the neighboring courthouse, City employees and AIM. A secondary entrance will be developed in the alley on the east end of the building for equipment and food deliveries for a prospective restaurant user.

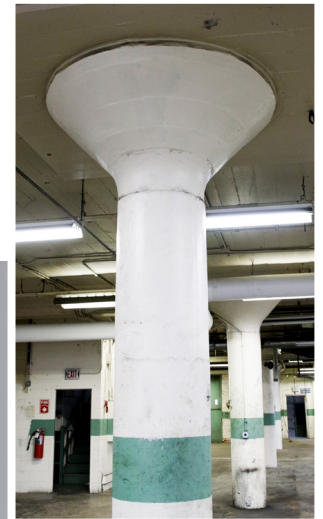
The original tulip-shaped columns will be restored and incorporated into the new sleek design, enhancing the historic flair of the space. Large windows allow for abundant natural light in this 6,439 SF space.

- **Lease Rate**

\$18.00 PSF, NNN

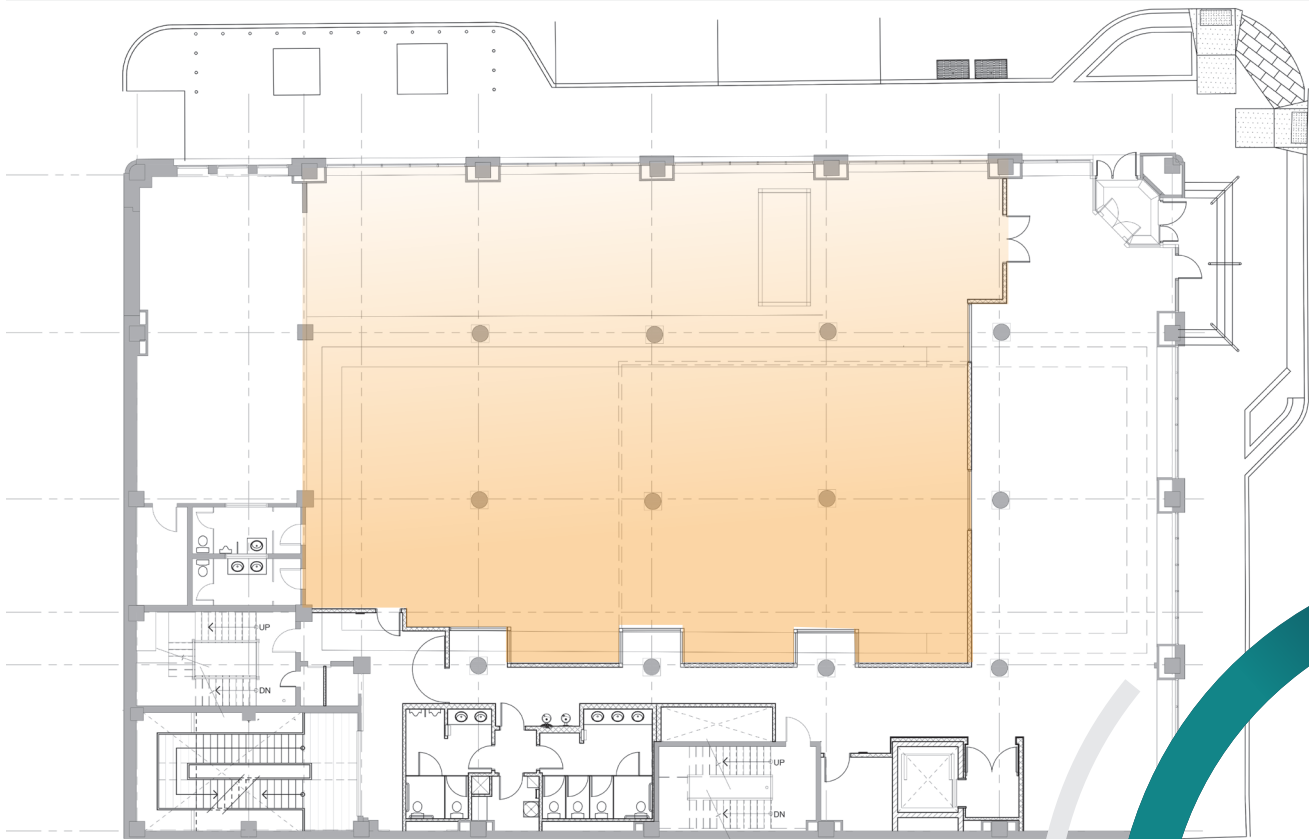
- **Estimated NNN**

\$8.00 - \$10.00 PSF



Above: Original columns. *Photo by Megan McGill, Omaha World Herald*

Left: Rendering of finished 6,439 SF restaurant space.



REDFIELD BUILDING REDEVELOPMENT

SECOND AND THIRD FLOORS - EXECUTIVE SUITES

- Mother's Room on second floor
- Four large conference rooms, seating 8-10 people, Framery O phone booths, and a Framery 2Q pod on each floor
- Large corner offices that can be combined to fit 10-15 people
- Contact agent for details.



Framery 2Q pod - sound proof, full-size meeting room



Above: Rendering of third floor open work space.

Below: Third floor break room rendering.



Framery O Phone Booth - sound proof, room for one



REDFIELD BUILDING REDEVELOPMENT

FORTH FLOOR - SINGLE OFFICE USER 12,049 SF

Until 1954, the fourth floor was used to service and paint cars. The space is ideal for a single office user such as a law firm, financial services group, or tech company.

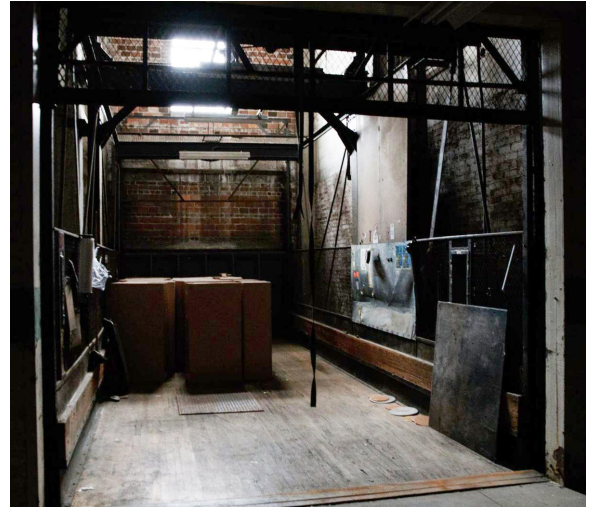
Tenant will occupy the entire 12,049 SF floor.

- **Lease Rate**

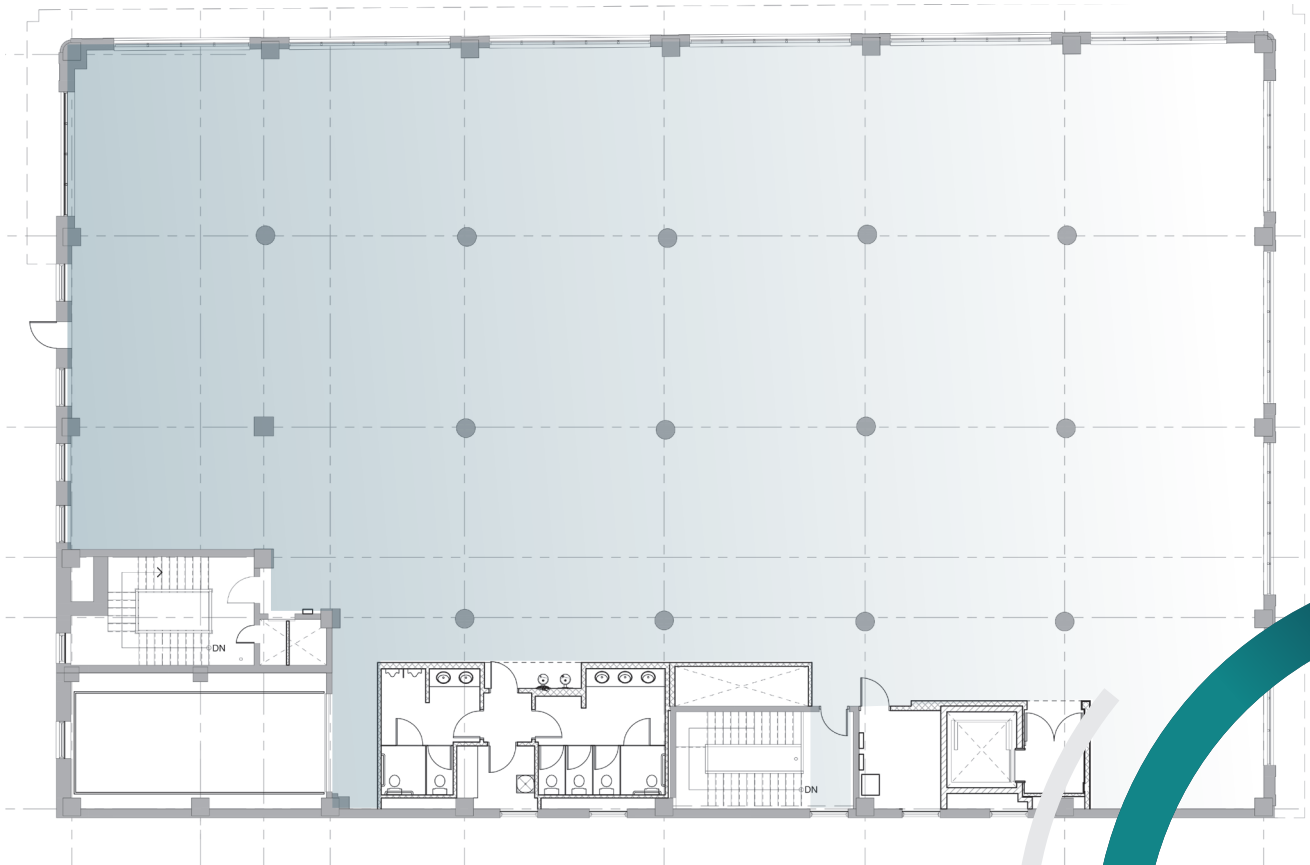
\$20.00 PSF, NNN; (\$240,980 annually, based on 12k SF)

- **Estimated NNN**

\$8.00 - \$10.00 PSF



Originally the only of its kind in the area, the large freight elevator will be transformed into a trendy conference space. *Photo by Megan McGill, Omaha World Herald*



REDFIELD BUILDING REDEVELOPMENT

FORTH FLOOR - ADDITIONAL RENDERINGS



REDFIELD BUILDING REDEVELOPMENT

AERIAL AND PARKING MAP



Site: 1901 Howard Street



Covered parking for tenants and visitors



Street parking surrounding building

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