



Colliers

Accelerating success.

Your Name Here

For Lease

13330 California Street
Omaha, Nebraska

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California Place Up To 21,300 RSF Available

Located in Bank of the West Business Park, California Place is a Class A office building featuring full-floor availability, high-end finishes and conveniently positioned within an amenity-rich area. Exterior building signage options provide exceptional exposure in the Bank of the West Business Park.





Building Specifications

California Place | 13330 California Street

Type of Listing:	Office for Lease
Price:	\$24.00/RSF
Operating Type:	NNN
Estimated Expenses:	\$10.82 SF (2026)
Total SF Available:	21,300 RSF
Total Building SF:	36,079 RSF
Minimum/Maximum:	2,669 - 21,300 SF
Available:	Suite 104 - First Floor 2,669 RSF
	Suite 200 - Entire Second Floor 18,631 RSF (Floor is divisible)
Year Built:	2004
Number of Floors:	2
Parking:	4.9:1,000 (Enclosed and Surface)

Construction

A/C:	Yes
Sprinkler:	Yes
Restrooms:	Common, two per floor
Elevators:	Yes, one

Lease Specifics

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

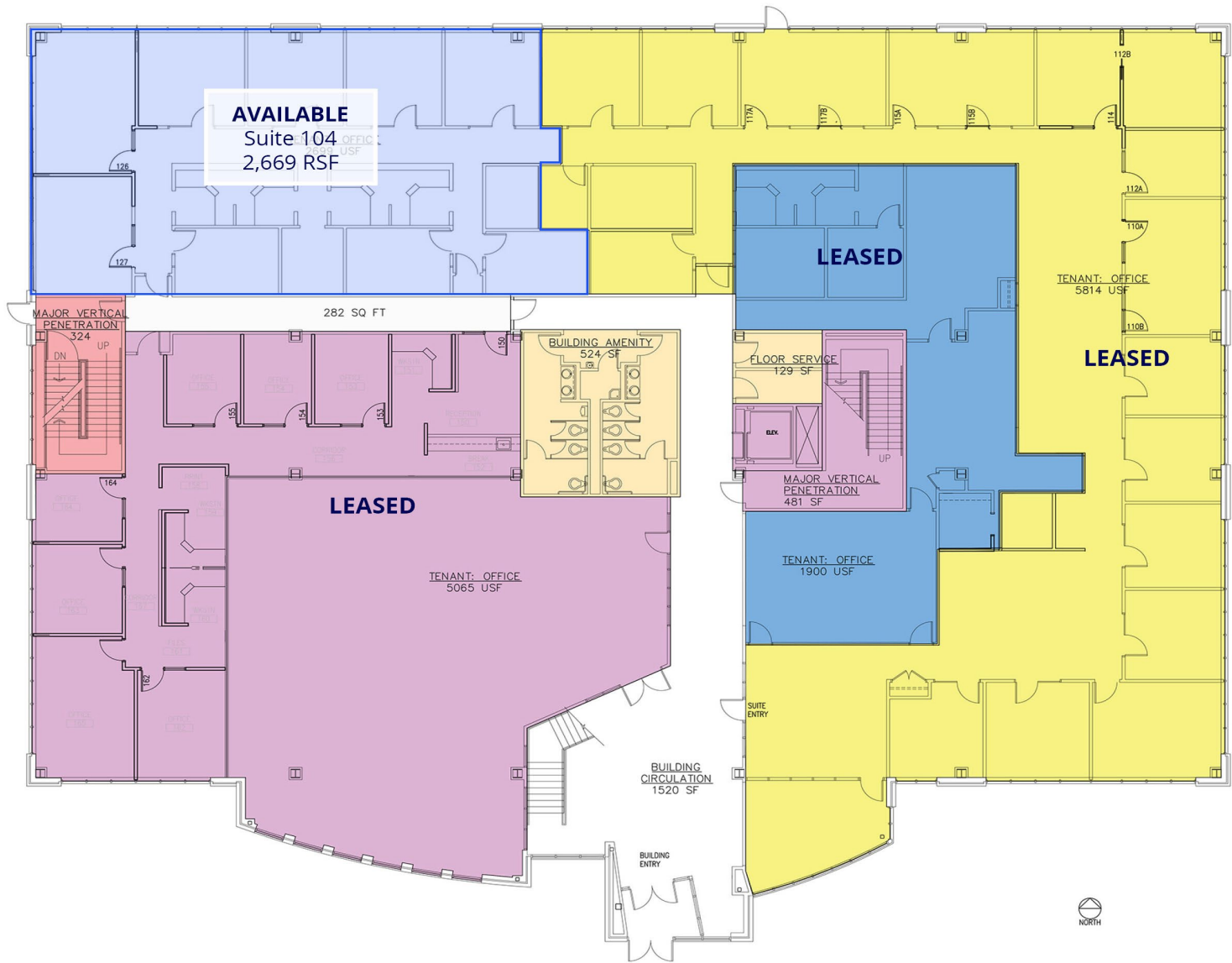
Location

Intersection:	133rd & California Street
Submarket:	West Dodge Corridor

First Floor Plan

California Place | 13330 California Street

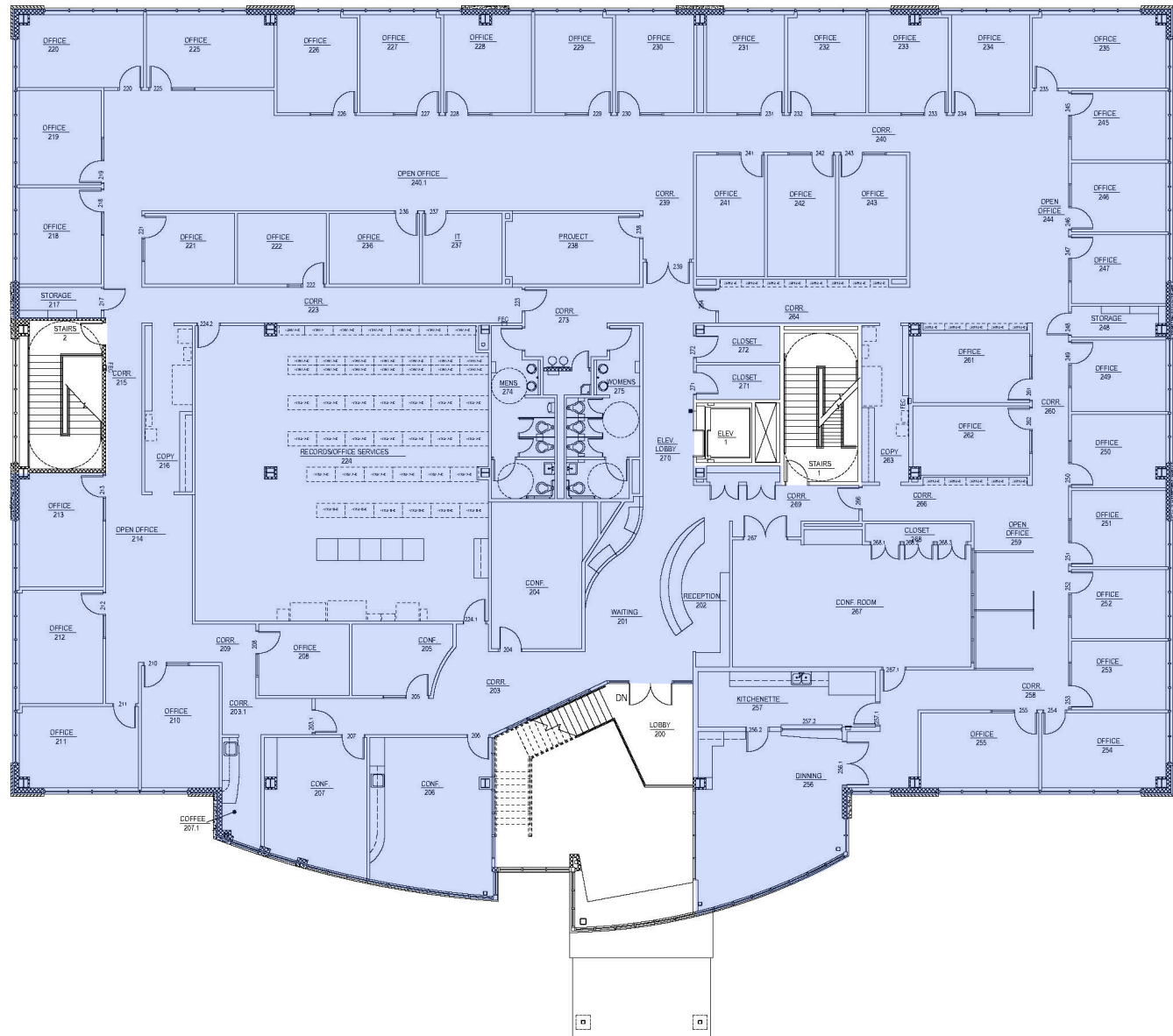
Suite 104
2,669 Rentable Square Feet



Second Floor Plan

California Place | 13330 California Street

Suite 200 - Entire Second Floor Available
18,631 Rentable Square Feet



The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rectangular box. Below the text is a horizontal bar with a gradient of yellow, orange, and red.

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