



Office Opportunity

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Block 180 - Office 18140 Burke Street

1,550 – 5,655 SF available

The Block 180 Office Building is newly constructed and ready for occupancy. This beautiful building is situated in a Class A office park within walking distance to numerous services, restaurants and bars. Hard to find small to mid-size office suites with incredible spans of windows, underground parking and easy access to West Dodge Road.

11516 Miracle Hills Drive
Suite 400
Omaha, NE 68154
+1 402 345 5866
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Floor Plans

Block 180 - Office - 18140 Burke St, Omaha, NE 68022

2nd Floor

Suite 202 - 1,807 RSF

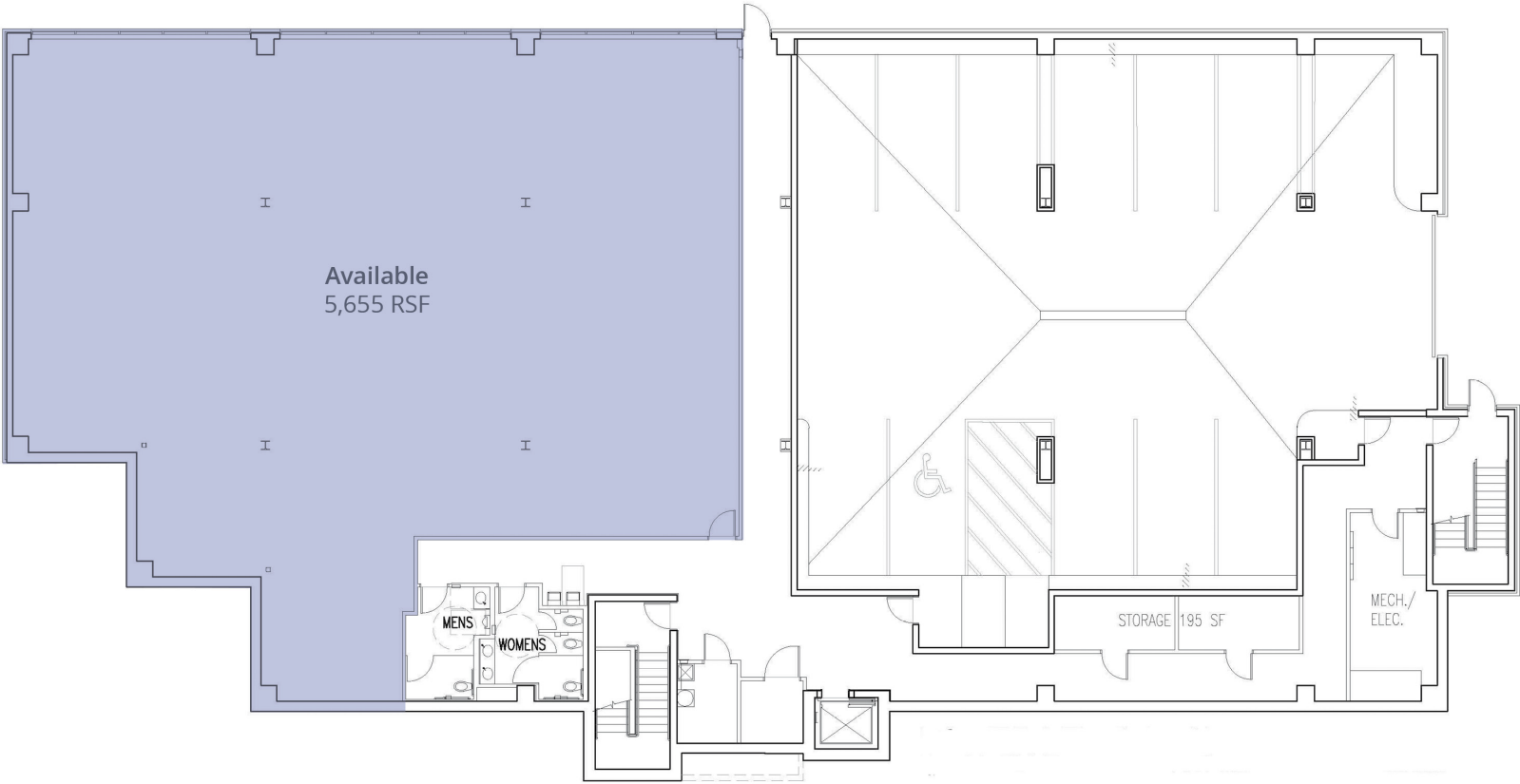
Suite 203 - 1,550 RSF



Floor Plans

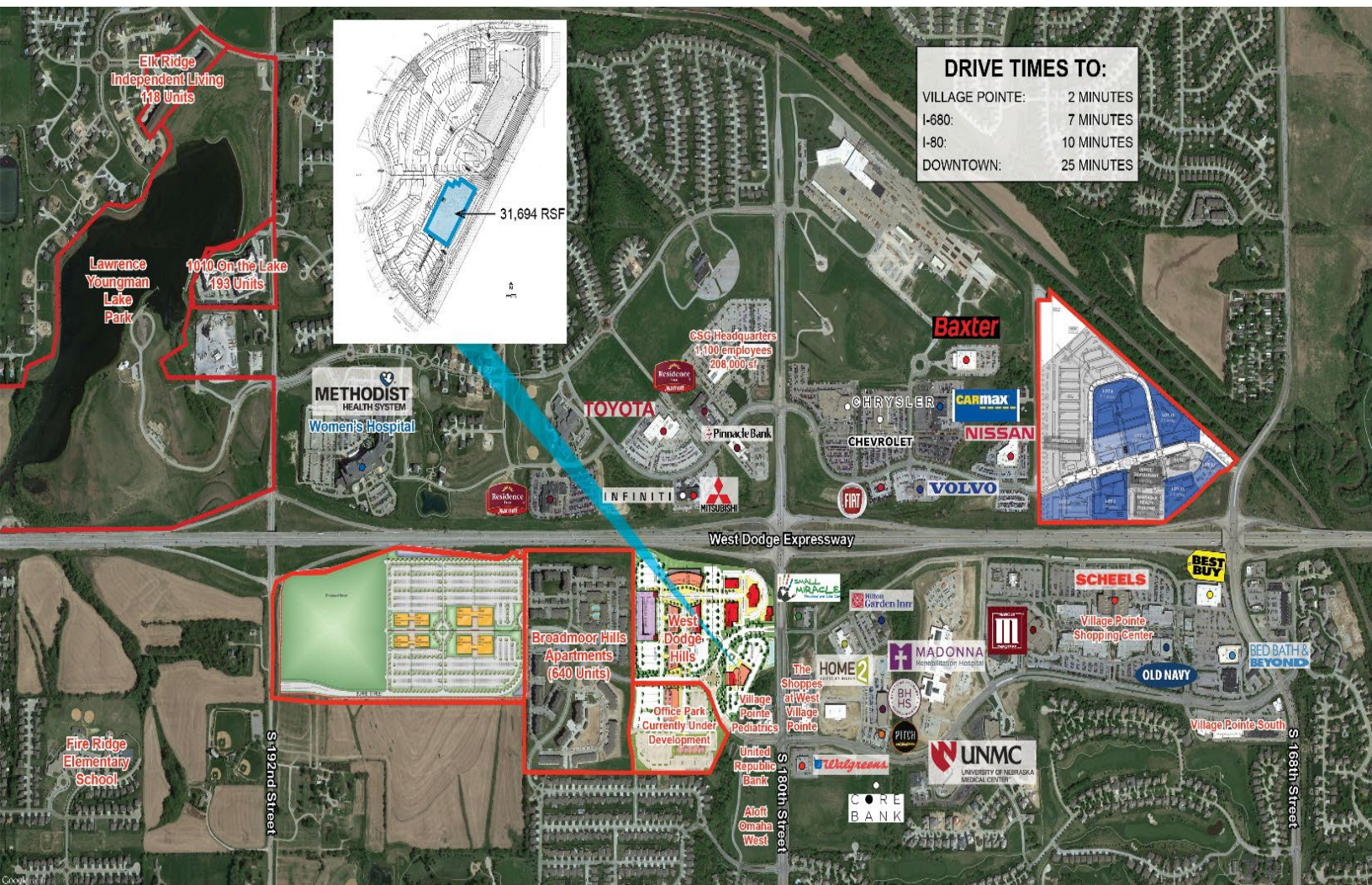
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Garden Level - 5,655 RSF



Aerial

Block 180 - Office | 18140 Burke St, Omaha, NE 68022



For Lease

Block 180 – Office | 18140 Burke St, Omaha, NE 68022

Type of Listing:	Office for Lease	
Price:	\$22.50/RSF	
Operating Type:	NNN	
Est. Expenses:	\$10.00/SF (2024)	
Available:	Immediately	
Total SF Available:	7,205 SF	
Total Building SF:	31,694 SF	
Minimum/Maximum:	1,550 – 5,655 SF	
Space Available:	Suite 203	1,550 RSF
	Garden Level	5,655 RSF
Year Built:	2020	
Number of Floors:	Three (3)	
Parking:	5.77:1,000	

Construction

Heat & A/C:	Yes
Sprinkler:	Yes
Restrooms:	Six (6)
Elevators:	Yes, one

Lease Specifics

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

Location

Intersection:	180 th & Burke St
Submarket:	Suburban West Dodge

Contact us:

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