

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a white rectangular border. Below the text is a horizontal bar with a yellow top half and a red bottom half.

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# For Lease

13330 California Street  
Omaha, Nebraska

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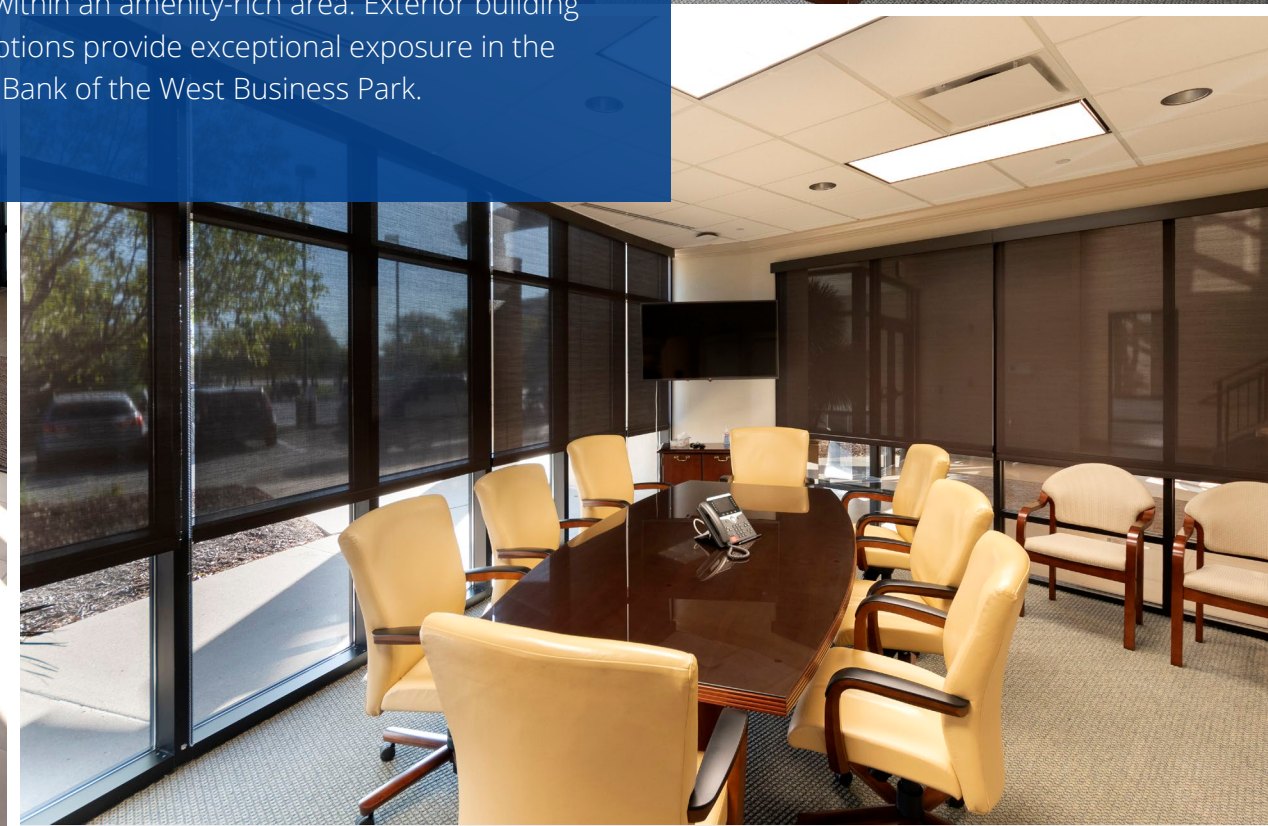
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## California Place Up To 30,369 RSF Available

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: | \$10.37 SF (2025)                            |
| Total SF Available: | 30,370 SF                                    |
| Total Building SF:  | 36,079 SF                                    |
| Minimum/Maximum:    | 11,739 - 30,369 SF                           |
| Available:          | Suite 100 - First Floor<br>11,739 SF         |
|                     | Suite 200 - Entire Second Floor<br>18,631 SF |
| 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 |

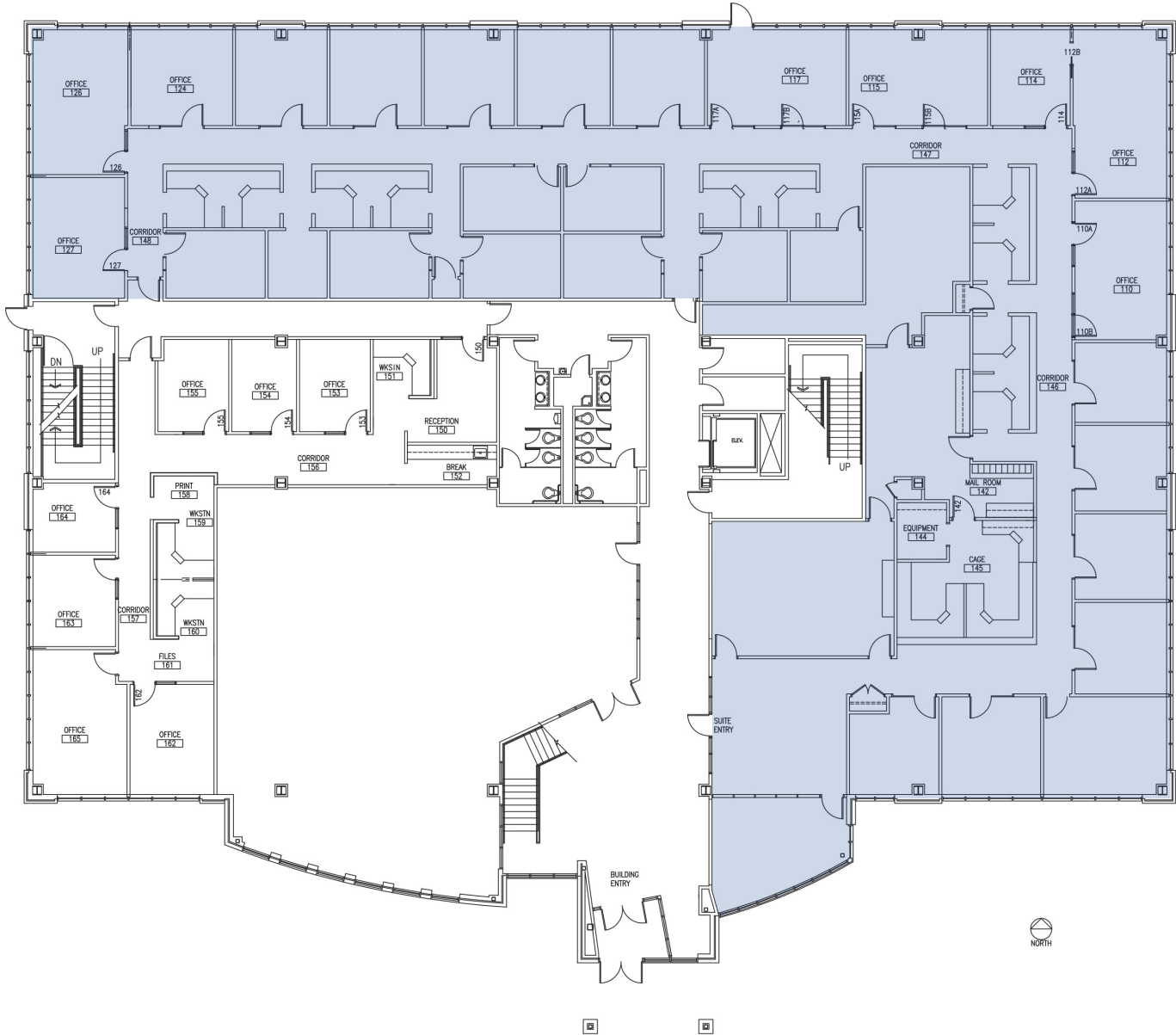
### Location

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

# First Floor Plan

California Place | 13330 California Street

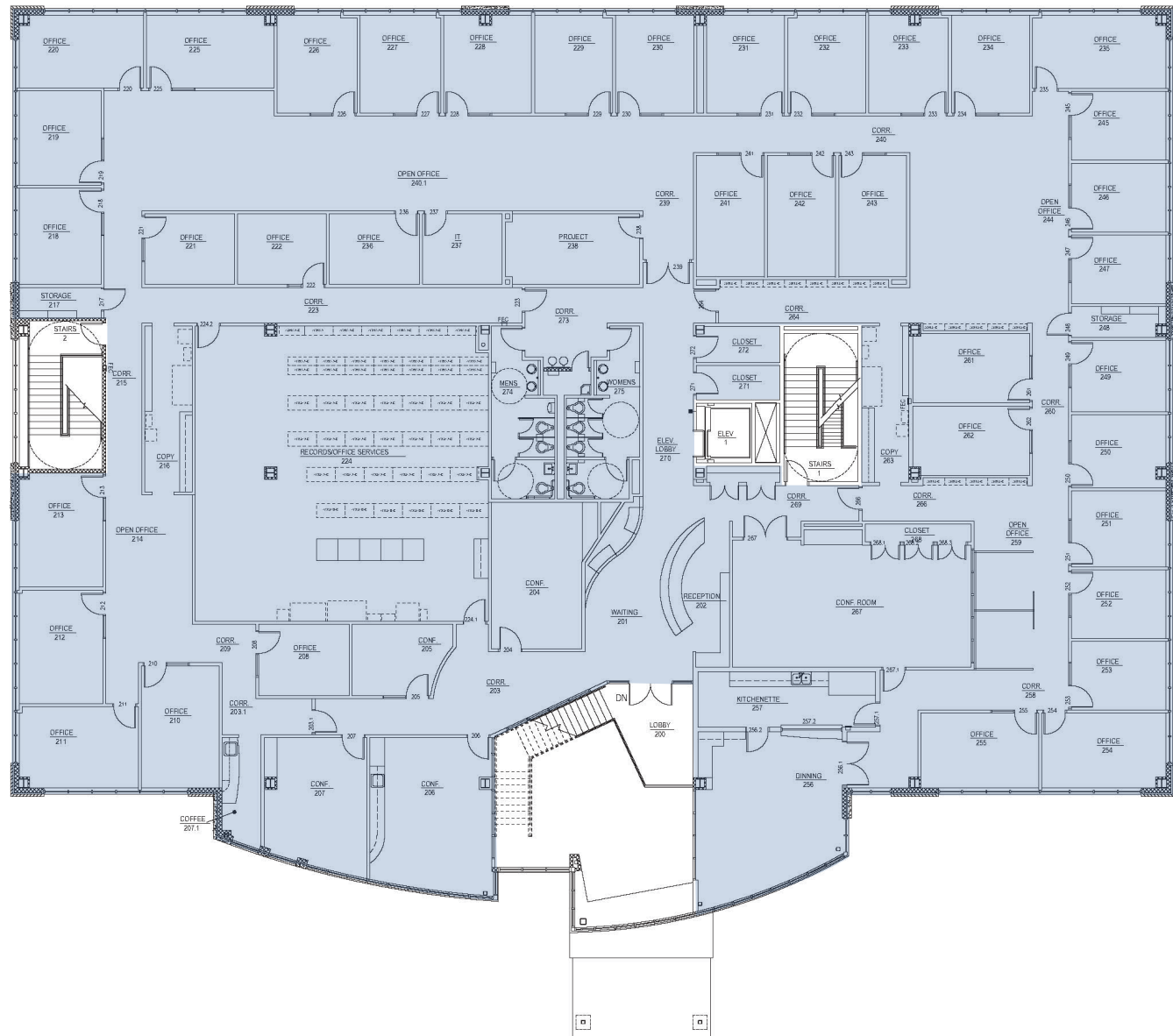
Suite 100 - First Floor  
11,739 Rentable Square Feet



# Second Floor Plan

California Place | 13330 California Street

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





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