

A photograph of the Medlar Building, a three-story red brick structure with a modern ground floor featuring large glass windows and a green-framed entrance. The upper floors have multiple windows with dark green frames. The building is situated on a city street with other buildings visible in the background.

Colliers

Office Opportunity

Chris Mensinger

Senior Vice President | Nebraska
+1 402 763 1755
chris.mensingers@colliers.com

Lizzie Mensinger

Senior Associate | Nebraska
+1 402 763 1740
lizzie.mensingers@colliers.com

11516 Miracle Hills Drive
Suite 400
Omaha, NE 68154
+1 402 345 5866
colliers.com

Medlar Building 414 South 14th Street

4,258 total square feet available

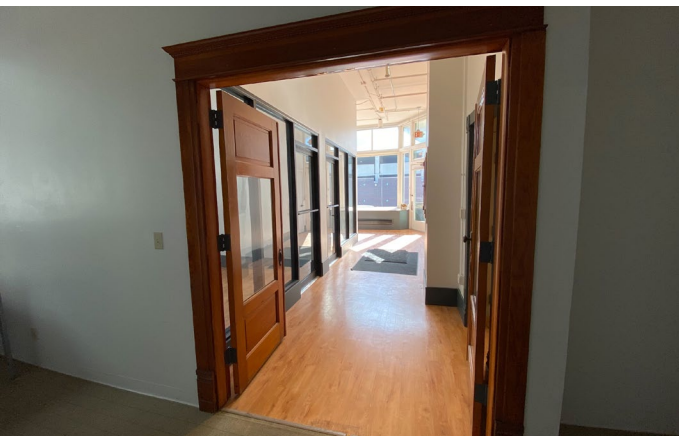
Terrific one-of-a-kind office space in a historic building near the Old Market. Blends of brick walls, glass details and modern finishes.

Perfect for a creative or tech team looking for cool space downtown with on-site ownership. Recently replaced HVAC system.

Copyright © 2023 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

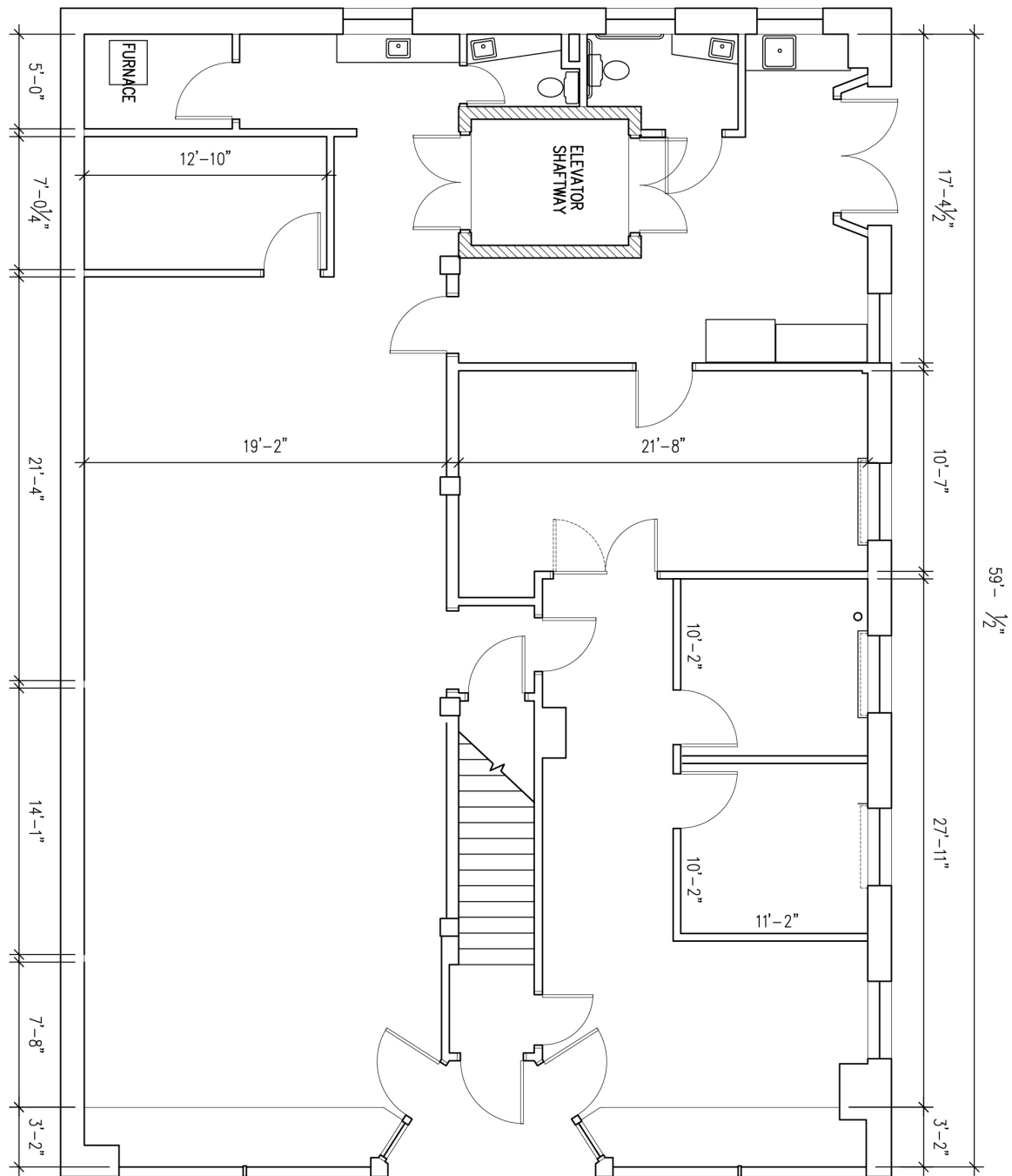
Images

Medlar Building | 414 South 14th Street, Omaha, NE 68102
1st Floor



Floor Plan

Medlar Building | 414 South 14th Street, Omaha, NE 68102
1st Floor



Floor Plan

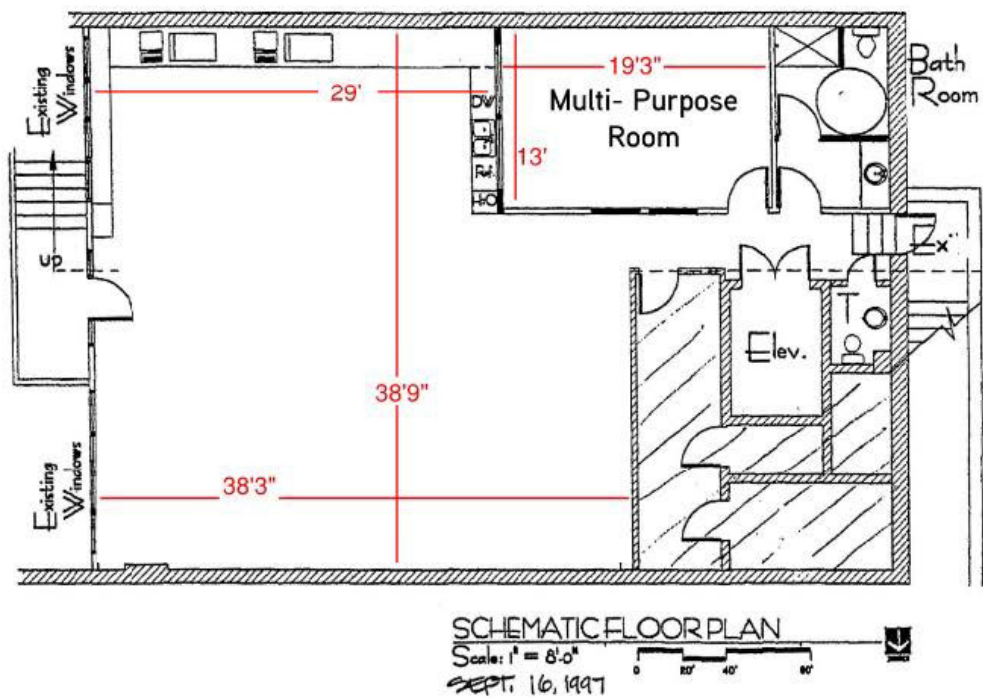
Medlar Building | 414 South 14th Street, Omaha, NE 68102
Lower Level



Aerial

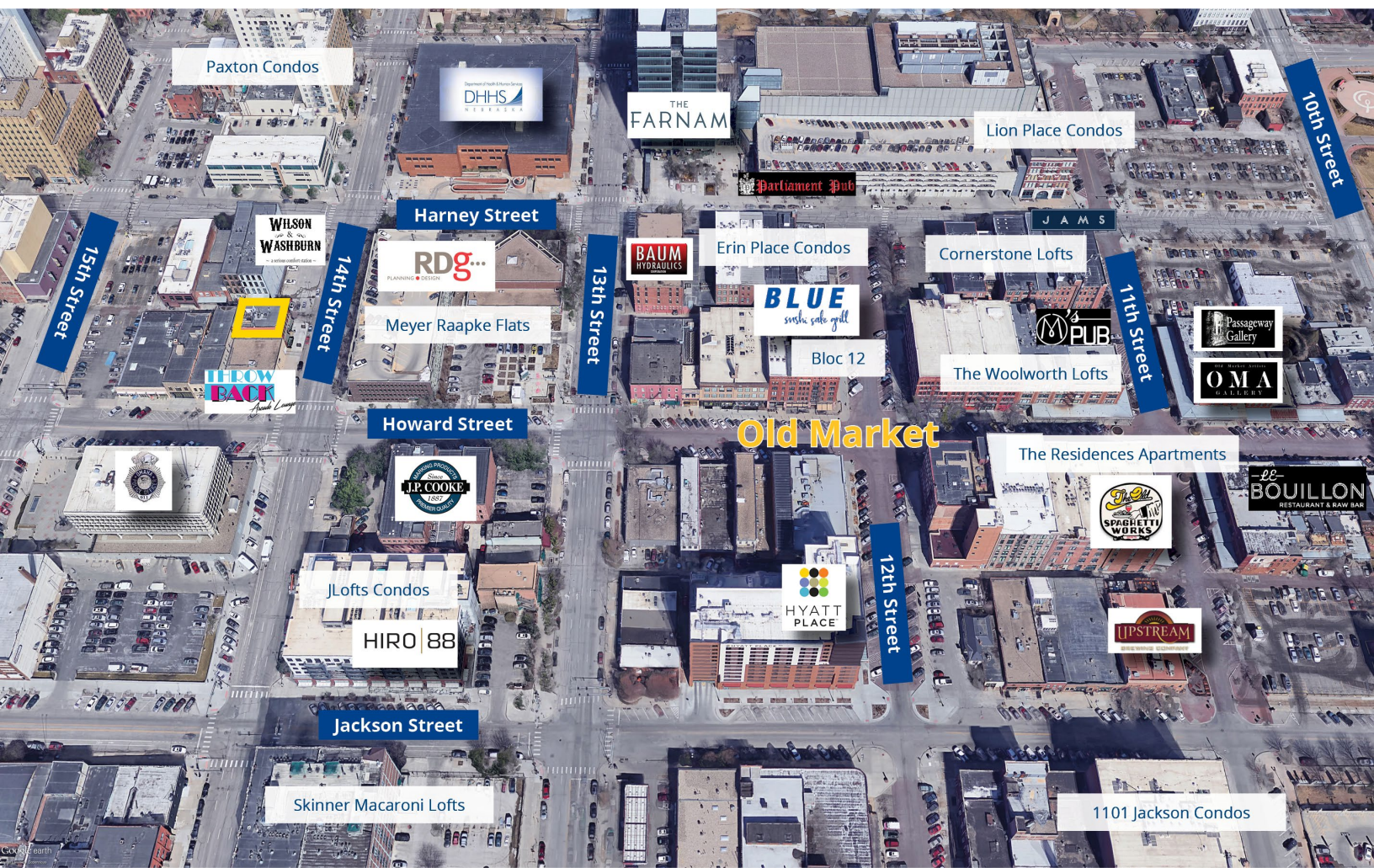
Medlar Building | 414 South 14th Street, Omaha, NE 68102
Lower Level

ROOM DIMENSIONS // 08.14.23



Aerial

Medlar Building | 414 South 14th Street, Omaha, NE 68102



For Lease

Office

Medlar Building | 414 South 14th Street, Omaha, NE 68102

Type of Listing:	Office For Lease		
Price:	\$14.50 - \$18.75/RSF		
Operating Type:	Full Service		
Available:	Immediately		
Total SF Available:	4,258 SF		
Total Building SF:	8,146 SF		
Available:	Lower Level	2,166 SF	\$14.50/RSF
	1st Floor	2,092 SF	\$18.75/RSF
Year Built:	1903		
Parking:	Tenant responsibility		

Construction

Heat & A/C:	Central		
Construction:	Brick and glass		
Sprinkler:	Yes		
Restrooms:	Two (2)		
Elevators:	Yes		

Lease Specifics

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

Location

Intersection:	14th & Harney St		
Submarket:	Downtown		

Contact us:

Chris Mensinger

Senior Vice President | Nebraska
+1 402 763 1755
chris.mensingers@colliers.com

Lizzie Mensinger

Senior Associate | Nebraska
+1 402 763 1740
lizzie.mensingers@colliers.com

Information furnished is from sources deemed reliable, but is not guaranteed by Colliers International, or its agents, and is subject to change, corrections errors and omissions, prior sales or withdrawals without notice.

Colliers

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