

## ONE CALIFORNIA

13625 CALIFORNIA STREET, OMAHA, NE 68154



Accelerating success.



### Building information

Type of Listing:	Office for Lease	Intersection:	136 <sup>th</sup> & California
Price:	\$19.50/RSF	LoopNet #:	13786716
Operating Type:	NNN		
Est. Expenses:	\$9.94/SF (2014)		
Available:	Immediately	Construction:	Brick & Steel
Total SF Available:	9,015 SF	A/C:	Yes
Total Building SF:	65,801 SF	Roof:	Membrane
Year Built:	2006	Sprinkler:	Yes
# of Floors:	Four (4)	Restrooms:	Two (2) Per Floor
Parking:	4.2:1,000	Elevators:	Two (2)

<u>Suite #:</u>	<u>SF Available:</u>
110	3,688 RSF
120	2,953 RSF
310	2,374 RSF

Length of Lease:	5-10 Years
TI Allowance:	Negotiable
Rent Escalator:	Negotiable
Lease Form:	Landlord's

### Overview

First floor space now available at One California in Bank of the West Business Park.

Suites ranging in size from 2,374 SF to 6,641 SF, all with floor to ceiling exterior glass. Garage parking available and within walking distance of four great Omaha restaurants.

Easy access to the West Dodge Expressway via 137<sup>th</sup> Street.

*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by Colliers International, or its agents, and is subject to change, corrections, errors and omissions, prior sales, or withdrawn without notice.*

### Contact us

AGENT: Kyle Peterson  
+1 402 763 1702  
Omaha, NE  
Kyle.Peterson@colliers.com

AGENT: Alex Epstein  
+1 402 763 1752  
Omaha, NE  
Kyle.Peterson@colliers.com

COLLIERS INTERNATIONAL  
6464 Center Street | Suite 200  
Omaha, NE 68106  
www.colliers.com

FOR LEASE > OFFICE SPACE

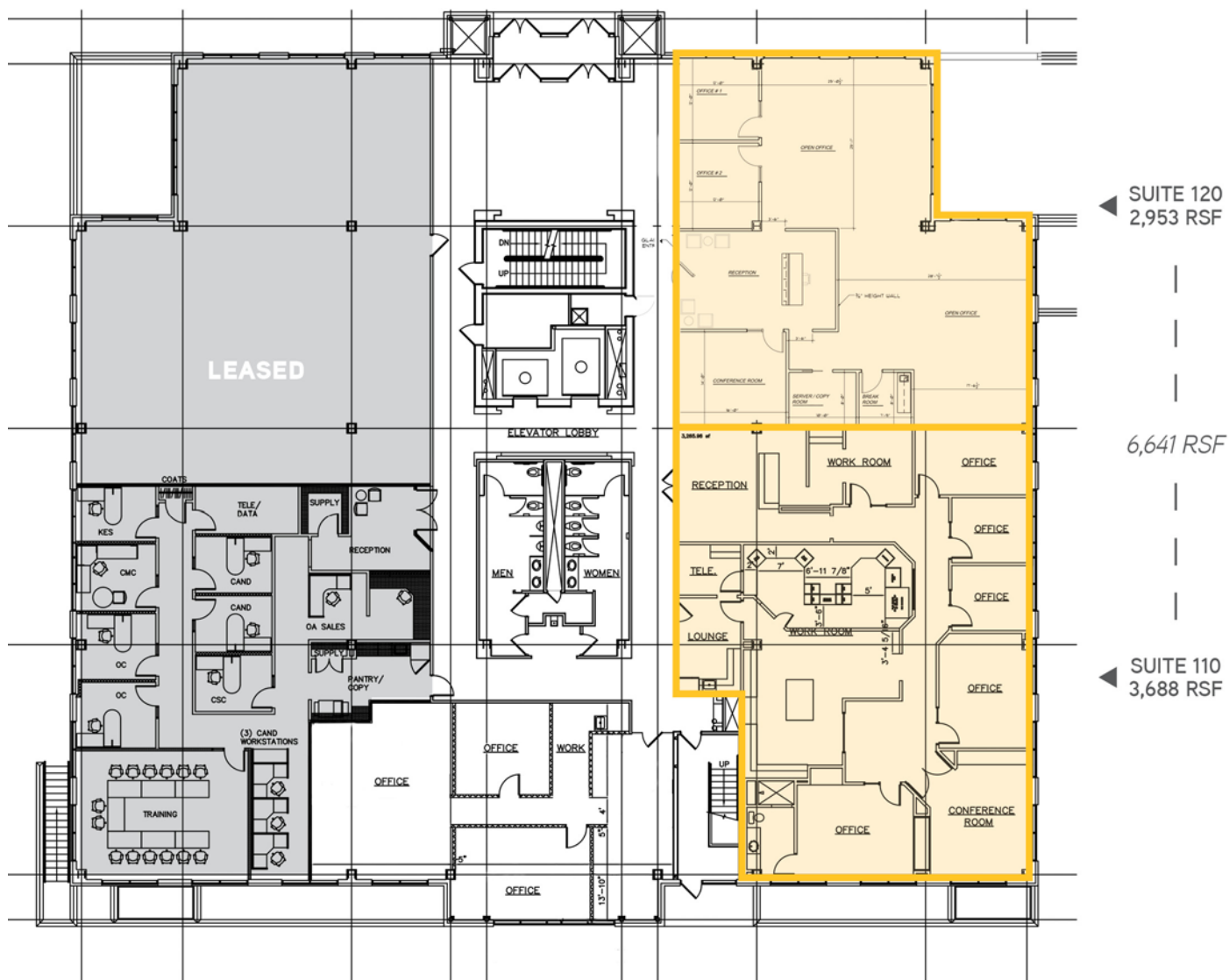
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## Floor plan – First floor



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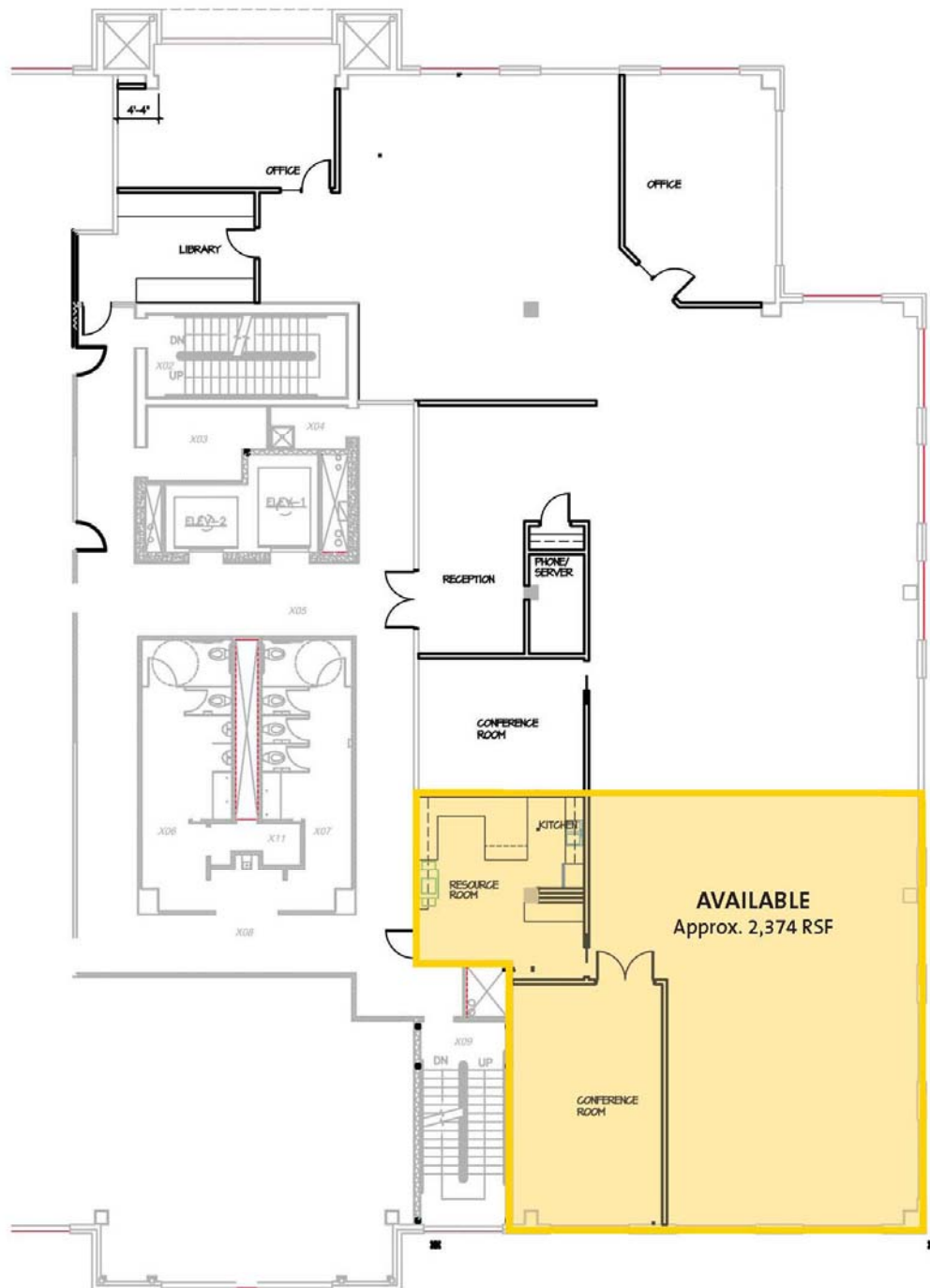
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## Floor plan – Suite 310



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