

## ONE CALIFORNIA

13625 CALIFORNIA STREET, OMAHA, NE 68154



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### Building information

Type of Listing:	Office for Lease	Intersection:	136 <sup>th</sup> & W Dodge Rd
Price:	\$19.95/RSF		
Operating Type:	NNN		
Est. Expenses:	\$10.65/SF (2019)		
Available:	Immediately	Construction:	Brick & Steel
Total SF Available:	5,951 SF	Sprinkler:	Yes
Total Building SF:	65,801 SF	Restrooms:	Two (2) Per Floor
Year Built:	2006	Elevators:	Two (2)
# of Floors:	Four (4)		
Parking:	Covered and surface		

Suite #:	SF Available:
120	2,953 RSF
130	2,998 RSF

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

### Overview

First floor space available in Bank of the West Business Park. Nice office build-out with floor to ceiling windows.

Great surrounding restaurants and easy access to the West Dodge Expressway.

*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by Colliers International, or its agents, and is subject to change, corrections, errors and omissions, prior sales, or withdrawn without notice.*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: Jeffrey Wyatt  
+1 402 763 1747  
Omaha, NE  
Jeffrey.Wyatt@colliers.com

AGENT: Adam Marek  
+1 402 763 1710  
Omaha, NE  
Adam.Marek@colliers.com

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

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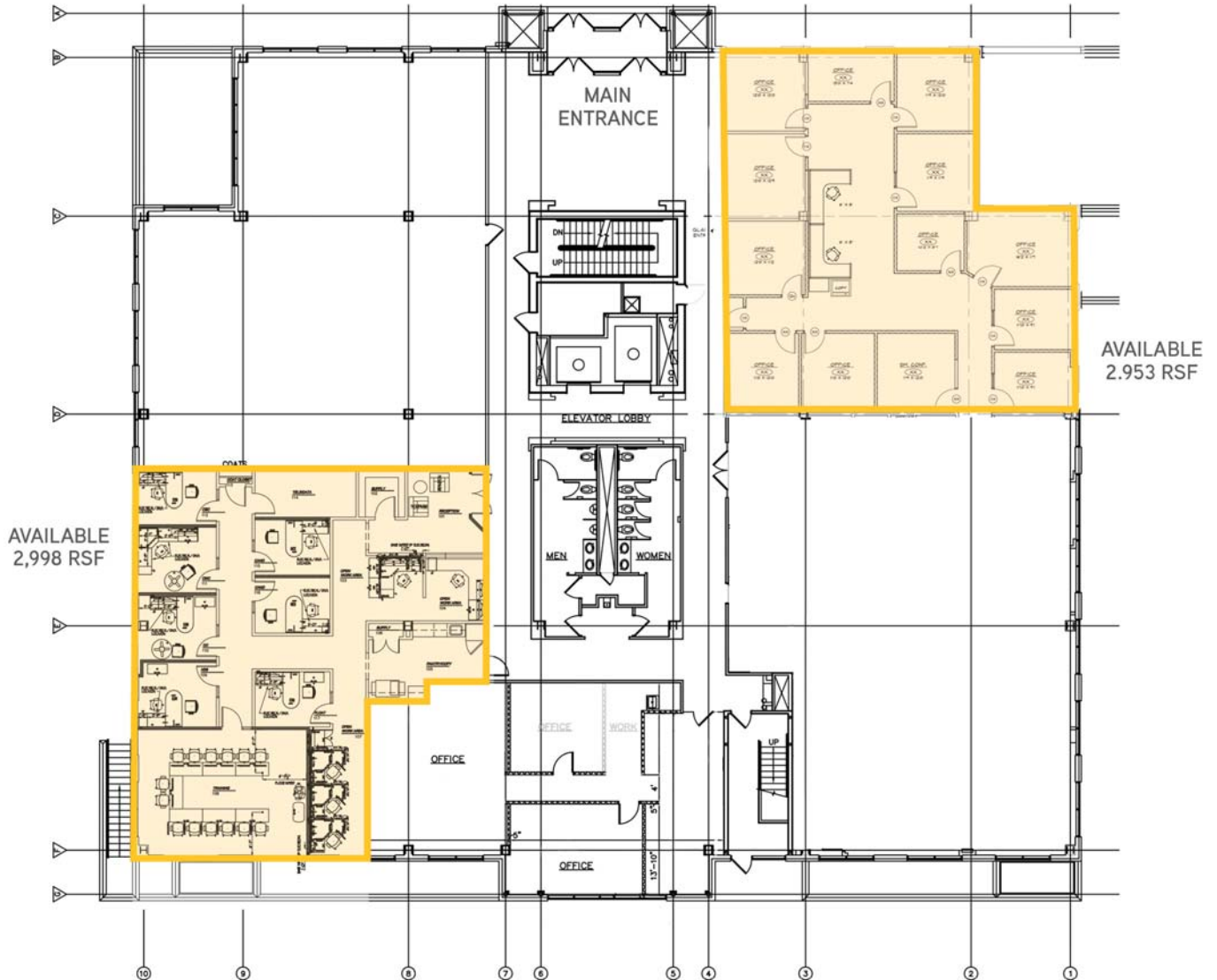
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## Floor plan

Suites 120 & 130



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## Aerial



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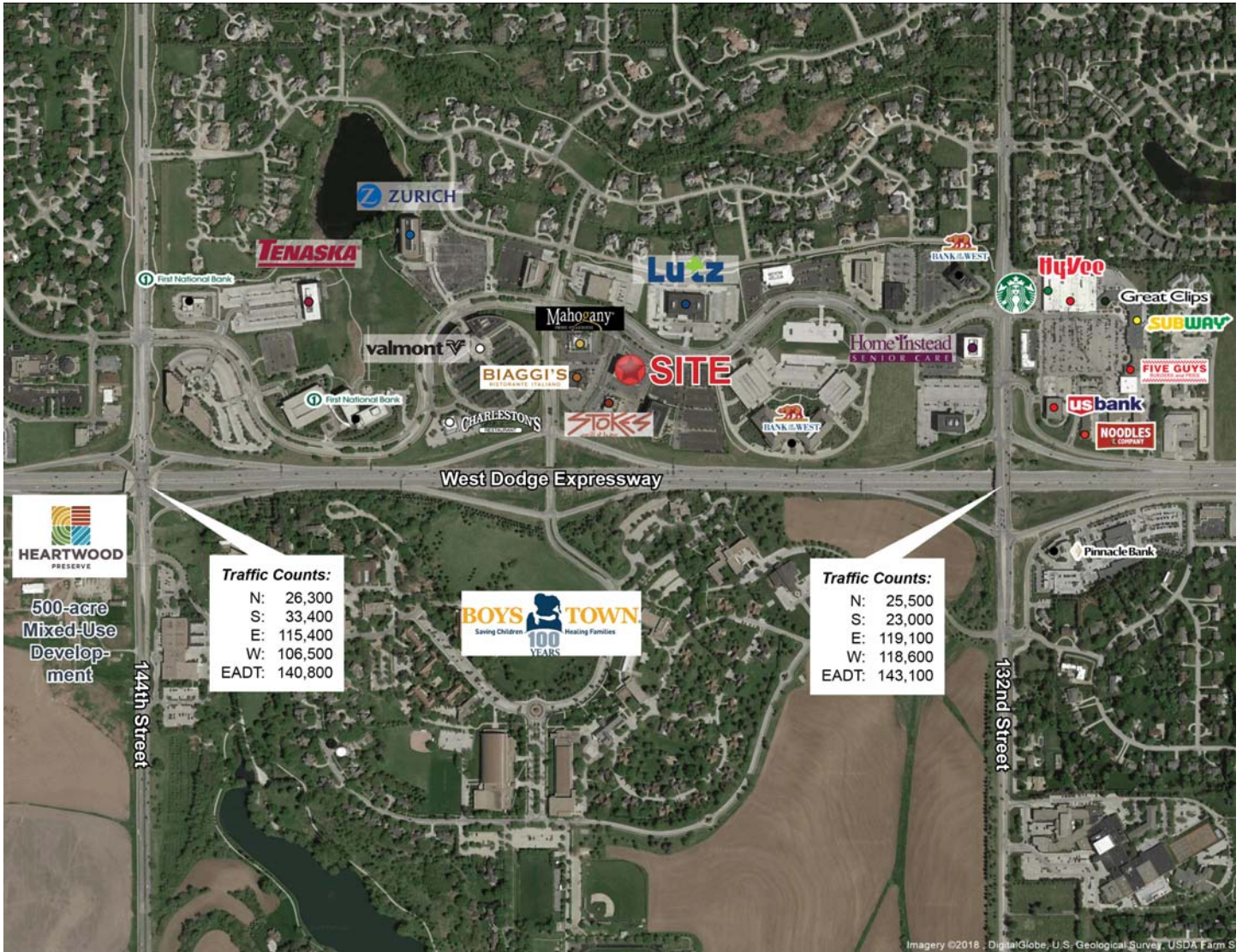
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