

WOODMENLIFE TOWER

6,000 - 36,456 SF | \$20.00 SF/YR (FULL SERVICE)

1700 FARNAM ST, OMAHA, NE 68102



**INVESTORS
REALTY INC.**

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OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/YR FULL SERVICE
Available SF:	6,000 - 36,456 SF
Building Size:	440,364 SF
Property Type:	Office Building
Year Built:	1968
Zoning:	CBD

PROPERTY OVERVIEW

Opportunity to be in one of Omaha's landmark buildings in an excellent downtown location.

PROPERTY HIGHLIGHTS

- Picturesque views from every side of the building
- Immediate proximity to court house, restaurants, retail, banks and Omaha's Historic Old Market
- Building amenities include: 24-hour security staff, fitness center, on-site property management, and storage
- Furniture available on floors 25 and 26
- Heated/covered walk-way to parking garages

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WOODMENLIFE TOWER

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BUILDING INFORMATION

Building Size	440,364 SF
Min Divisible	6,000 SF
Max Contiguous	36,456 SF
Number Of Floors	30
Average Floor Size	12,152 SF
Year Built	1968
Year Last Renovated	2017

PARKING & TRANSPORTATION

Parking Description	Parking Garage with Walk-Way
Number Of Spaces	1760
Parking Type	Structure via Attached Heated/Covered Walk-Way

SITE INFORMATION

Cross-Streets	S 17th and Farnam
County	Douglas
Zoning	CBD
Location Description	WoodmenLife Tower

PROPERTY HIGHLIGHTS

- Picturesque views from every side of the building
- Immediate proximity to court house, restaurants, retail, banks and Omaha's Historic Old Market
- Building amenities include: 24-hour security staff, fitness center, on-site property management, storage and state-of-the-art conference rooms available to accommodate 120-240 attendees
- Furniture available on floors 25 and 26
- Heated / Covered walk-way to (2) city parking garages

OFFERING SUMMARY

LEASE RATE	\$20.00 SF/YR FULL SERVICE
Available SF	6,000 - 36,456 SF
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,011	115,890	258,508
Average Age	29.7	32.9	33.8
HOUSEHOLDS			
Total Households	8,593	52,454	110,598
People Per HH	2.0	2.2	2.3
Average HH Income	\$54,690	\$54,569	\$58,005
Average HH Value	\$135,363	\$119,814	\$123,859

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
11th Floor	12,152 SF	\$20.00 SF/yr (Full Service)	\$20,253.33
25th Floor	12,152 SF	\$20.00 SF/yr (Full Service)	\$20,253.33
26th Floor	12,152 SF	\$20.00 SF/yr (Full Service)	\$20,253.33

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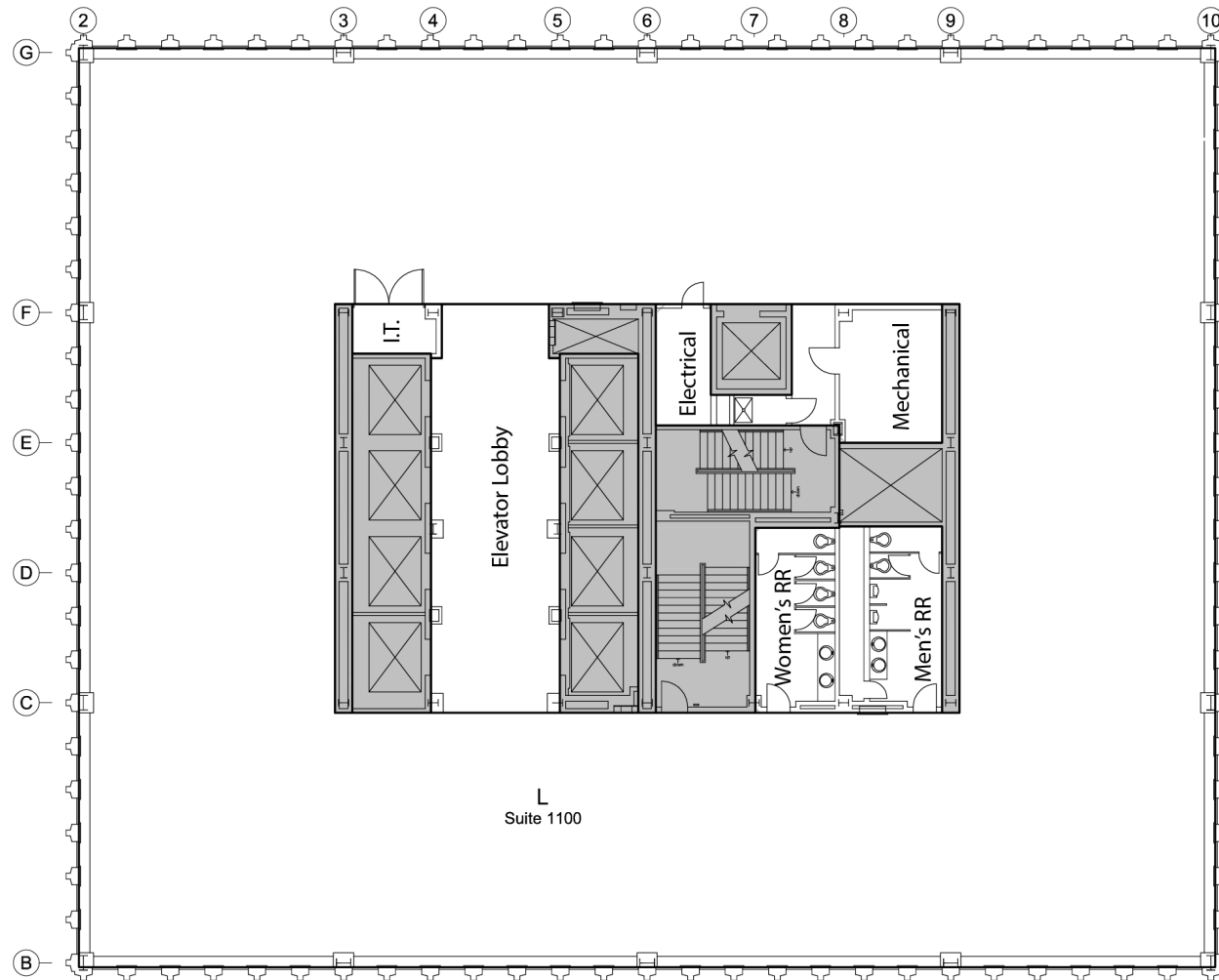
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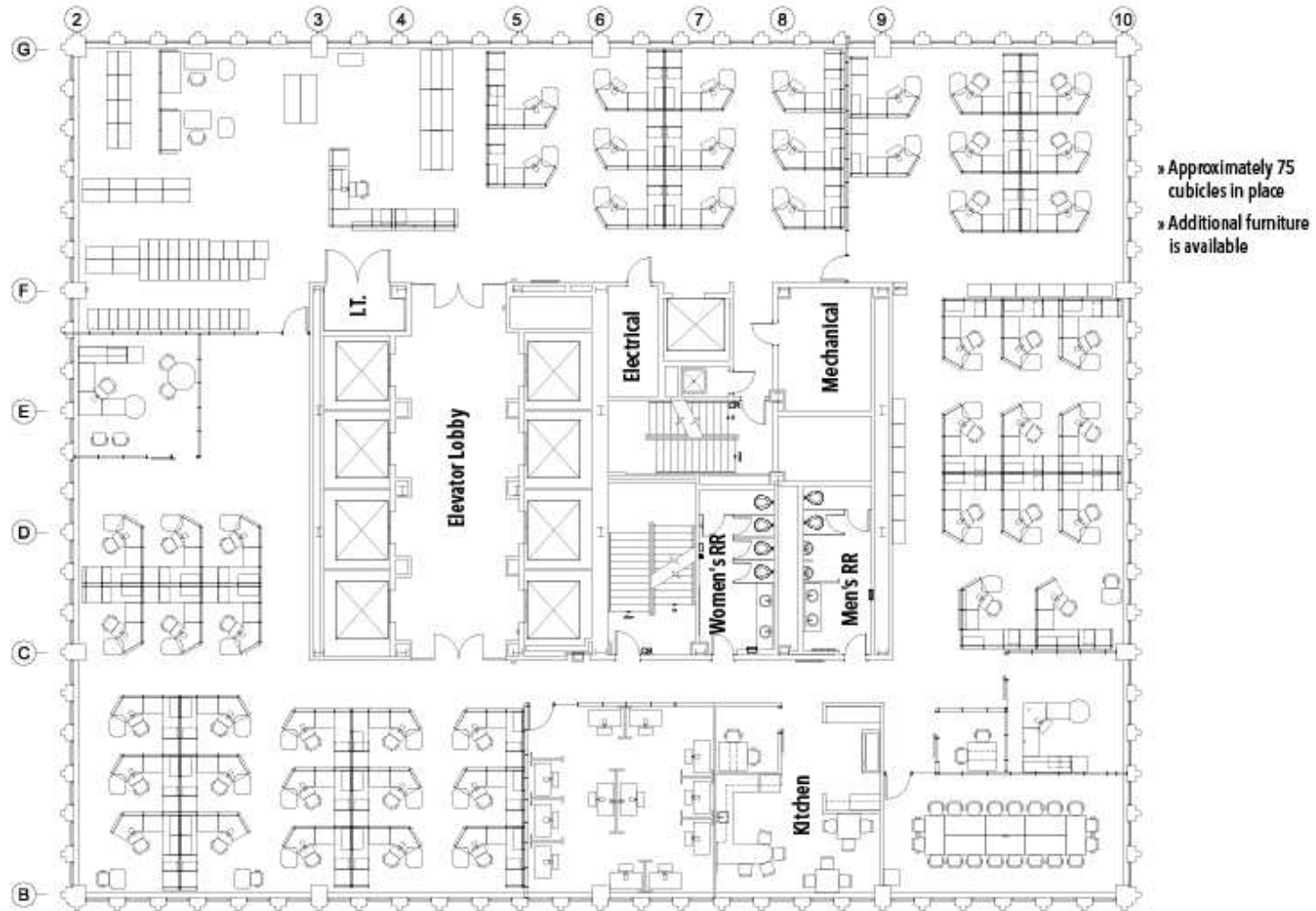
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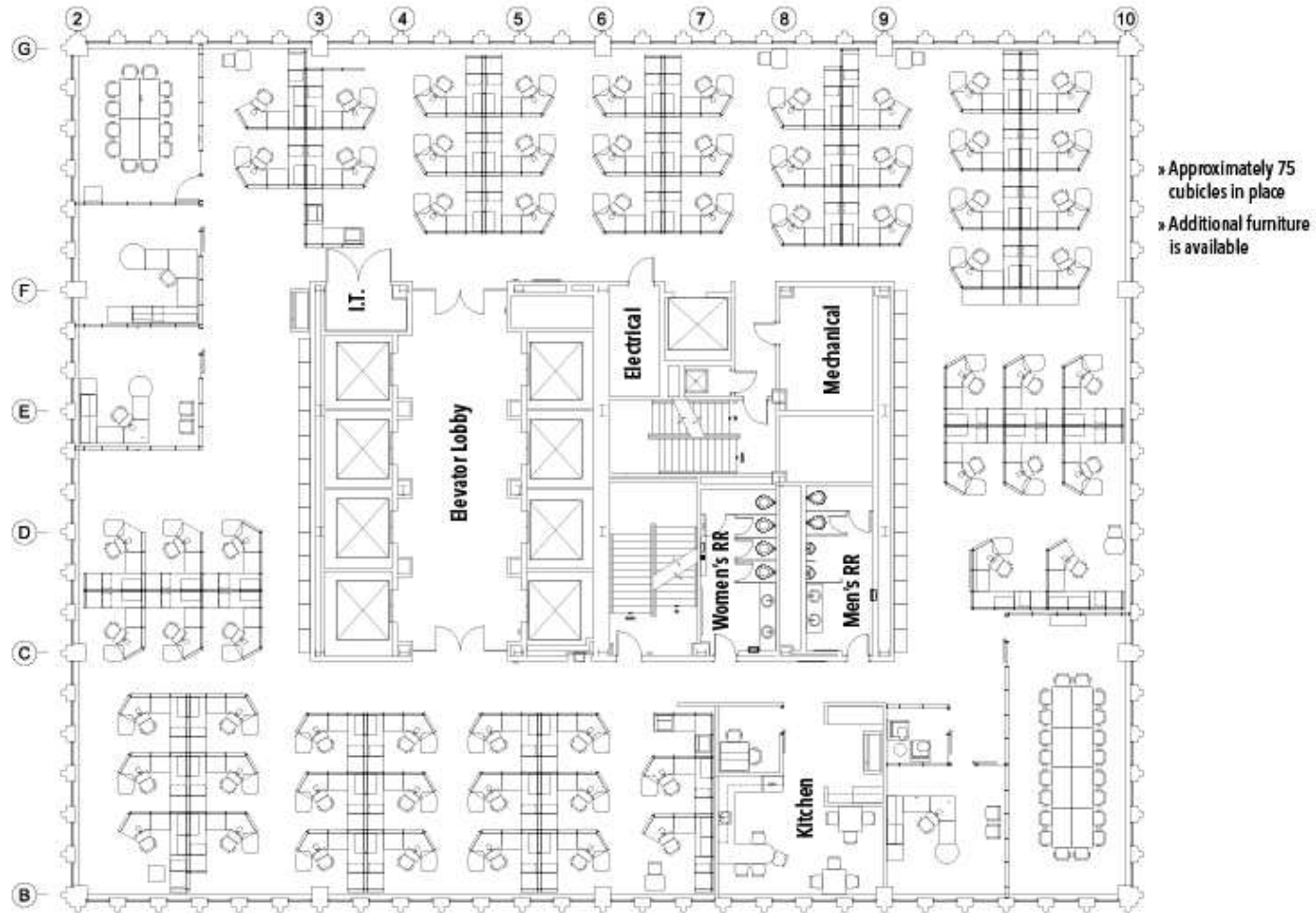
AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
11th Floor	12,152 SF	\$20.00 SF/yr (Full Service)	\$20,253.33



AVAILABLE SPACES

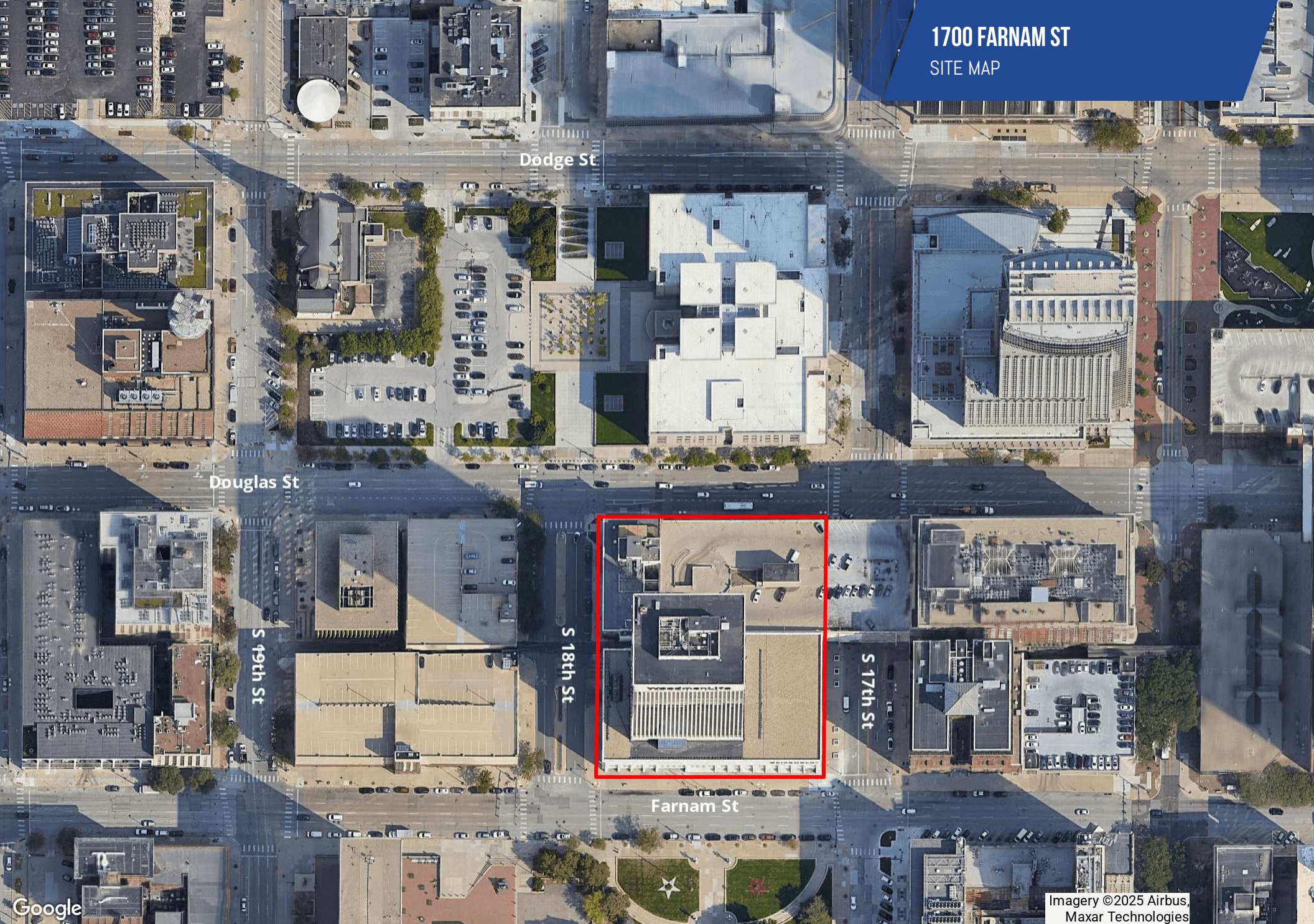
SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
25th Floor	12,152 SF	\$20.00 SF/yr (Full Service)	\$20,253.33



AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
26th Floor	12,152 SF	\$20.00 SF/yr (Full Service)	\$20,253.33

1700 FARNAM ST SITE MAP



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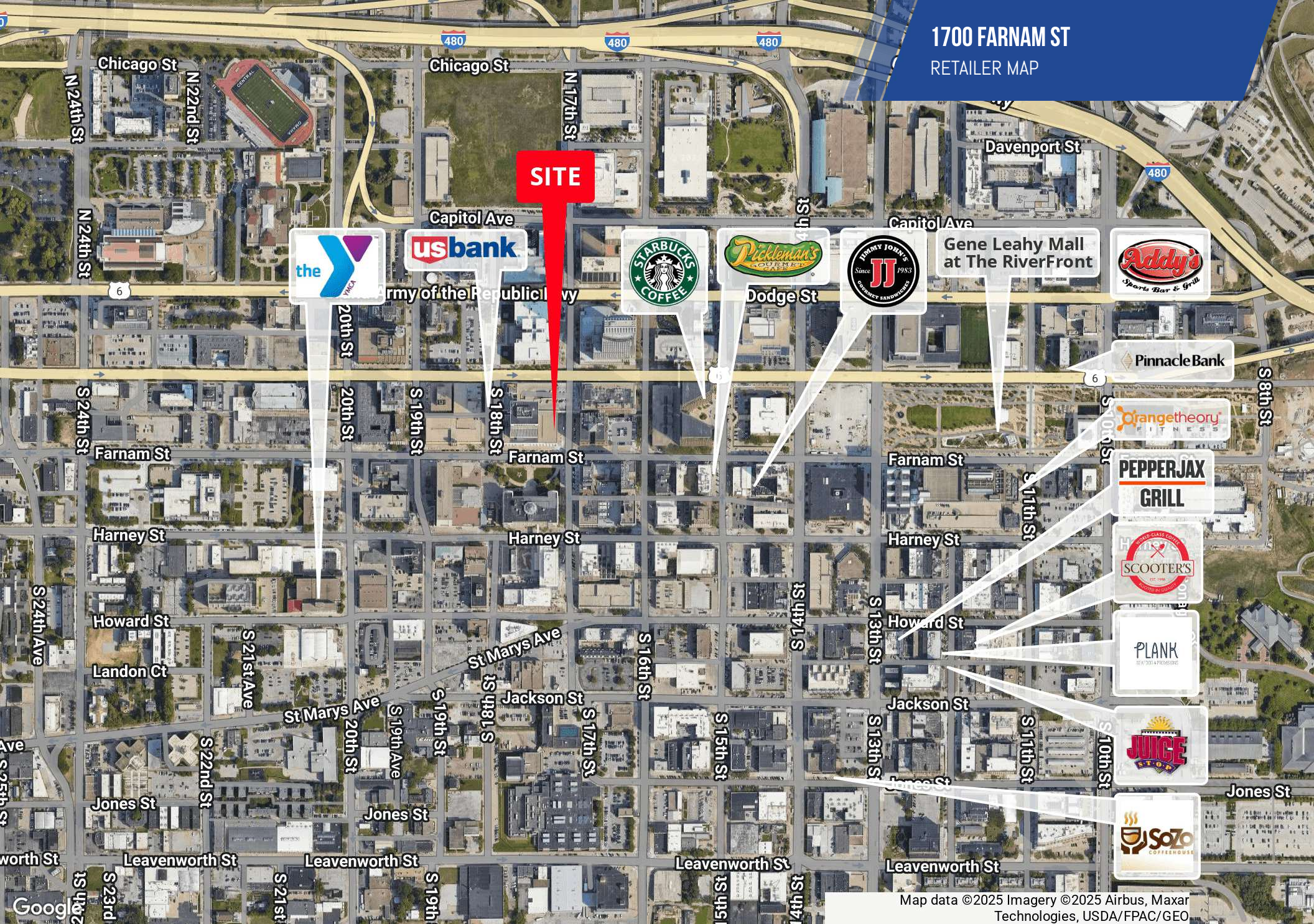
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1700 FARNAM ST RETAILER MAP



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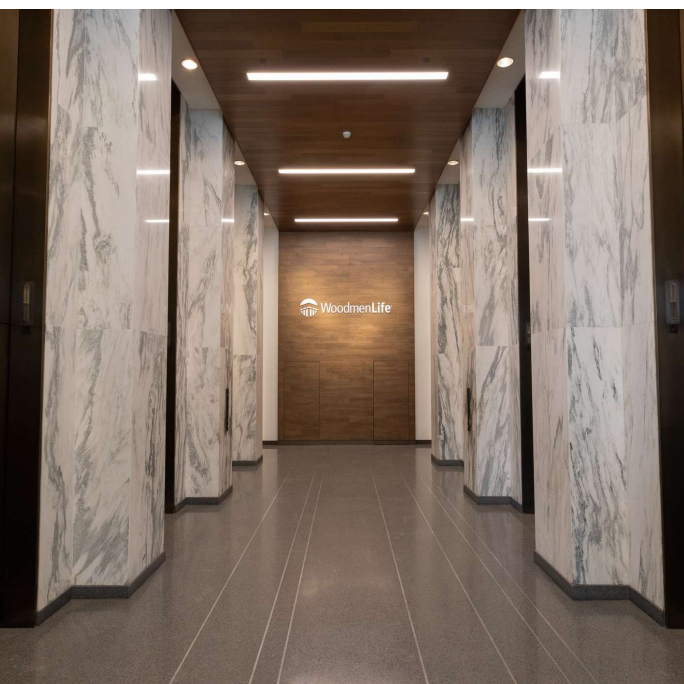




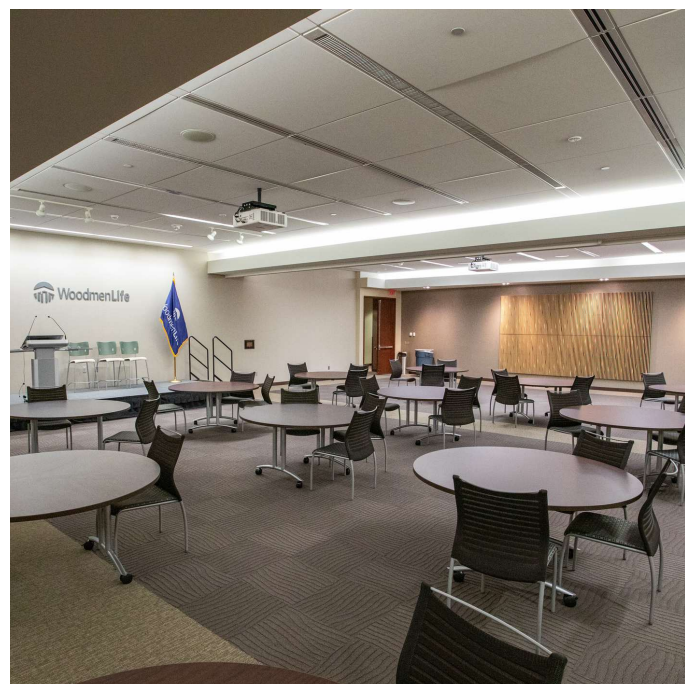
1st Floor Lobby



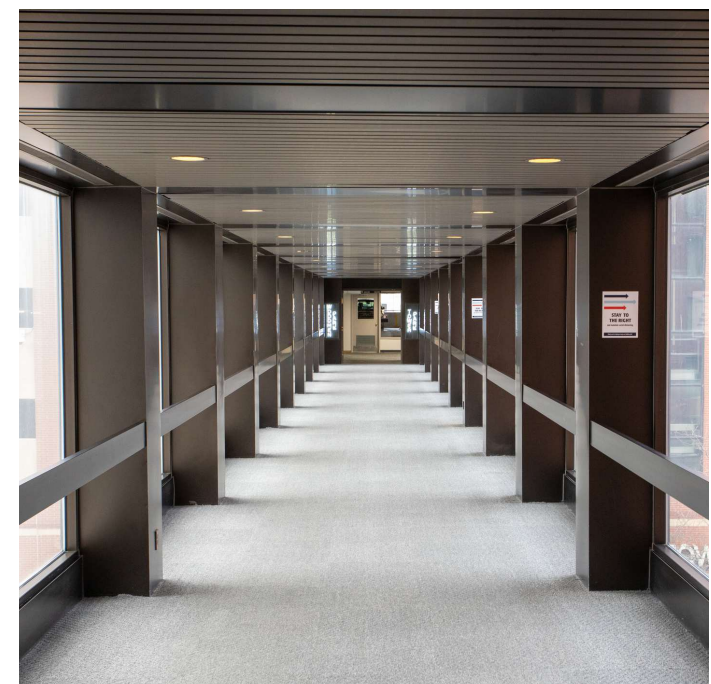
Furniture Available



1st Floor Lobby



Common Conference Facilities



Covered Walk-Way to Parking Garages

1700 FARNAM ST
ADDITIONAL PHOTOS

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