

PINNACLE BANK HEADQUARTERS

6,117 - 21,827 SF | \$23.00 SF/YR (NNN)

18081 BURT STREET, OMAHA, NE 68022



INVESTORS
REALTY INC.

WWW.INVESTORSOMAHA.COM

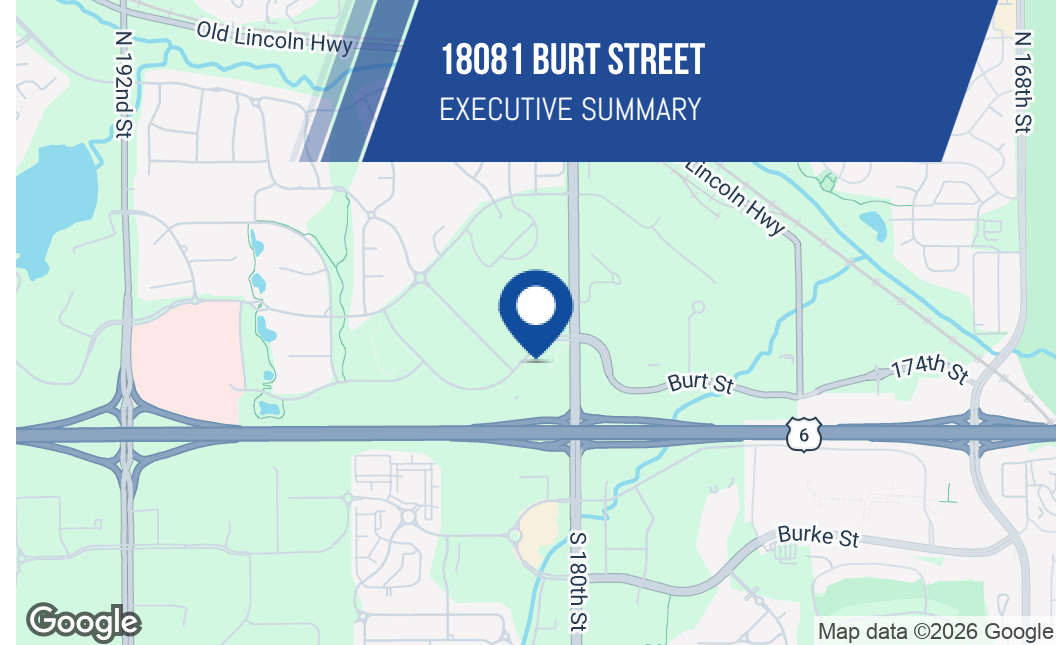


JP RAYNOR, JD, CCIM, SIOR
402.650.6638
jpraynor@investorsomaha.com



JEANETTE WEBER, MPA, SIOR, CPM
402.769.7563
jweber@investorsomaha.com





1801 BURT STREET

EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$23.00 SF/YR NNN
Est. Op. Exp.	\$11.38 SF/YR
Available SF:	6,117 - 21,827 SF
Building Size:	63,862 SF
Property Type:	Office Building
Year Built:	2011
Zoning:	MU

PROPERTY OVERVIEW

Prime suburban West Omaha location with excellent access to West Dodge Road, ideal for professional users.

PROPERTY HIGHLIGHTS

- Located in Omaha's desirable West Dodge / Elkhorn submarket
- Excellent access and visibility from West Dodge Expressway (Highway 6)
- Flexible office layouts suitable for a variety of users
- Modern finishes with existing improvements in place
- Ample surface parking for tenants and visitors
- Surrounded by nearby retail, dining, and residential growth
- Positioned within a well-established commercial office corridor

JP RAYNOR, JD, CCIM, SIOR

402.650.6638 | jpraynor@investorsomaha.com

JEANETTE WEBER, MPA, SIOR, CPM

402.769.7563 | jweber@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





PINNACLE BANK HEADQUARTERS

18081 BURT STREET, OMAHA, NE 68022

BUILDING INFORMATION

Building Size	63,862 SF
Min Divisible	6,117 SF
Max Contiguous	21,827 SF
Number Of Floors	3
Year Built	2011
Construction Status	Existing

PARKING & TRANSPORTATION

Parking Description	Garage \$100 a month per stall
Parking Type	Surface

SITE INFORMATION

Cross-Streets	180th & West Dodge Road
County	Douglas
Zoning	MU
Location Description	180th & West Dodge Road

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

OPERATING EXPENSES

CAM:	\$8.55 PSF
Insurance:	\$0.40 PSF
Real Estate Taxes:	\$2.43 PSF
Total:	\$11.38 PSF

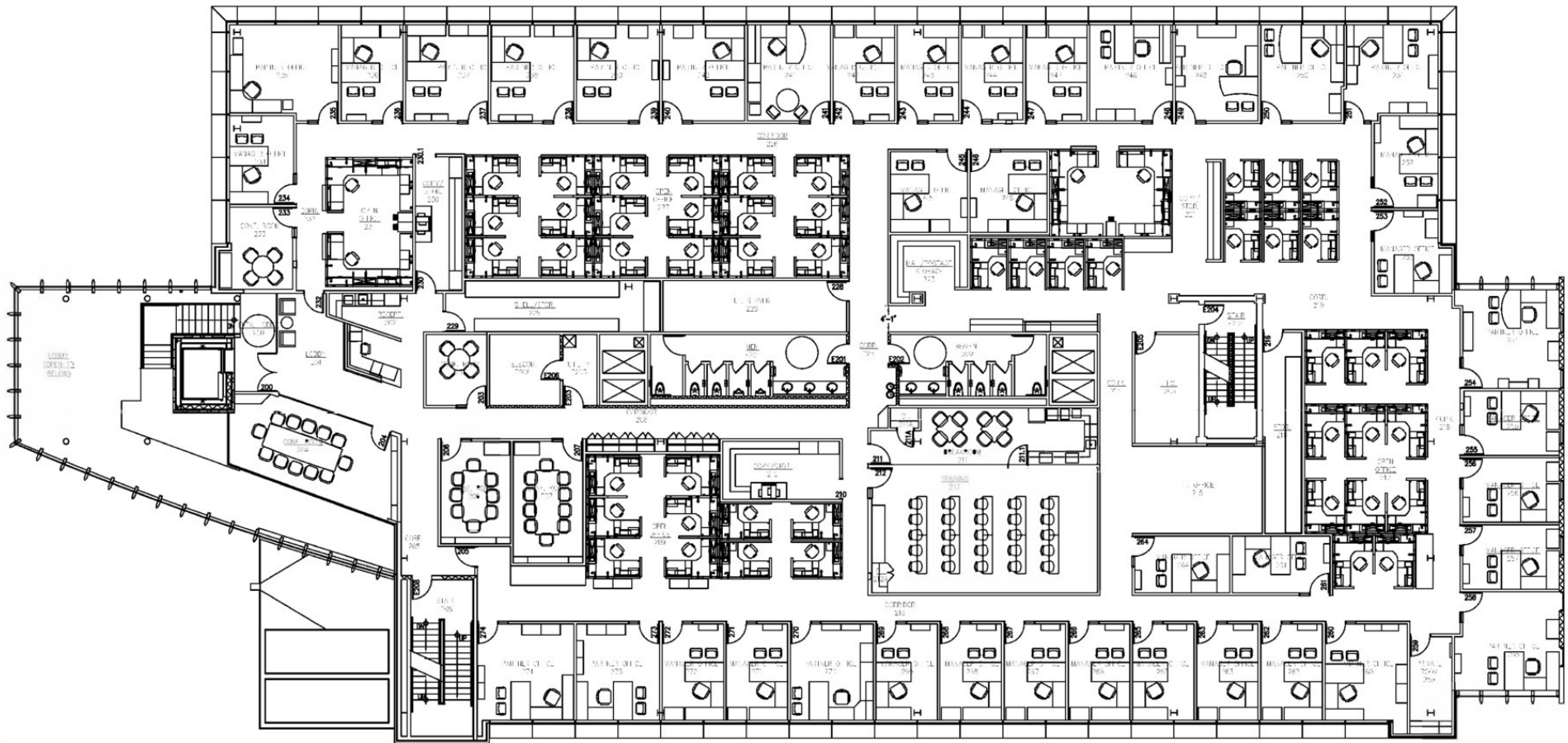
*Includes RE Taxes, Insurance, CAM, utilities and janitorial.

OFFERING SUMMARY

LEASE RATE	\$23.00 SF/YR NNN
Est. Op. Exp.	\$11.38 SF/YR
Available SF	6,117 - 21,827 SF
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,646	79,360	178,255
Total Households	2,634	29,013	66,603
Average HH Income	\$179,912	\$168,659	\$154,199



AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
Suite 200	21,827 SF	\$23.00 SF/yr (NNN)	\$11.38	\$62,534.36

JP RAYNOR, JD, CCIM, SIOR

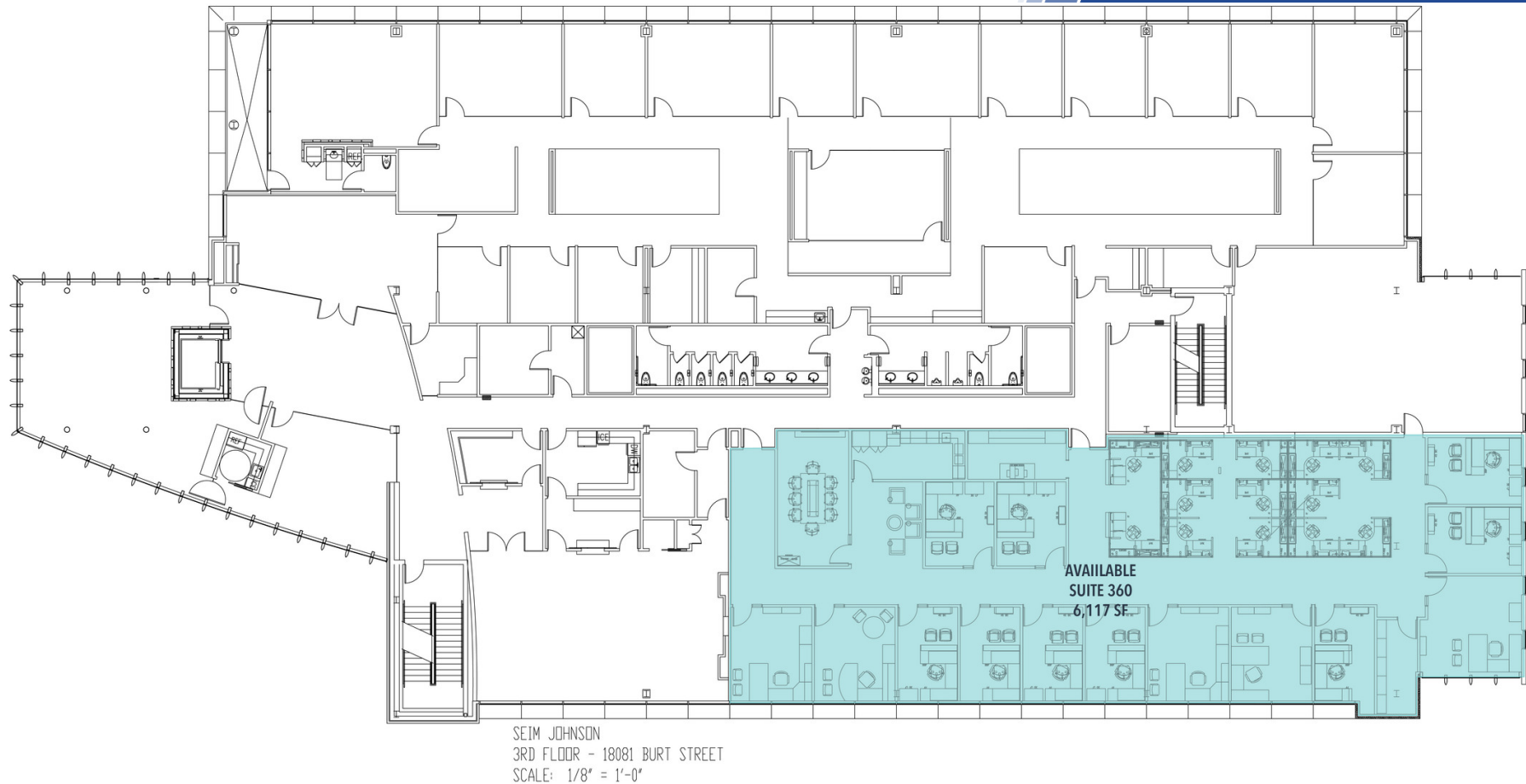
402.650.6638 | jpraynor@investorsomaha.com

JEANETTE WEBER, MPA, SIOR, CPM

402.769.7563 | jweber@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



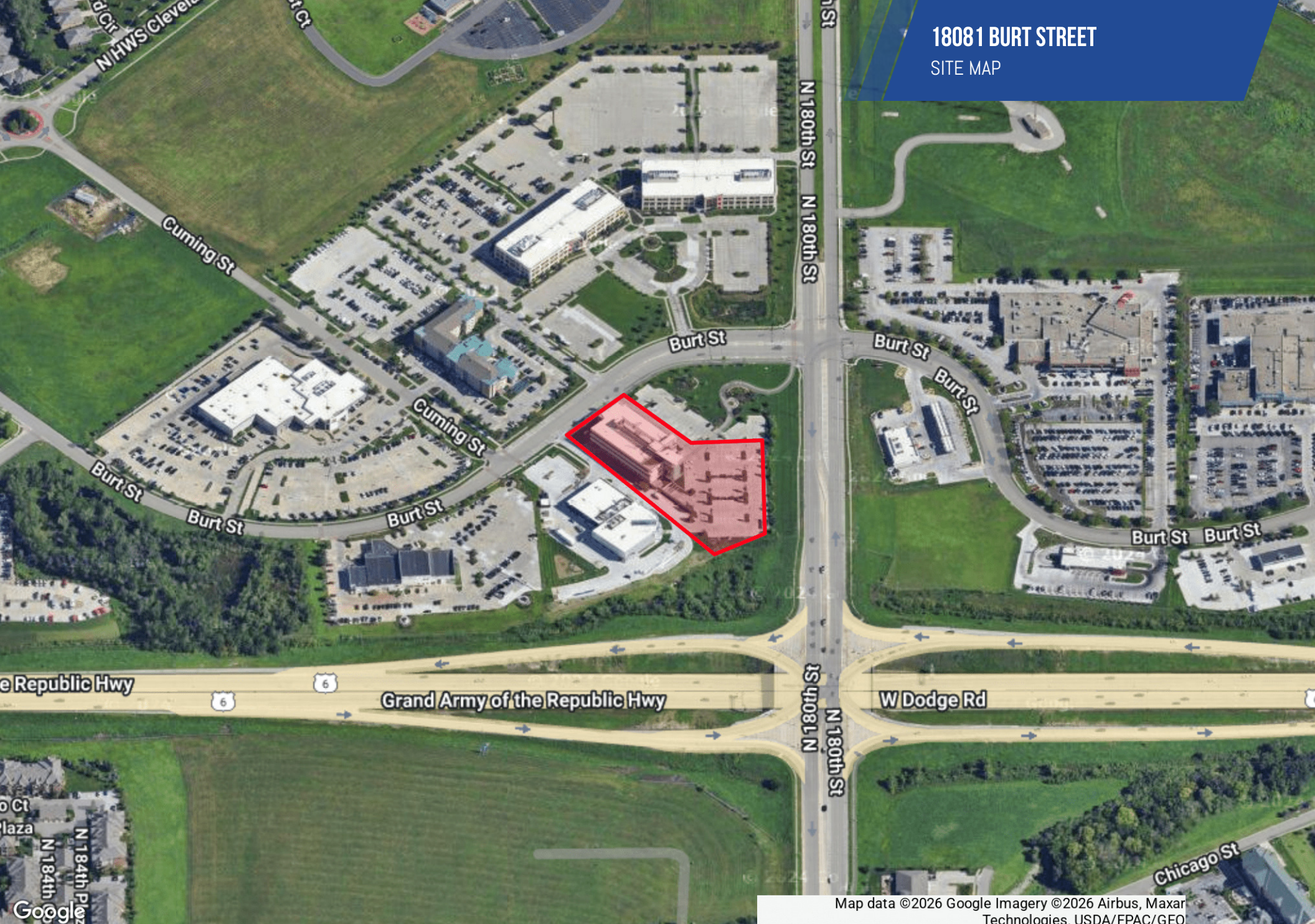


AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP	EST. TOTAL / MO.
Suite 360	6,117 SF	\$23.00 SF/yr (NNN)	\$11.38	\$17,525.21

18081 BURT STREET

SITE MAP



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO

JP RAYNOR, JD, CCIM, SIOR

402.650.6638 | jpraynor@investorsomaha.com

JEANETTE WEBER, MPA, SIOR, CPM

402.769.7563 | jweber@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



18081 BURT STREET

RETAILER MAP



JP RAYNOR, JD, CCIM, SIOR

402.650.6638 | jpraynor@investorsomaha.com

JEANETTE WEBER, MPA, SIOR, CPM

402.769.7563 | jweber@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





18081 BURT STREET
 ADDITIONAL PHOTOS



JP RAYNOR, JD, CCIM, SIOR

402.650.6638 | jpraynor@investorsomaha.com

JEANETTE WEBER, MPA, SIOR, CPM

402.769.7563 | jweber@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

