



13321 California Street, 4th Floor | Omaha, NE 68154

\$19.50 PSF

### Property Features

- Top floor space in a Class-A office building with fantastic views
- Potential building signage on West Dodge Road
- Space is easily demisable
- Garage parking available
- Located on the hard corner of 132nd Street and West Dodge Road

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13321 California Street

### Building Details

Building Size	68,367 SF
Occupancy	92.0
Tenancy	Multiple
Building Class	A
Number of Floors	4
Year Built	2006
Gross Leaseable Area	68367
Construction Status	Existing
Sprinkler	Yes
Elevator	Two
Restrooms	Yes
ADA Access	Yes

### Property Details

Lot Size	4.1 Acres
Zoning	MU
Traffic Count	115,869 vpd
Parking Spaces	417
Parking Ratio	6.1

### Location Details

Market	Suburban West Dodge
Submarket	Dodge Corridor
County	Douglas
Cross Streets	132nd & Dodge
Park / Complex Name	Bank of the West Business Park

### Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,465	39,324	95,478
Total Population	6,559	95,582	234,794
Average HH Income	\$162,223	\$100,616	\$96,784

### Available Spaces

Space	Space Use	Lease Rate	Lease Type	Size (SF)	Term
13321 California Street	Office Building	\$18.75 SF/yr	NNN	2,500 - 8,450 SF	60 months

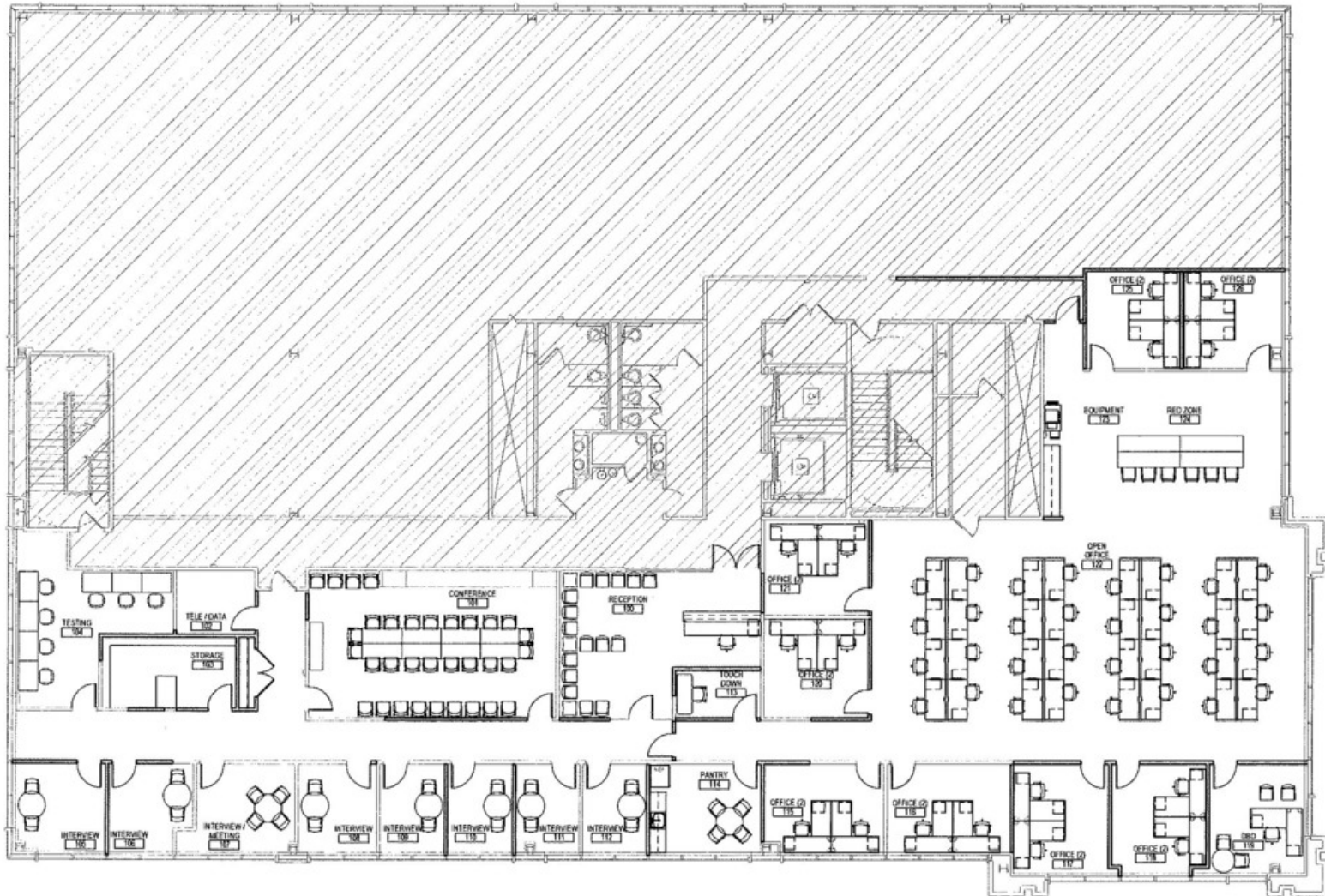




Dodge Plaza | Suite 400

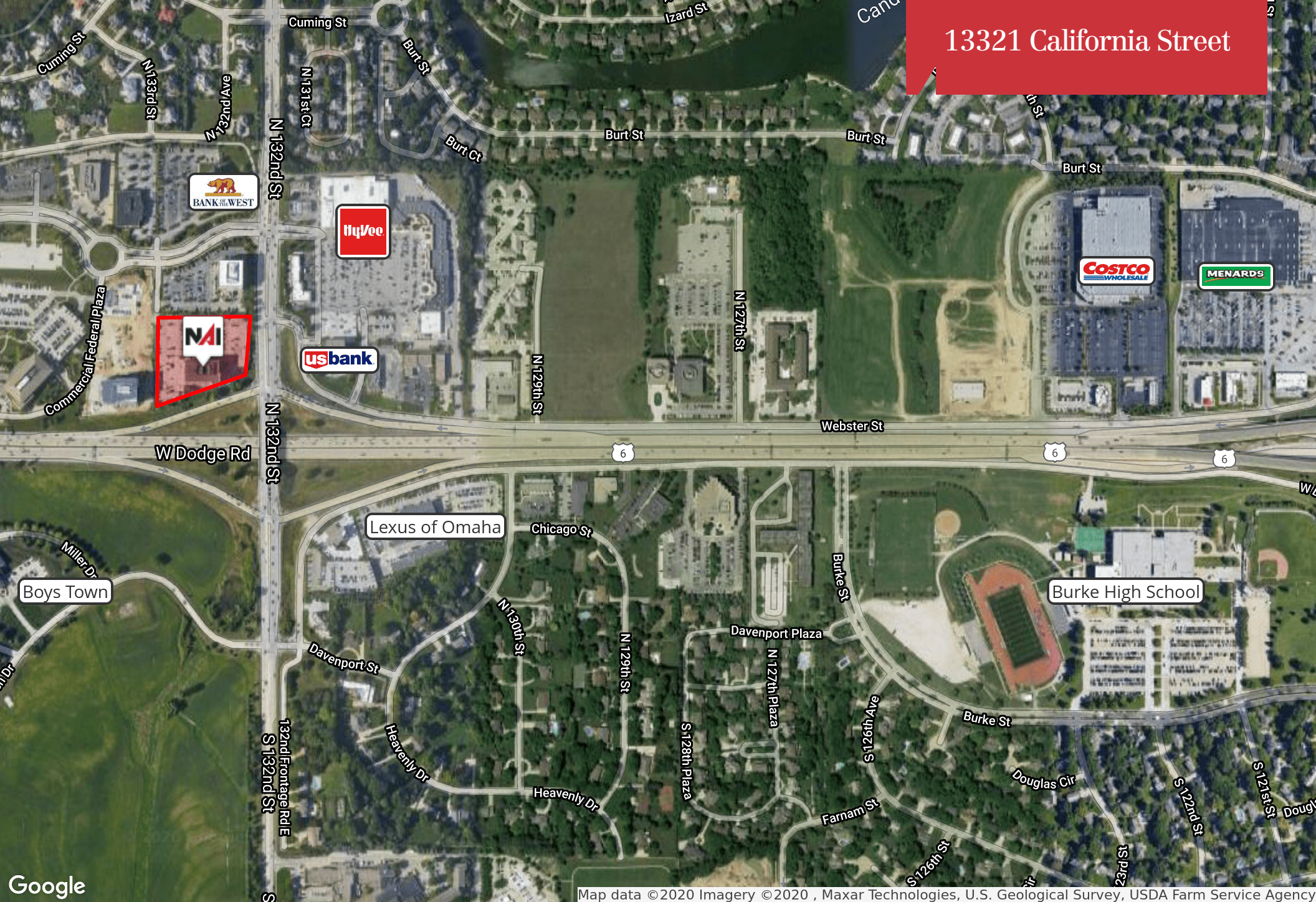








13321 California Street



Google

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