

AKSARBEN VILLAGE – ZONE 8

NWC, 67TH & FRANCES, OMAHA, NE 68106

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Building information

Type of Listing:	Retail for Lease	Intersection:	67 th & Frances
Price:	\$25.00-\$27.00/SF	LoopNet #:	18215411
Operating Type:	NNN		
Est. Expenses:	\$8.00/SF (2014)		
Available:	Immediately	Heat & A/C:	Yes
Total SF Available:	1,356 – 20,000 SF	Sprinkler:	Yes
Total Building SF:	110,000 SF	Restrooms:	Yes
Year Built:	2014	Parking:	Surface
Center Type:	Neighborhood		

Length of Lease:	Negotiable	Rent Escalator:	Negotiable
TI Allowance:	Negotiable	Lease Form:	Landlord's

Overview

Zone Eight in Aksarben Village is a three-story, 110,000 SF office and retail property just north of the 10 screen Aksarben Cinema. The office space is substantially occupied by the corporate offices of Gordmans, a leader in value-priced clothing and accessories with almost 90 stores in 18 states.

Join Tog's Contemporary Clothing, 18/8 Fine Men's Salon and Aksarben Day Spa.

Retail space available from 1,356 SF to approximately 20,000 SF.

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by Colliers International, or its agents, and is subject to change, corrections, errors and omissions, prior sales, or withdrawn without notice.

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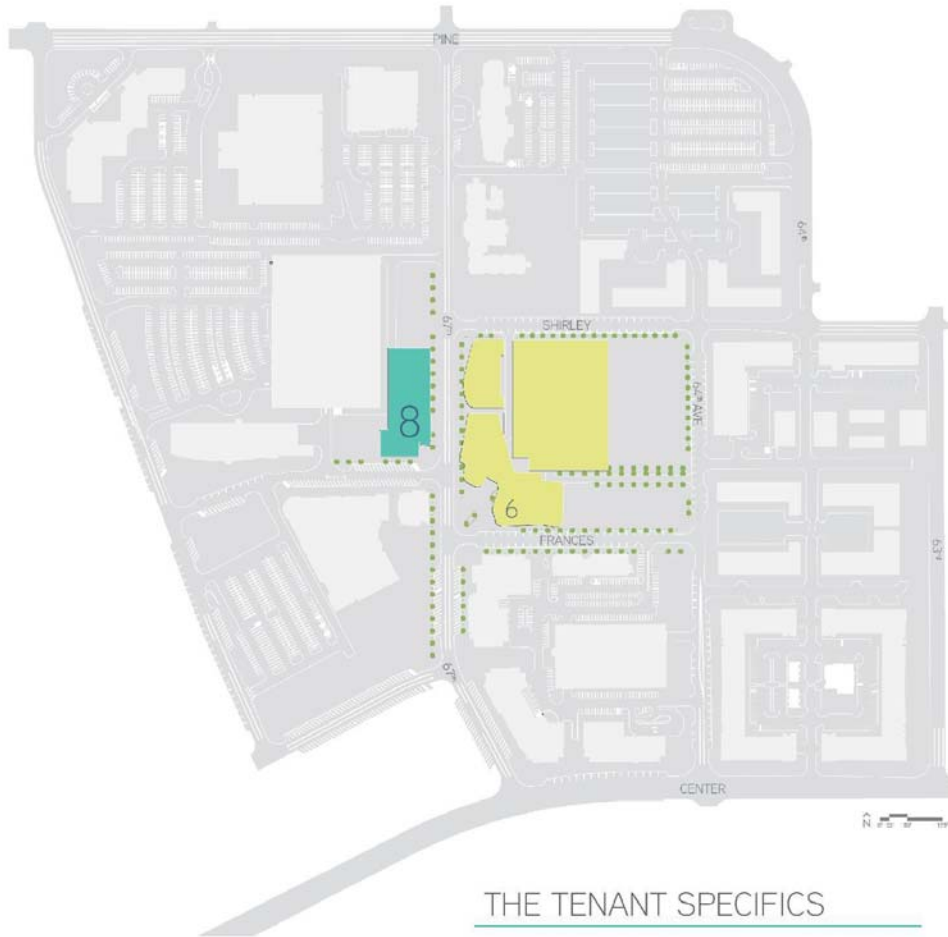
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Site plan



THE NUMBERS

	Today	2015 Projected
Retail/Service/Entertainment:	280,000 SF	400,000 SF
Office/Research:	660,000 SF	1,000,000 SF
Hotel:	135 Rooms	385 Rooms
Residential:	605 Units	625 Units
Student Residences:	1,100 Beds	1,300 Beds

THE TENANT SPECIFICS

University of Nebraska-Omaha	15,000 students
Blue Cross Blue Shield	1,000+ employees
Gordmans	225+ employees
Olsson Associates	20,000 SF tenant
Fidelity National Title Group	55,000 SF tenant
Wohlner's Grocery	15,000 SF market/restaurant
Aksarben Cinema	10-screens; 1,700 seats

Noodle Companies	University of Nebraska Foundation
Courtyard by Marriott	Aspen Athletic Club
Luv Bird Boutique	Ponzu Sushi
DJ's Dugout	Mai Tai
Godfather's Pizza	Juice Stop
Microsoft	Phenomblue
Right At Home	Security National Bank
Colliers International	Physicians Mutual
Kinghorn Gardens	DLR Architects
SkyVu	

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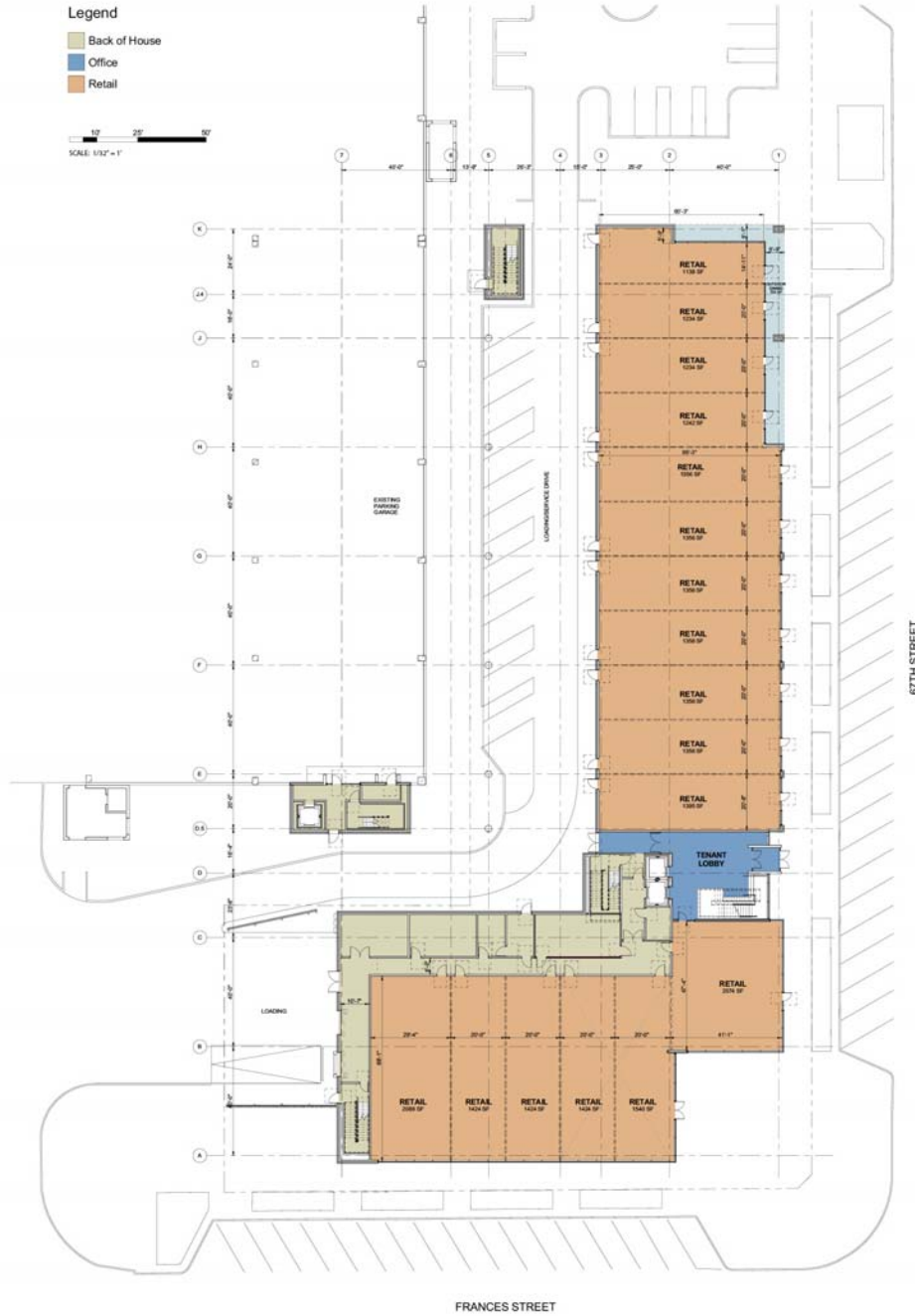
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Floor plan

Floor 1



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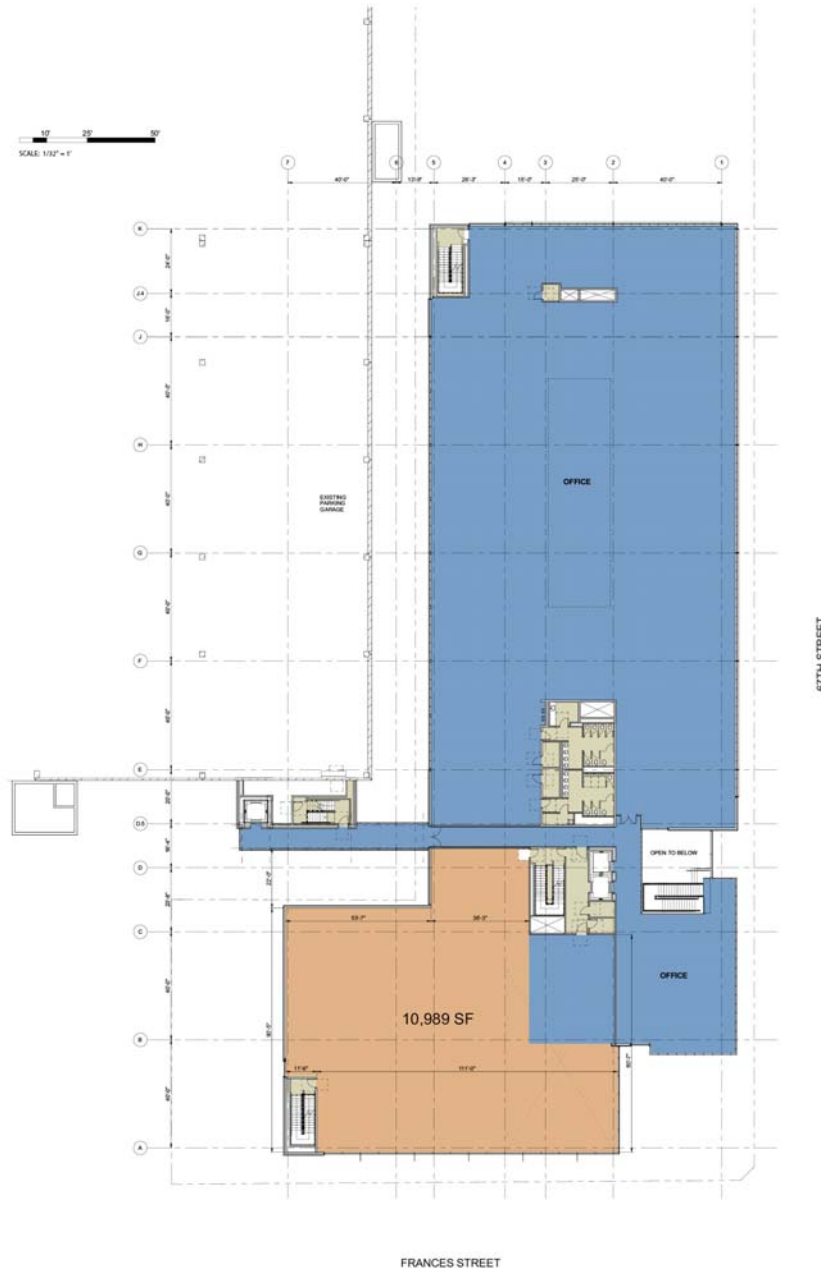
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Floor plan

Floor 2



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