

# ***Aksarben Village, Lot 1***

## **Office Space & Retail– FOR LEASE**



### **Space Available**

**Up to 45,000 SF Office Space  
2,000 - 10,000 SF Retail**

The Lot 1 mixed-use retail and office building will be situated at the Northwest corner of 67th & Mercy.

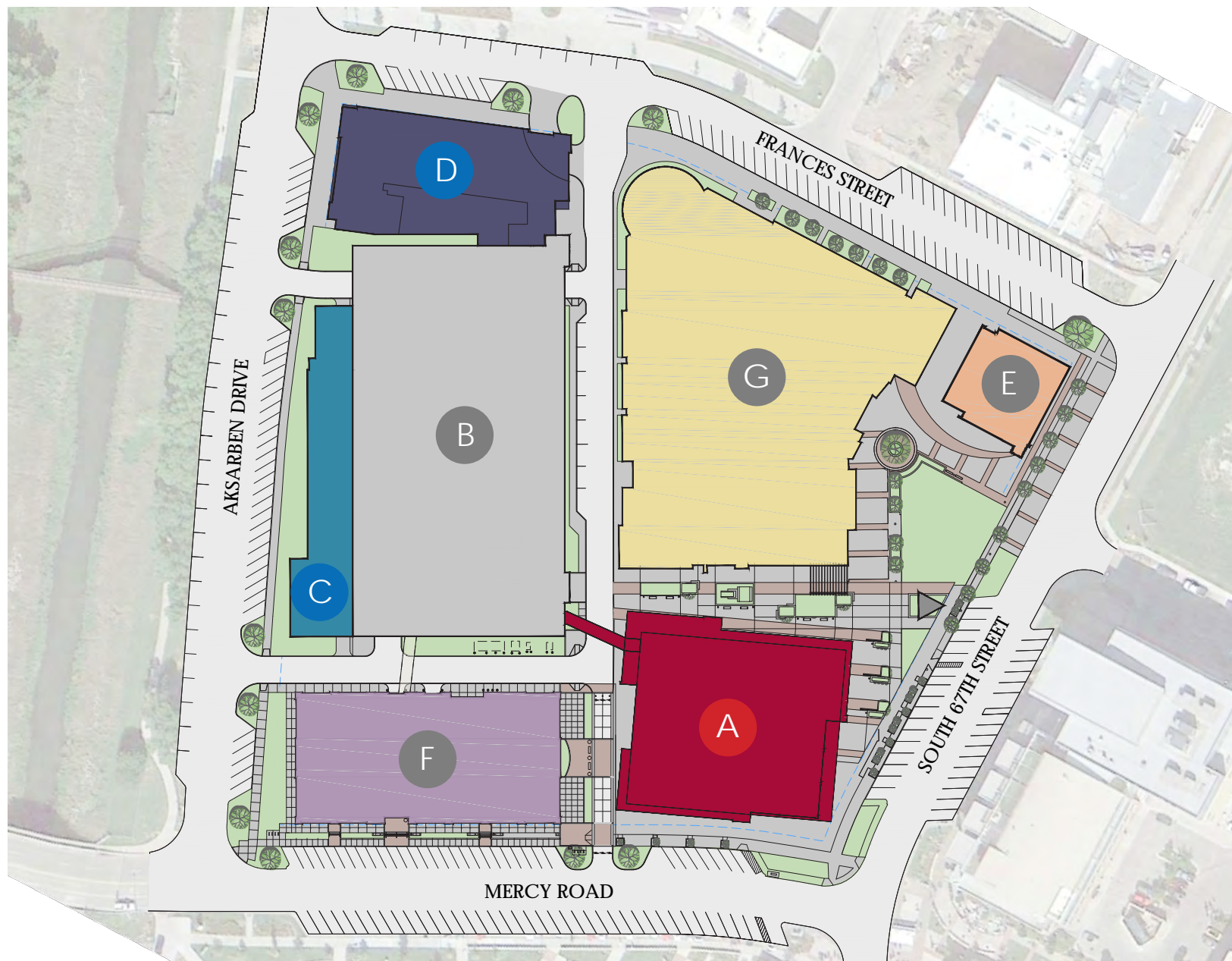
The retail store fronts will front the interior pedestrian plaza as well as Mercy Road and the corner of 67th Street. The building will be 5 stories with ground floor retail and Class A office space on the upper floors. There will be an approximate 1,200 SF 2 story lobby with stairs connecting the lobby entrance with 2nd level.

The office floor plates are approximately 22,000 SF. There is access to a sky bridge that connects with the 4th level of the parking structure. Levels 3, 4 & 5 have small balconies on the southwest and northeast corners of the building providing fabulous views of Stinson Park and Aksarben Village.

**Leasing Now for 2019 Occupancy**

11550 I Street, Suite 200  
Omaha, NE 68137  
402-558-2200

**MAGNUM**  
REALTY, INC.

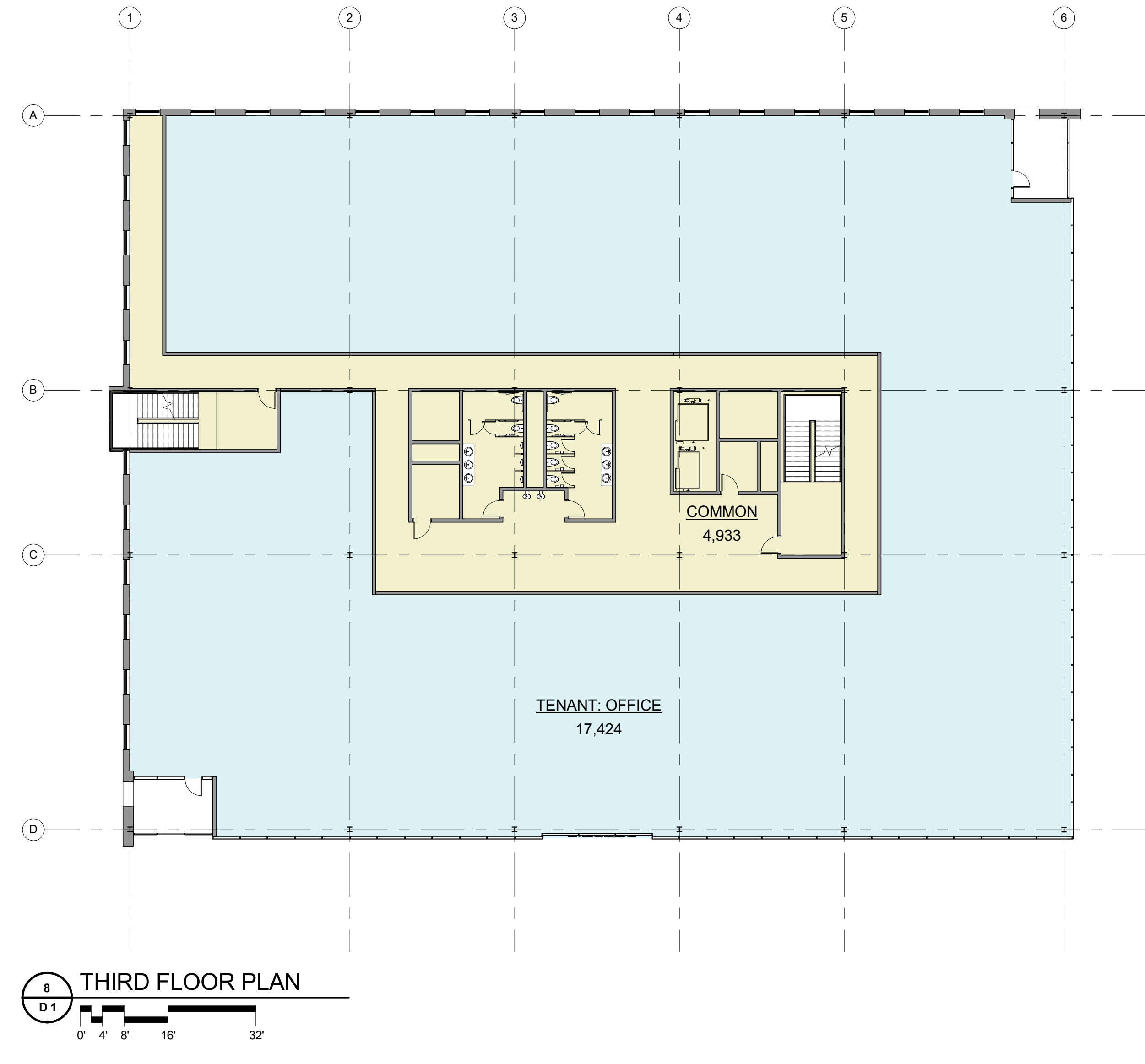
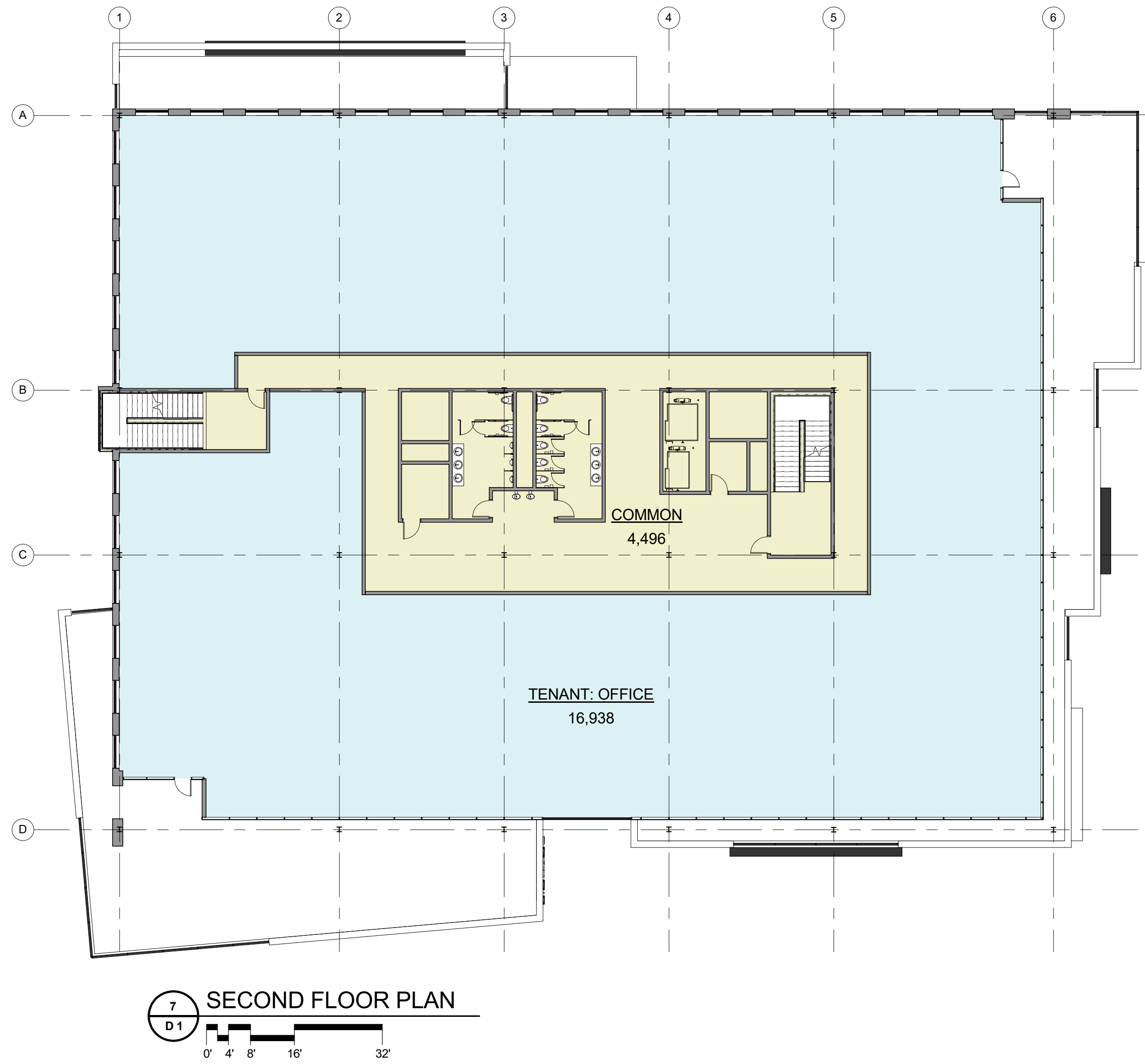
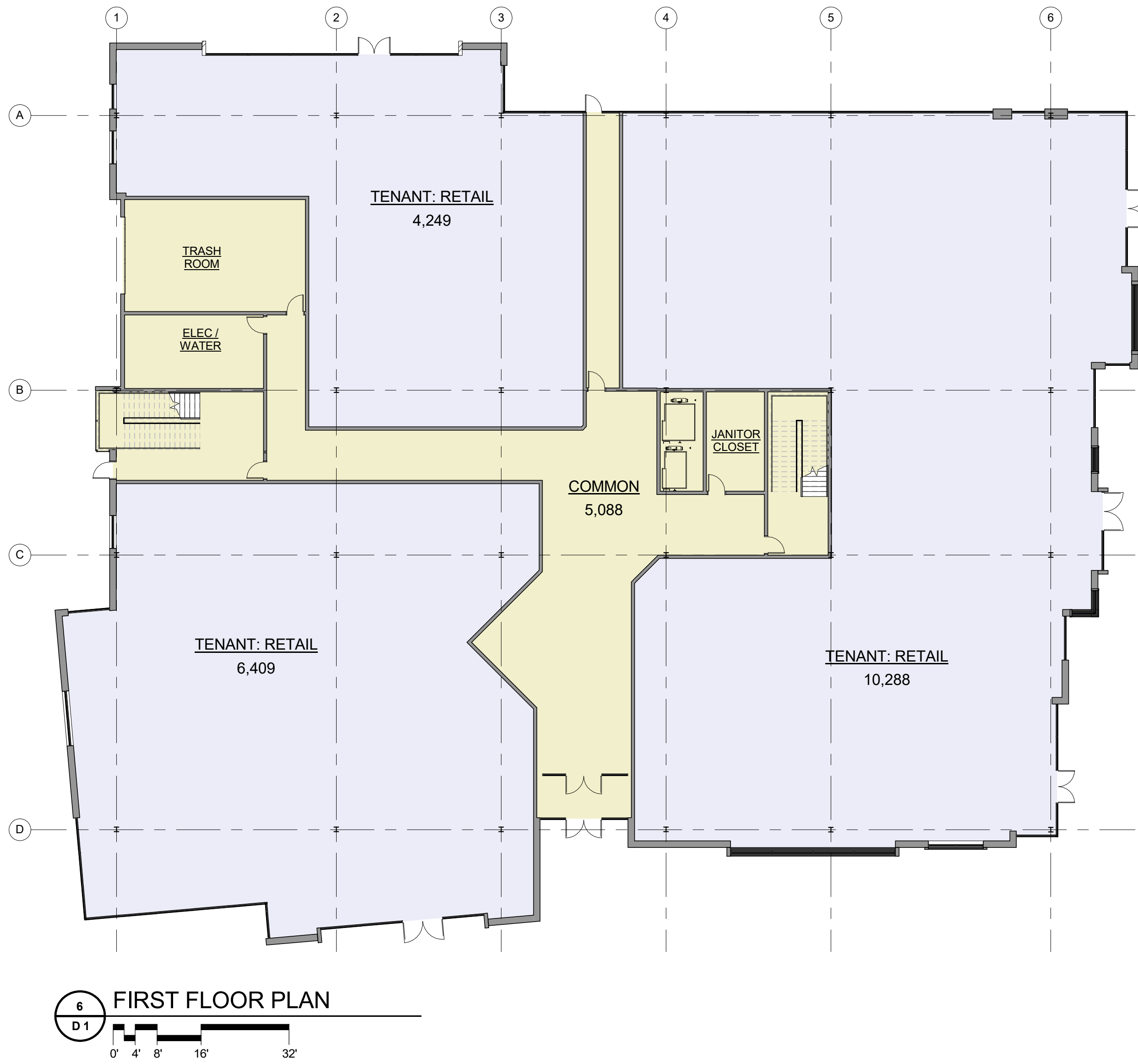


- A** Building Site
- B** Parking Garage
- C** Residential
- D** Hilton Garden Inn
- E** DJ's Dugout
- F**
  - Pacific Life
  - Beacon Hills
  - Freshii
  - Denim Saloon
  - Gold Mountain
  - Pauli's
- G**
  - Aksarben Cinema
  - Genesis Health Club
  - Dudley's Pizza & Tavern
  - Ponzu Sushi & Grill
  - Luvbird Boutique









AREA SCHEDULE	
NAME	AREA
FIRST FLOOR PLAN	
COMMON	5,088 SF
TENANT: RETAIL	20,946 SF
	26,034 SF
SECOND FLOOR PLAN	
COMMON	4,496 SF
TENANT: OFFICE	16,938 SF
	21,434 SF
THIRD FLOOR PLAN	
COMMON	4,933 SF
TENANT: OFFICE	17,424 SF
	22,357 SF
FOURTH FLOOR PLAN	
COMMON	4,496 SF
TENANT: OFFICE	17,860 SF
	22,356 SF
FIFTH FLOOR PLAN	
COMMON	3,844 SF
TENANT: OFFICE	11,962 SF
	15,806 SF
	107,987 SF

