



For Lease

**The Douglas Building
209 South 19th Street
Omaha, NE 68102**

Located one block from the Douglas County Courthouse and the Federal Courthouse within the heart of the CBD. Tenants enjoy a full time and on-site building maintenance man, a part time lot porter, a daily coffee bar, incredible views and two levels of dedicated underground parking.

Listing agents:

Eric Renner, CCIM
402 651 7166
erenner@omnepartners.com
omnepartners.com

Marc Siemers
402 881 5035
msiemers@omnepartners.com



13340 California Street, Suite 100
Omaha, NE 68154
402 697 8899



Availability

Lease Rate:	\$16.00 FS with base year
Total Available:	4,488 - 7,721 RSF
Largest Contiguous:	7,721 RSF

Suite	Square Feet	Price: SF/MSF
310	7,721	\$16.00
475	4,488	\$16.00

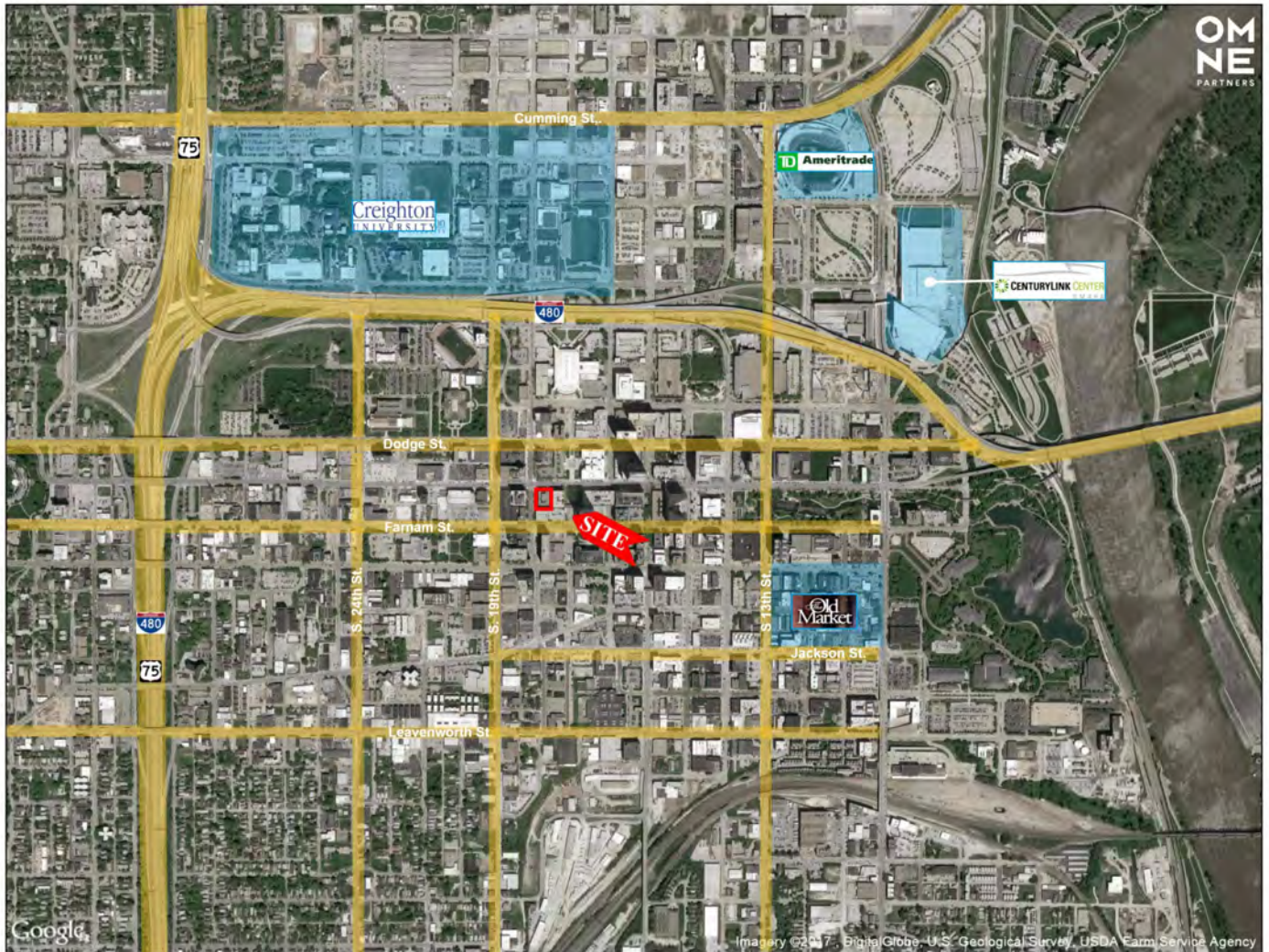
Property Highlights

Building Size:	72,999 SF
Number of Floors:	6
On-site Parking Garage:	1 stall per 700 RSF \$100 per month

The Douglas Building

209 South 19th St., Omaha, NE

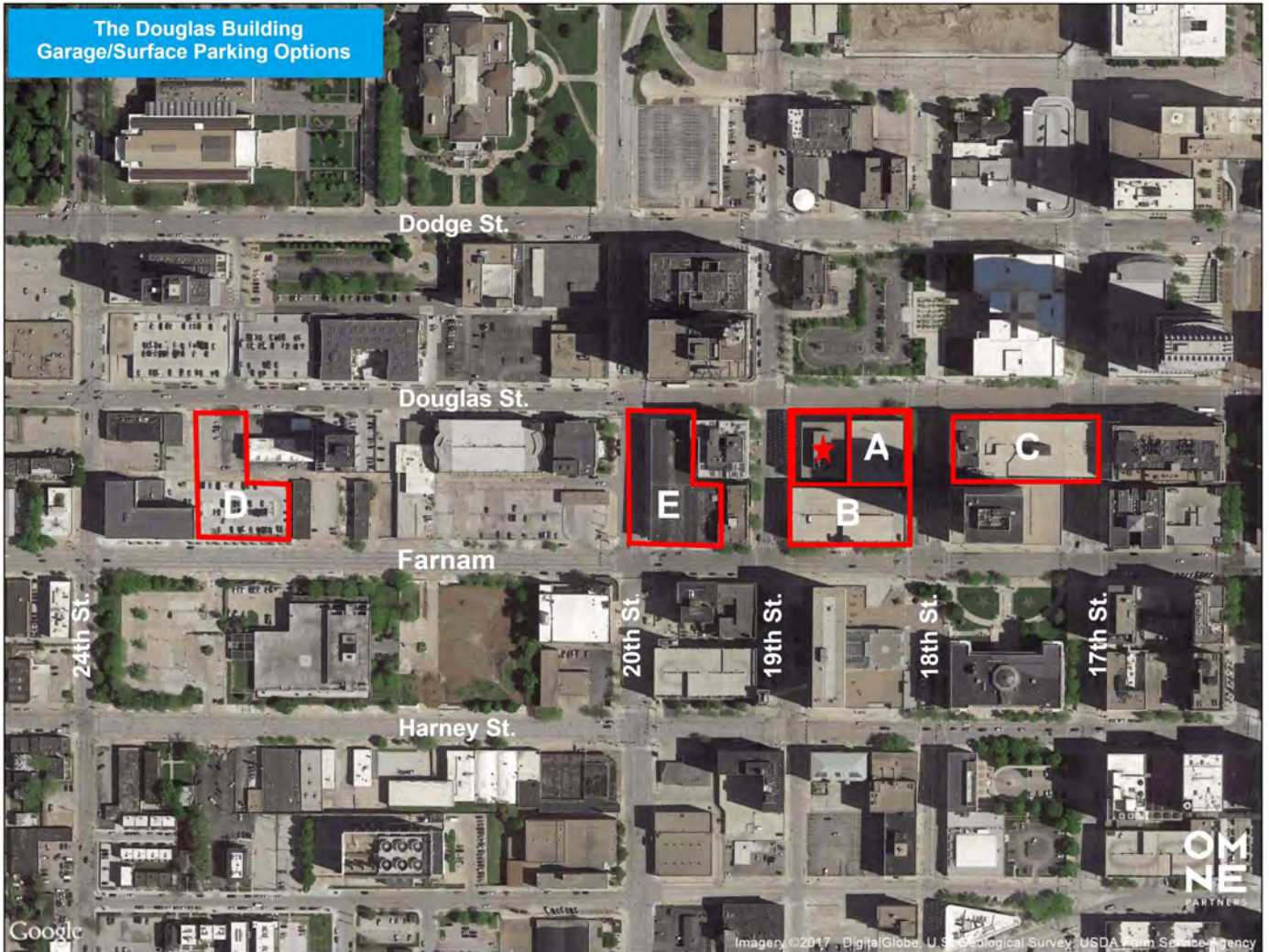
Aerial



Leasing Information: 402 697 8899

NOTE: All dimensions are approximations and are not guaranteed. Please field verify all measurements

The Douglas Building Garage/Surface Parking Options Aerial



A: Tower Park
1805 Douglas Street

C: 1705 Douglas Street

E: 2023 Douglas Street

B: 1901 Harney Street

D: 2242 Douglas Street

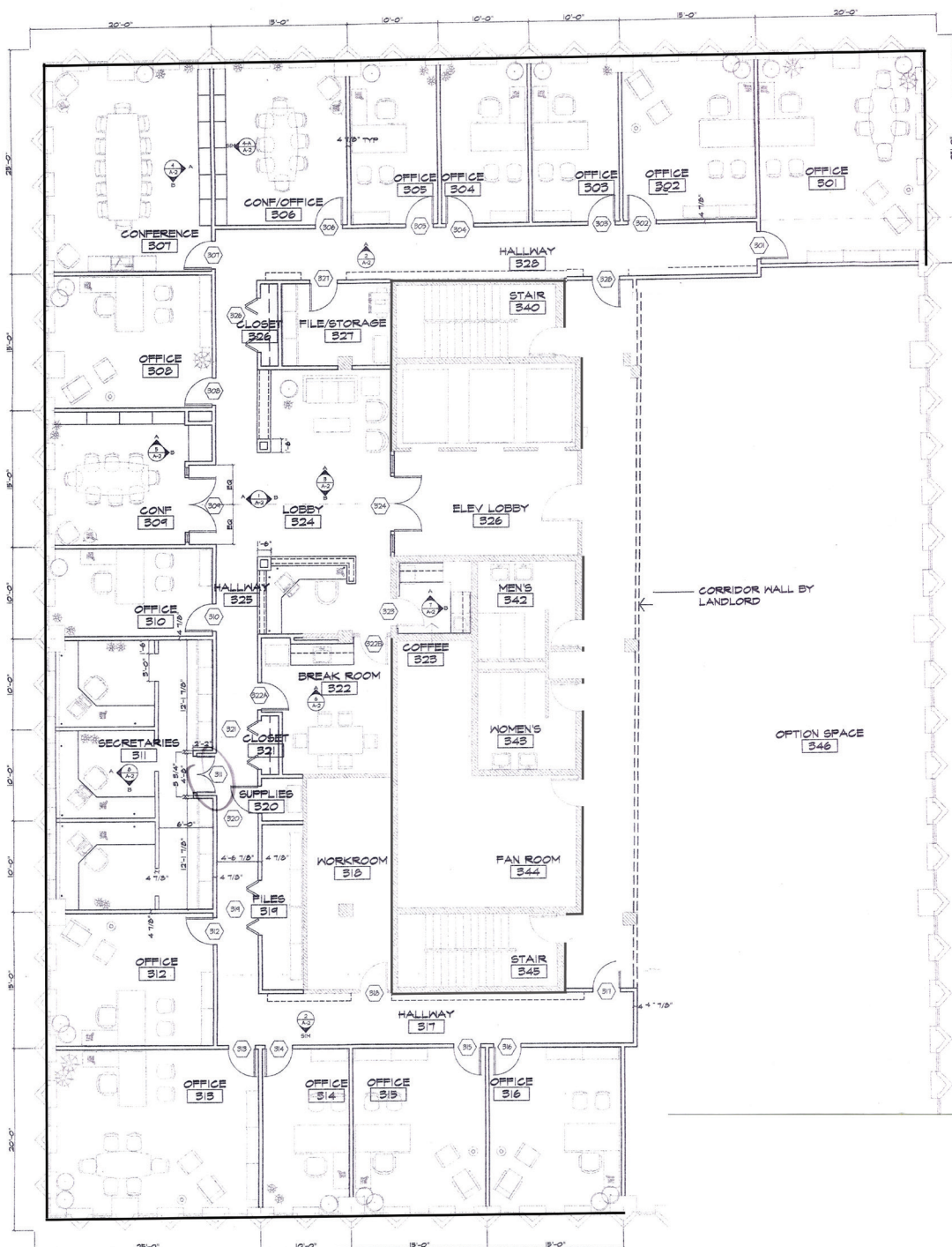
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209 South 19th Street

Suite 310

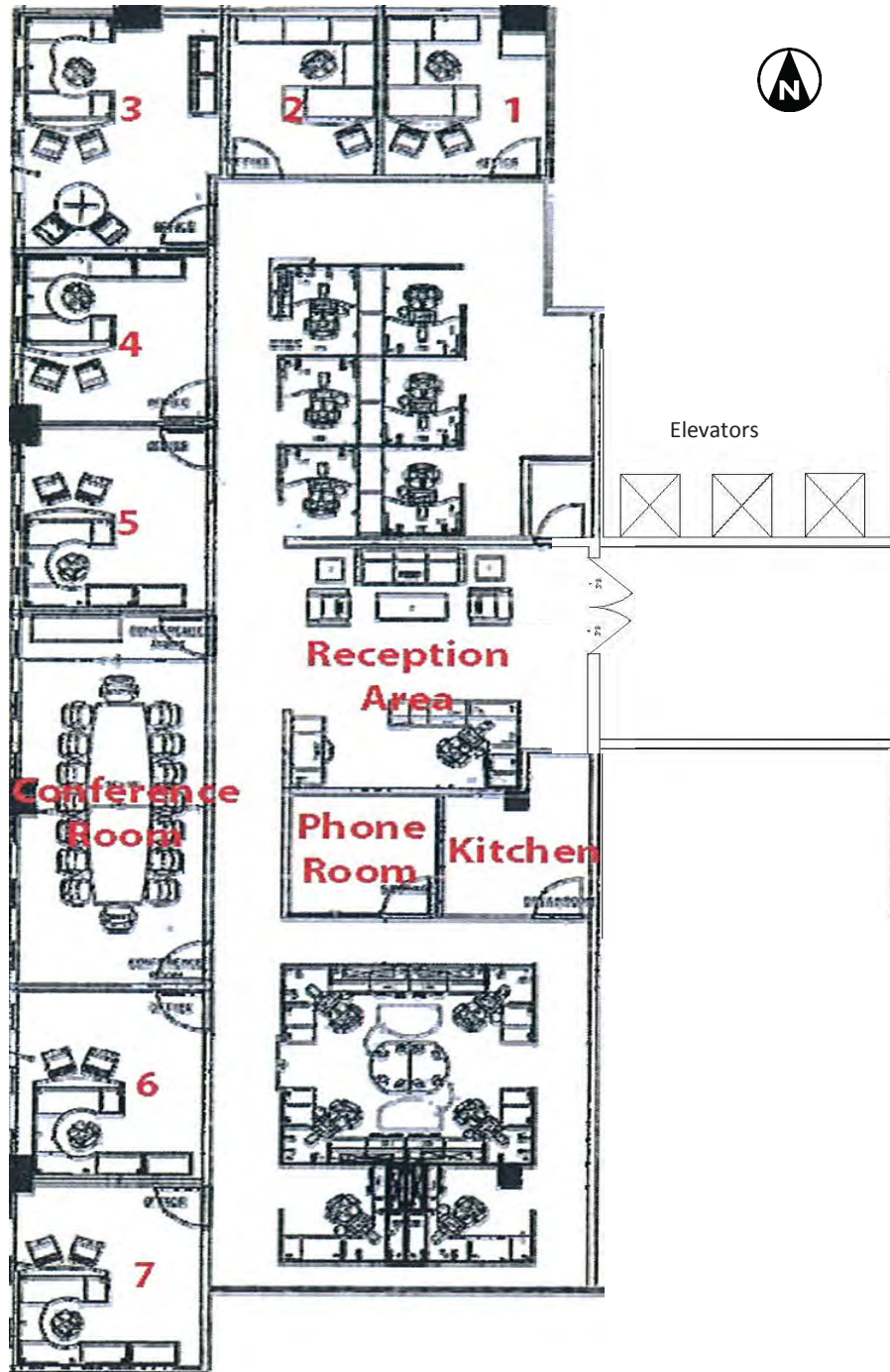
7,721 SF



Leasing information: 402 697 8899

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209 South 19th Street
Suite 475
4,488 RSF



Leasing information: 402 697 8899

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