

# WOODMENLIFE TOWER

6,000 - 24,304 SF | \$20.00 SF/YR (FULL SERVICE)

1700 FARNAM ST, OMAHA, NE 68102



**INVESTORS  
REALTY INC.**

[WWW.INVESTORSOMAHA.COM](http://WWW.INVESTORSOMAHA.COM)



**JEANETTE WEBER, MPA, SIOR, CPM**

402.769.7563

[jweber@investorsomaha.com](mailto:jweber@investorsomaha.com)



**RYAN ZABROWSKI, CCIM, SIOR, CRE**

402.778.7557

[rzabrowski@investorsomaha.com](mailto:rzabrowski@investorsomaha.com)







## 1700 FARNAM ST EXECUTIVE SUMMARY

### OFFERING SUMMARY

LEASE RATE:	<b>\$20.00 SF/YR FULL SERVICE</b>
Available SF:	6,000 - 24,304 SF
Building Size:	440,364 SF
Property Type:	Office Building
Year Built:	1968
Zoning:	CBD

### PROPERTY OVERVIEW

Opportunity to be in one of Omaha's landmark buildings in an excellent downtown location.

### PROPERTY HIGHLIGHTS

- Picturesque views from every side of the building
- Immediate proximity to court house, restaurants, retail, banks and Omaha's Historic Old Market
- Building amenities include: 24-hour security staff, fitness center, on-site property management, and storage
- Furniture available on floors 25 and 26
- Heated/covered walk-way to parking garages

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## WOODMENLIFE TOWER

1700 FARNAM ST, OMAHA, NE 68102

## BUILDING INFORMATION

Building Size	440,364 SF
Min Divisible	6,000 SF
Max Contiguous	24,304 SF
Number Of Floors	30
Average Floor Size	12,152 SF
Year Built	1968
Year Last Renovated	2017

## PARKING &amp; TRANSPORTATION

Parking Description	Parking Garage with Walk-Way
Number Of Spaces	1760
Parking Type	Structure via Attached Heated/Covered Walk-Way

## SITE INFORMATION

Cross-Streets	S 17th and Farnam
County	Douglas
Zoning	CBD
Location Description	WoodmenLife Tower

## PROPERTY HIGHLIGHTS

- Picturesque views from every side of the building
- Immediate proximity to court house, restaurants, retail, banks and Omaha's Historic Old Market
- Building amenities include: 24-hour security staff, fitness center, on-site property management, storage and state-of-the-art conference rooms available to accommodate 120-240 attendees
- Furniture available on floors 25 and 26
- Heated / Covered walk-way to (2) city parking garages

## OFFERING SUMMARY

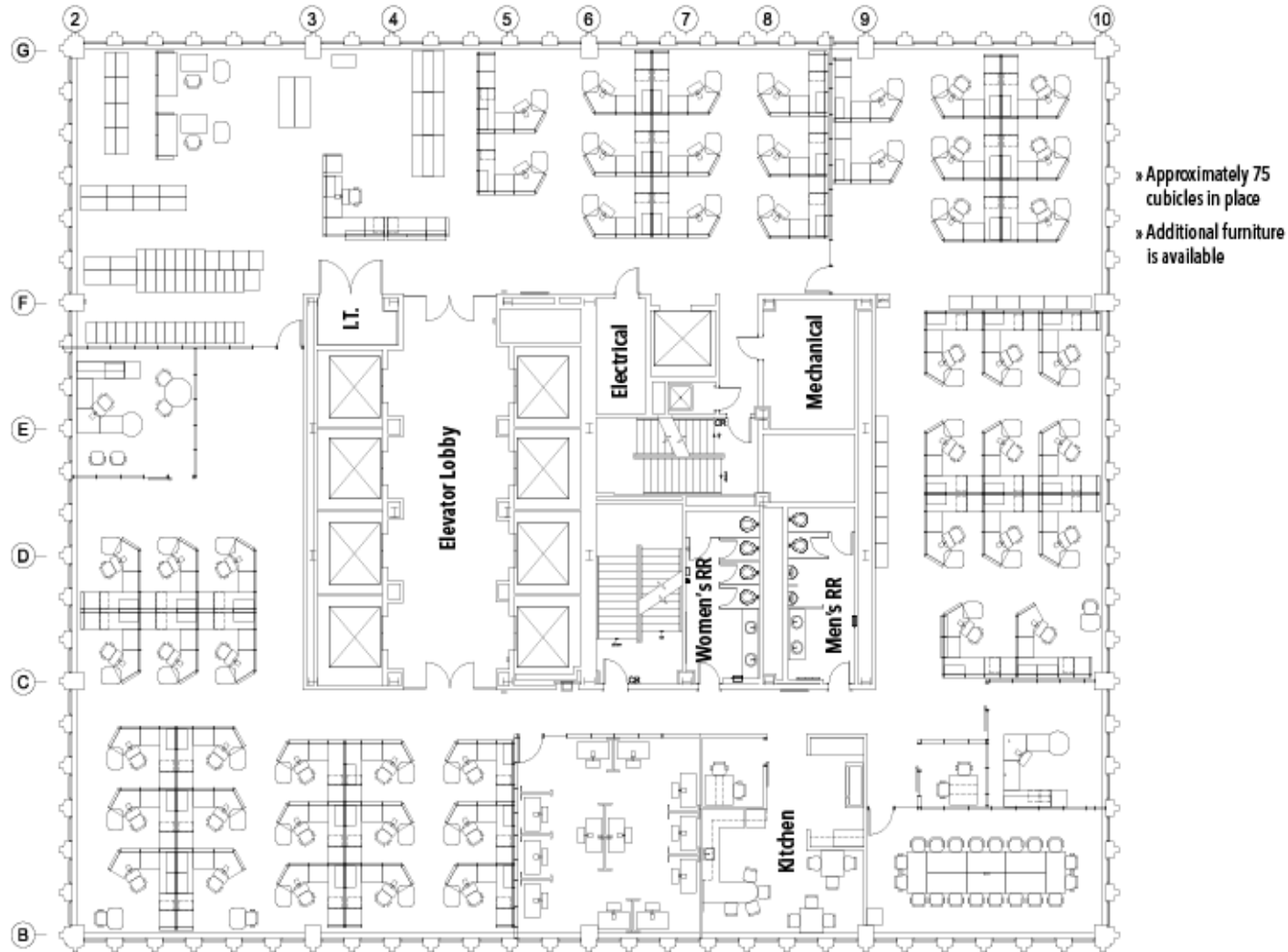
LEASE RATE	\$20.00 SF/YR FULL SERVICE
Available SF	6,000 - 24,304 SF
Property Type	Office Building

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,011	115,890	258,508
Average Age	29.7	32.9	33.8
HOUSEHOLDS			
Total Households	8,593	52,454	110,598
People Per HH	2.0	2.2	2.3
Average HH Income	\$54,690	\$54,569	\$58,005
Average HH Value	\$135,363	\$119,814	\$123,859

## AVAILABLE SPACES

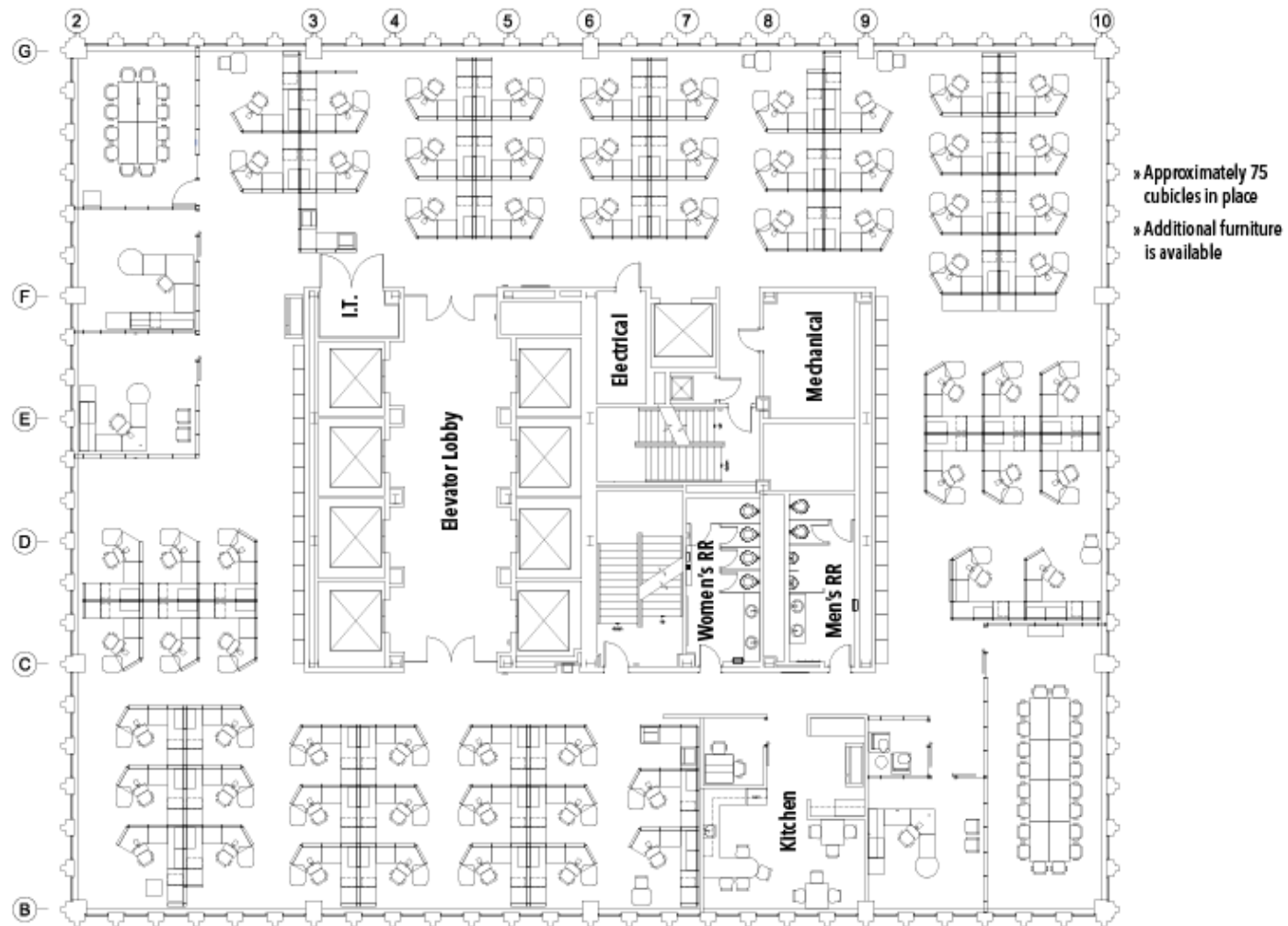
SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
25th Floor	12,152 SF	\$20.00 SF/yr (Full Service)	\$20,253.33
26th Floor	12,152 SF	\$20.00 SF/yr (Full Service)	\$20,253.33



## AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
25th Floor	12,152 SF	\$20.00 SF/yr (Full Service)	\$20,253.33





## AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
26th Floor	12,152 SF	\$20.00 SF/yr (Full Service)	\$20,253.33



**1700 FARNAM ST**  
SITE MAP



Map  
data  
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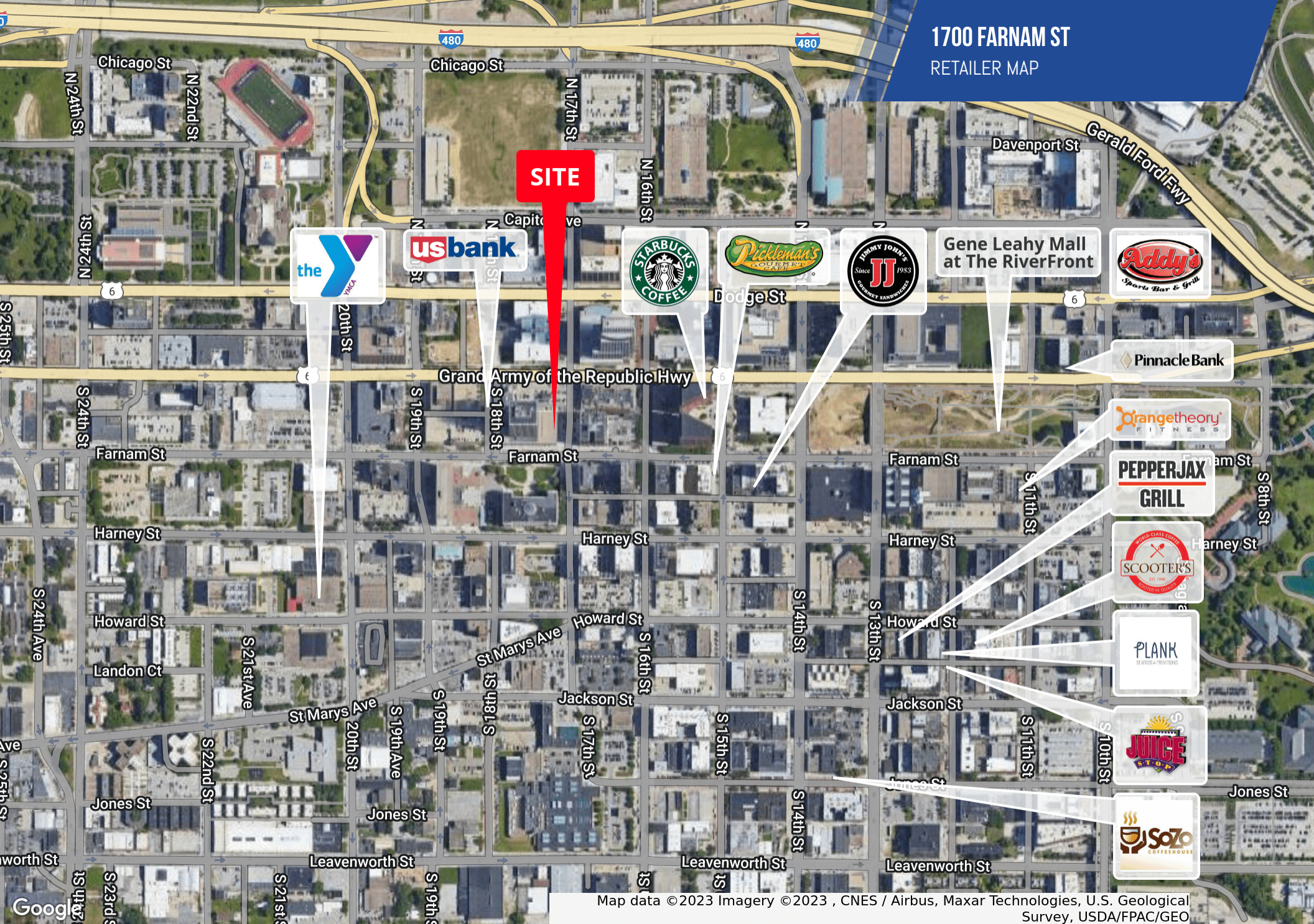
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# 1700 FARNAM ST

## RETAILER MAP



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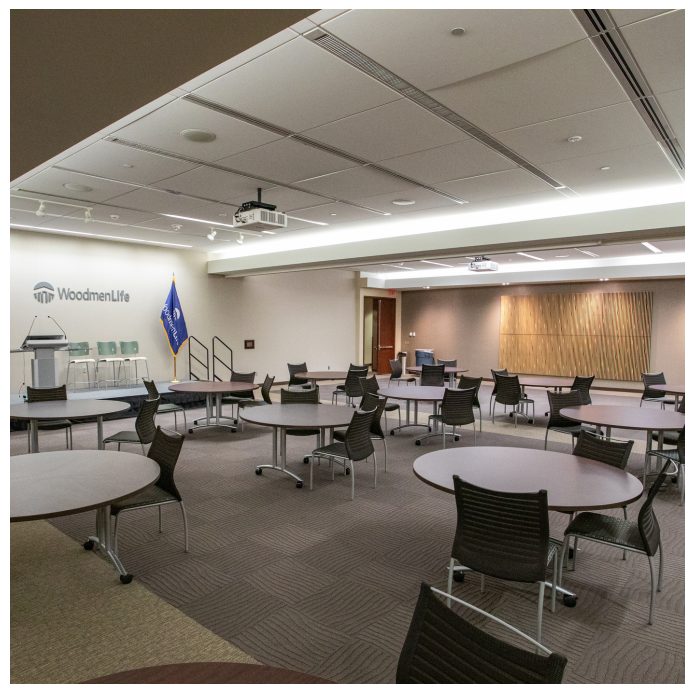
1st Floor Lobby



Furniture Available



1st Floor Lobby



Common Conference Facilities



Covered Walk-Way to Parking Garages

1700 FARNAM ST  
ADDITIONAL PHOTOS

JEANETTE WEBER, MPA, SIOR, CPM

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