



## KEY FEATURES

- First class, two story office building
  - Conveniently located near Offutt Air Force Base, Bellevue, Omaha, and freeways
  - Flexibility for tenant improvement needs
  - Easy ingress/egress and 97 parking stalls
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- Plus, an on-call maintenance staff
  - Good window lighting and security
  - Kitchen areas and conference rooms
    - Brand new marquee

# HILLTOP TRIANGLE EXECUTIVE BUILDING

1309 HARLAN DRIVE • BELLEVUE, NE 68005

SOUTH ENTRANCE



EAST VIEW OF FRONT ENTRANCES

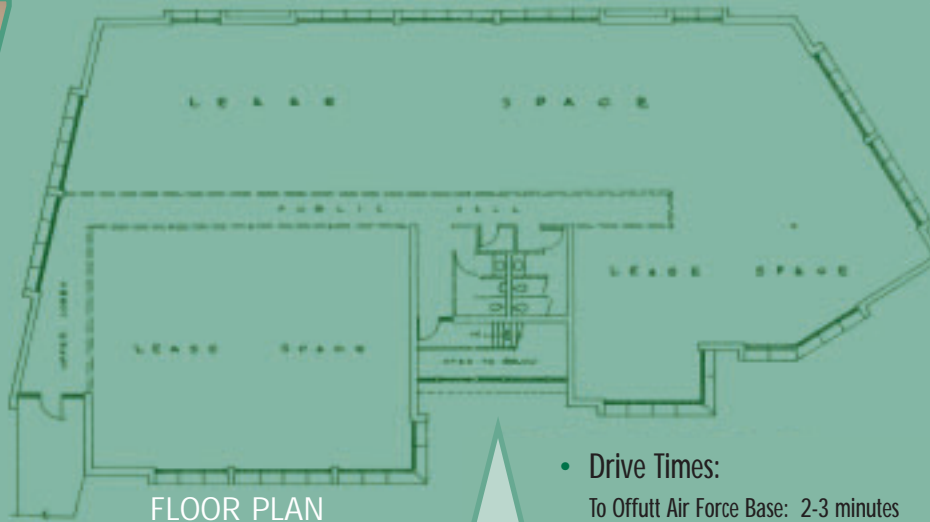
# Vitals



SPACIOUS HALLWAYS



LARGE OFFICES



FLOOR PLAN



## HILLTOP TRIANGLE EXECUTIVE BUILDING

### Leasing information

Matt Jordan or Russ Daub at  
**Diversified Property Resources**  
402-390-0890

MattJordan@Rockbrook.omhcoxmail.com  
RussDaub@Rockbrook.omhcoxmail.com  
or

Walt Kamp at Century 21 Real Estate  
402-291-4800 or 402-659-6770 (Cell)



### • Drive Times:

- To Offutt Air Force Base: 2-3 minutes
- To Downtown Bellevue: 5 minutes
- To Residential Areas of Bellevue: 5-10 minutes
- To Downtown Omaha: 10 minutes
- To Midtown/Suburban Omaha: 15 minutes

- Base rent is \$9.50 per square foot
- Tenants pay for gas and electricity, plus a pro-rated share of real estate taxes, insurance, and Common Area Maintenance charges.
- 6,850 square feet per floor
- Full phone and computer network capacity
- Tiled public spaces and carpeted offices
- Building is ADA compliant



MAP