

RIVER'S EDGE

4200 RIVERS EDGE PARKWAY | COUNCIL BLUFFS, IA



NM | BROKERAGE
SERVICES

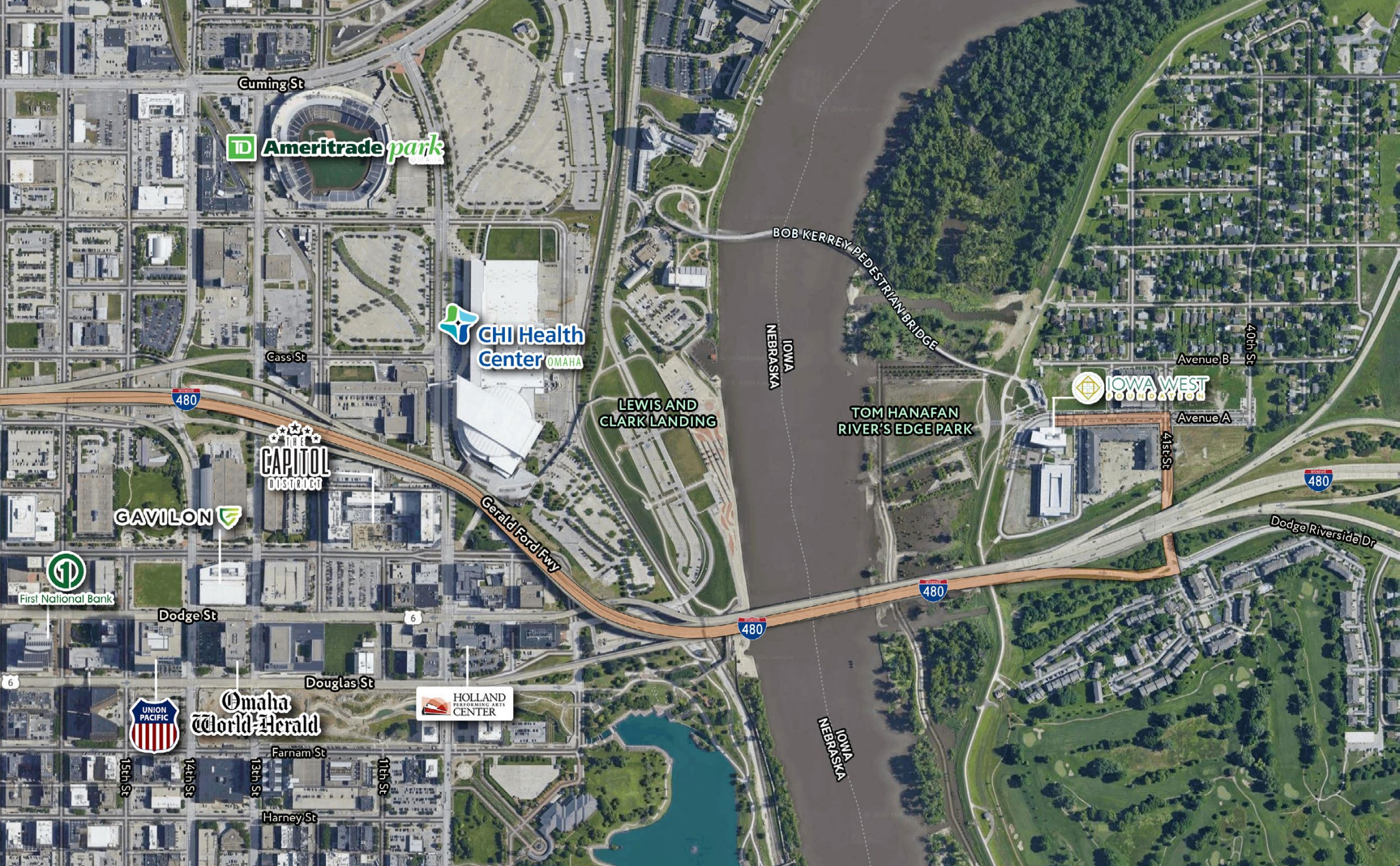
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RIVER'S EDGE BUILDING ONE

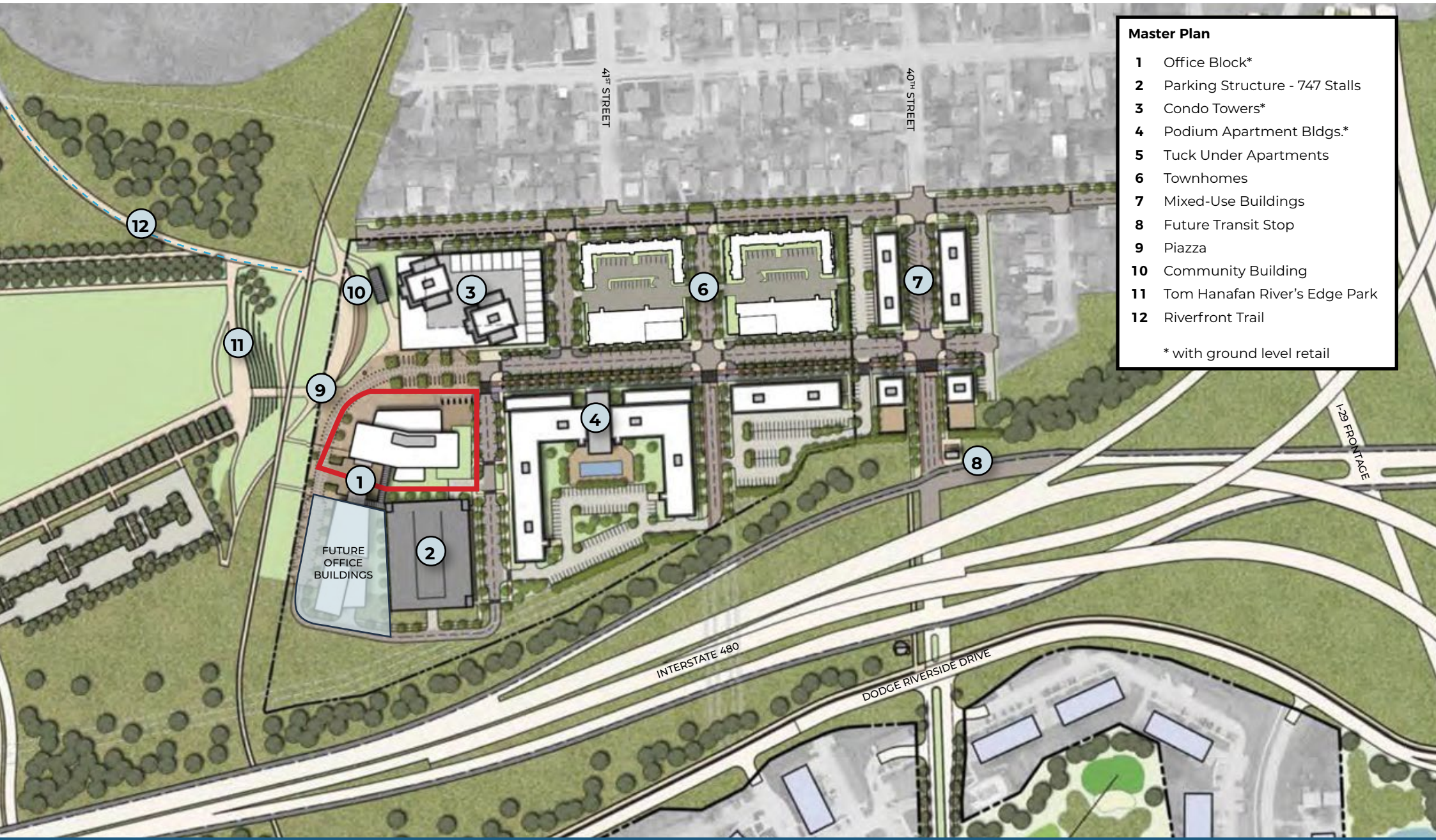


DETAILS

Base Rent (OFFICE):	\$15 PSF
Operating Type:	NNN
Est. NNN (OFFICE)	\$10.00 PSF
Available:	
L1 West	1,600 RSF - 4,065 RSF
L1 North	2,000 RSF - 6,172 RSF
L2	17,687 RSF
L3	18,370 RSF
L4	8,200 RSF
Total Building GLA:	63,914 SF
Contiguous Space:	4,000 SF - 44,257 SF
Year Built:	2019
# of Floors:	Four
Intersection:	42nd & I-480
Parking:	Structure (747 stalls), surface and street parking
Length of Lease:	Negotiable
TI Allowance	Negotiable
Lease Form:	Landlord's

PROPERTY HIGHLIGHTS

Conveniently located immediately off of I-480, River's Edge is strategically located on the riverfront at the east end of the Bob Kerrey Pedestrian Bridge, directly across the Missouri River from downtown Omaha. River's Edge features a pedestrian-oriented, mixed-use design. Completed in 2019, the four story Class A Office building consists 68,600 SF with an adjacent parking garage and includes the new headquarters of the Iowa West Foundation.

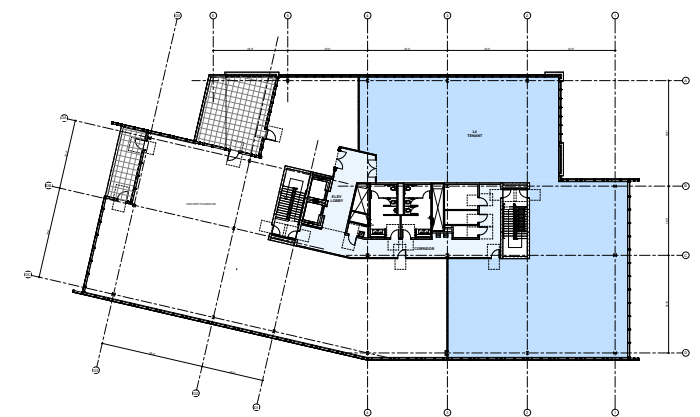
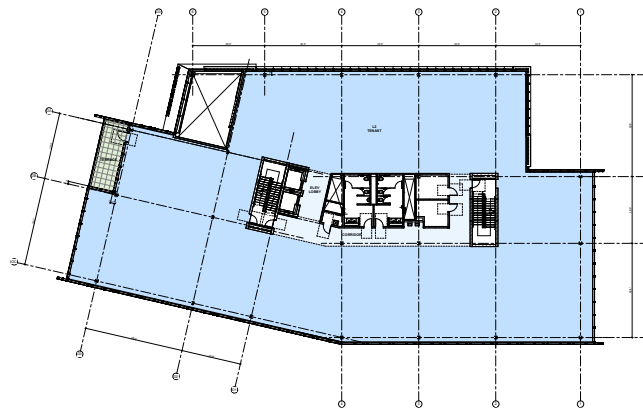
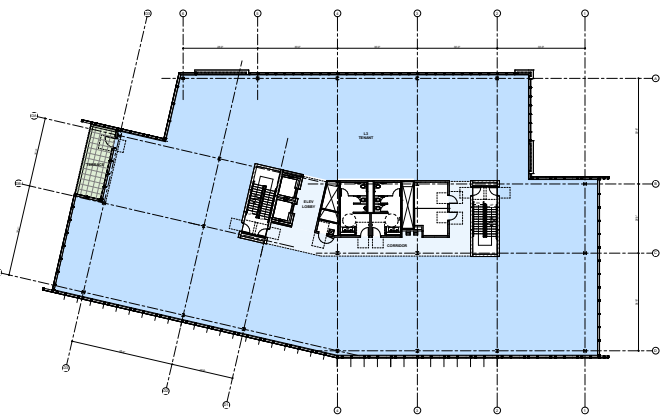


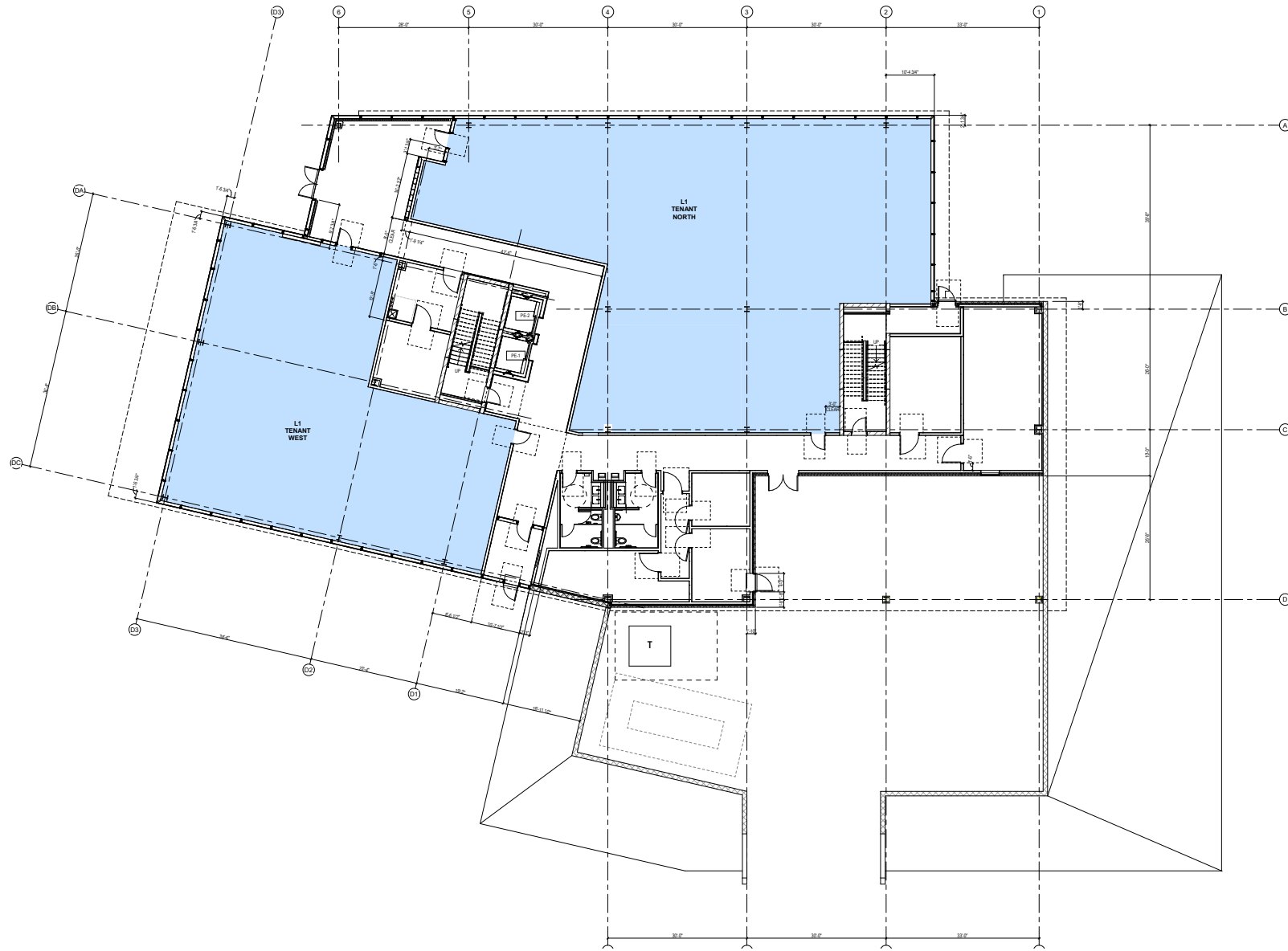
- Master Plan**
- 1 Office Block*
 - 2 Parking Structure - 747 Stalls
 - 3 Condo Towers*
 - 4 Podium Apartment Bldgs.*
 - 5 Tuck Under Apartments
 - 6 Townhomes
 - 7 Mixed-Use Buildings
 - 8 Future Transit Stop
 - 9 Piazza
 - 10 Community Building
 - 11 Tom Hanafan River's Edge Park
 - 12 Riverfront Trail
- * with ground level retail

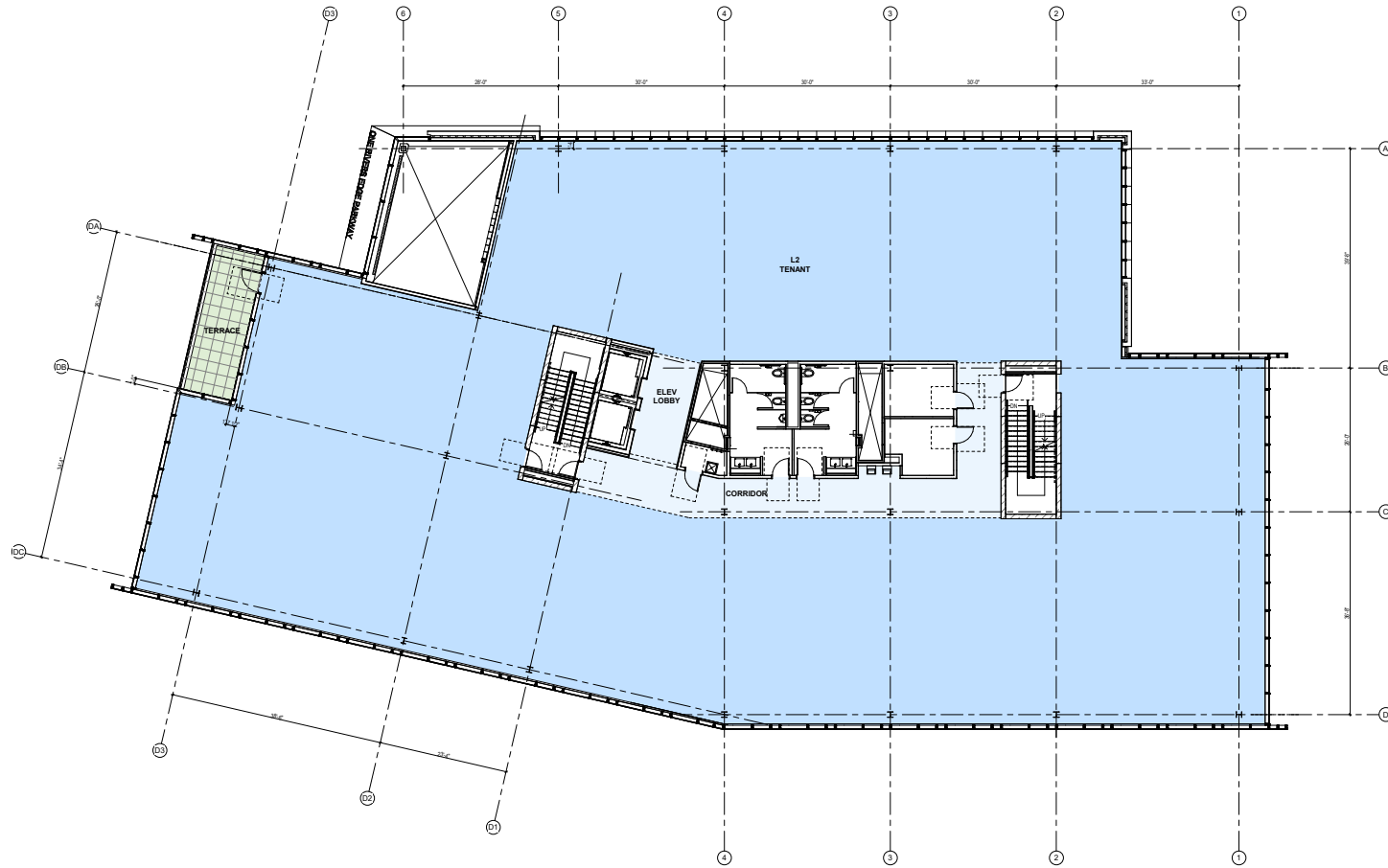
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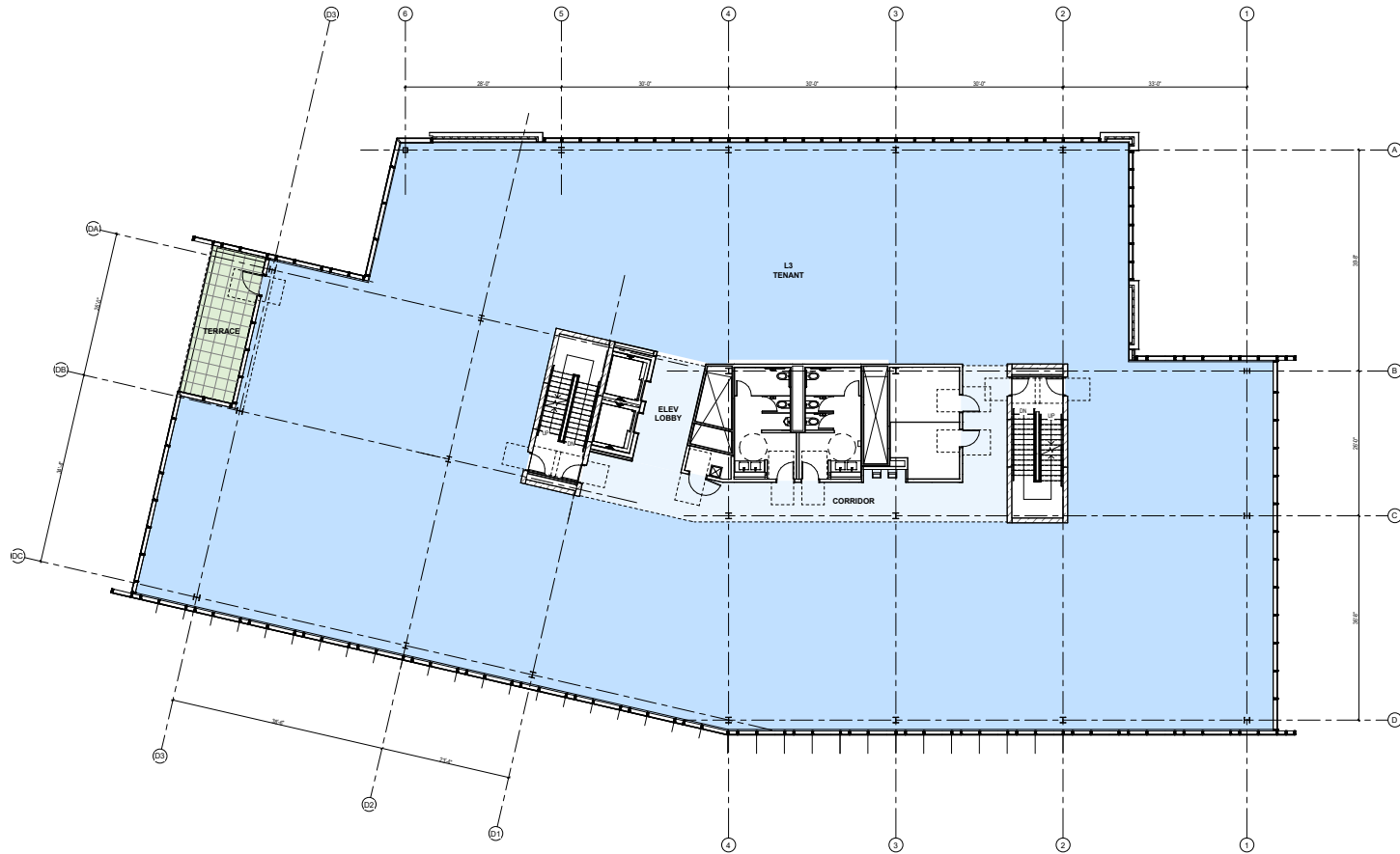
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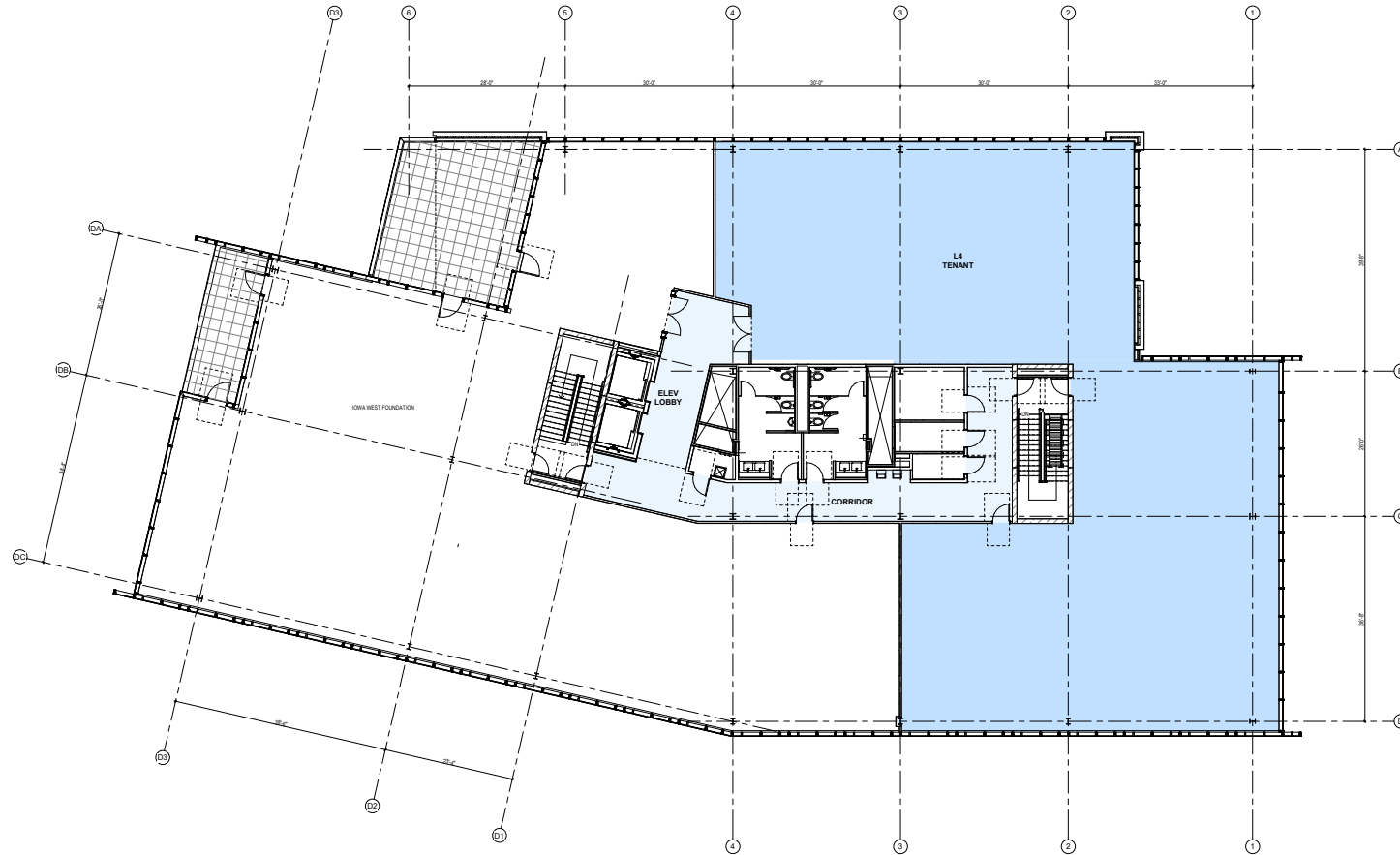
LEVEL 1 WEST	AVAILABLE	4,065 SF
LEVEL 1 NORTH	AVAILABLE	6,172 SF
LEVEL 2	AVAILABLE	17,687 SF
LEVEL 3	AVAILABLE	18,370 SF
LEVEL 4	IOWA WEST FOUNDATION	9,419 SF
LEVEL 4	AVAILABLE	8,200 SF











RIVER'S EDGE BUILDING ONE

1 MILE 3 MILE 5 MILE

	1 MILE	3 MILE	5 MILE	
POPULATION	2020 Estimated Population	7,688	96,523	234,126
	2025 Projected Population	7,778	101,802	246,259
	2010 Census Population	6,360	87,126	222,559
	2000 Census Population	5,484	86,559	222,625
	Projected Annual Growth 2020 to 2025	0.2%	1.1%	1.0%
	Historical Annual Growth 2000 to 2020	2.0%	0.6%	0.3%
	2020 Median Age	33.5	31.4	32.7
HOUSEHOLDS	2020 Estimated Households	4,012	38,965	93,849
	2025 Projected Households	4,047	40,909	98,183
	2010 Census Households	3,128	32,898	85,167
	2000 Census Households	2,423	33,688	87,320
	Projected Annual Growth 2020 to 2025	0.2%	1.0%	0.9%
	Historical Annual Growth 2000 to 2020	3.3%	0.8%	0.4%
	2020 Estimated White	85.0%	63.5%	63.0%
ETHNICITY	2020 Estimated Black or African American	4.5%	15.2%	17.1%
	2020 Estimated Asian or Pacific Islander	2.3%	3.3%	2.9%
	2020 Estimated American Indian or Native Alaskan	0.8%	1.4%	1.2%
	2020 Estimated Other Races	7.4%	16.5%	15.8%
	2020 Estimated Hispanic	9.6%	24.0%	21.7%
	2020 Estimated Average Household Income	\$72,987	\$55,663	\$61,944
INCOME	2020 Estimated Median Household Income	\$57,659	\$44,265	\$49,815
	2020 Estimated Per Capita Income	\$38,107	\$23,361	\$25,289
	2020 Estimated Elementary (Grade Level 0 to 8)	3.5%	10.4%	9.0%
EDUCATION	2020 Estimated Some High School (Grade Level 9 to 11)	6.7%	10.4%	9.3%
	2020 Estimated High School Graduate	35.0%	31.1%	28.8%
	2020 Estimated Some College	17.7%	19.7%	21.1%
	2020 Estimated Associates Degree Only	12.1%	7.5%	8.1%
	2020 Estimated Bachelors Degree Only	16.3%	14.2%	15.6%
	2020 Estimated Graduate Degree	8.8%	6.9%	8.1%
	2020 Estimated Total Businesses	674	3,921	9,899
BUSINESS	2020 Estimated Total Employees	18,966	72,287	141,396
	2020 Estimated Employee Population per Business	28.2	18.4	14.3
	2020 Estimated Residential Population per Business	11.4	24.6	23.7

RIVER'S EDGE- BUILDING ONE

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