

DEAL SUMMARY:

# Pinnacle Bank Building

1016 Douglas Street  
Omaha, Nebraska 68102



Downtown Mixed-Use Landlord Representation: Colleen Mason and Colten Adams leased a vacant space in the Pinnacle Building located at 1016 Douglas Street. In addition, Colleen Mason and John Heine assisted the Landlord in negotiating a seven-year renewal with a current tenant. The building is now 100% occupied.

## New Executed Lease (800 SF)

### Deal Points

- Space had been on market for over a year prior to Oak's involvement
- Lease executed within a month of listing

### Challenges

- No street visibility or storefront
- Unique space layout

## Lease Renewal (4,500 SF)

### Deal Points

- Existing long-term Tenant renewal
- Brought in by Landlord to help finalize deal points including Tenant buildout, design and TI allowance
- Provided Landlord market comparable properties, including average rents and Tenant concessions for negotiation
- Negotiated TI Allowance, buildout timeline, free rent and a longer lease term

### Challenges

- Negotiations had been on-going prior to being brought in
- Getting everyone back to the table after negotiations had stalemated

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