



**BEFORE**

**AFTER**

# 8461 LAKE STREET | CASE STUDY

## INDUSTRIAL / OFFICE / FLEX REMODEL

### PROPERTY

|               |                 |
|---------------|-----------------|
| Size          | 12,196 SF       |
| Year Built    | 1979            |
| Property Type | Industrial Flex |
| Location      | Northwest Omaha |

### PROJECT DETAILS

|            |  |
|------------|--|
| Start Date | June 1st, 2024   |
| End Date   | December 2nd, 2024   |
| Spaces     | Breakroom<br>Three Offices<br>Conference Room<br>Storage Room<br>Mezzanine<br>Vestibule<br>Two Restrooms |

### PROJECT HIGHLIGHTS

- » Remodel was required due to a major storm loss inside the building which required the removal of all drywall, electrical, doors, flooring and ceilings.
- » Previous tenant moved out during the design process, which required careful consideration of the new floor plan to ensure a new tenant could operate in the space.
- » Added overhead openings and concrete work to the project after a tenant was secured half way through the remodel process.

### MAJOR POINTS

- » Close attention to costs were important throughout the design process since the offices are part of a warehouse. Spaces had to be functional for a warehouse with nice amenities, but not overpriced to maintain appropriate market rent.
- » Most of the previous framing was left in place and the redesign worked with what existed to save costs and avoid unnecessary code updates.
- » Added sealed concrete floors, painted accent walls, and closet spaces to provide a more welcoming space without breaking the budget. Glass door inserts were added to the lobby and conference room to take advantage of added natural light.



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