FOR LEASE

9140 W. DODGE ROAD

Omaha, NE 68114

1,441 - 11,770 RSF Office Space Available

Lease Rate: $16.75 PSF, NNN

Building Commons Renovations Completed



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OVERVIEW

Varied suite sizes available located along convenient 90th & Dodge Office Corridor. Underground parking available. Class A interior and exterior renovations recently completed. Please contact the agents for more information or to schedule a showing.

PROPERTY HIGHLIGHTS

Lease Rate	$16.75 PSF, NNN
NNN Expenses	CAM: $6.61 INS: $0.31 Taxes: $2.20 Total: $9.12
Total Available	29,057 RSF
Max Contiguous	11,770 RSF
Building Size	85,653 RSF
Year Built/Renovated	1982/2021
No. of Floors	4
Total Site Area	3.5 AC
Zoning	GO

Suite	Square Feet (min - max)	Price/SF NNN	Date Available
210	4,239 - 4,239	$16.75	Immediately
285	11,607 - 11,607	$16.75	Immediately
300	11,770 - 11,770	$16.75	February 2026
405	1,441 - 1,441	$16.75	Immediately

Interior & Exterior Renovations Completed



PHOTOS

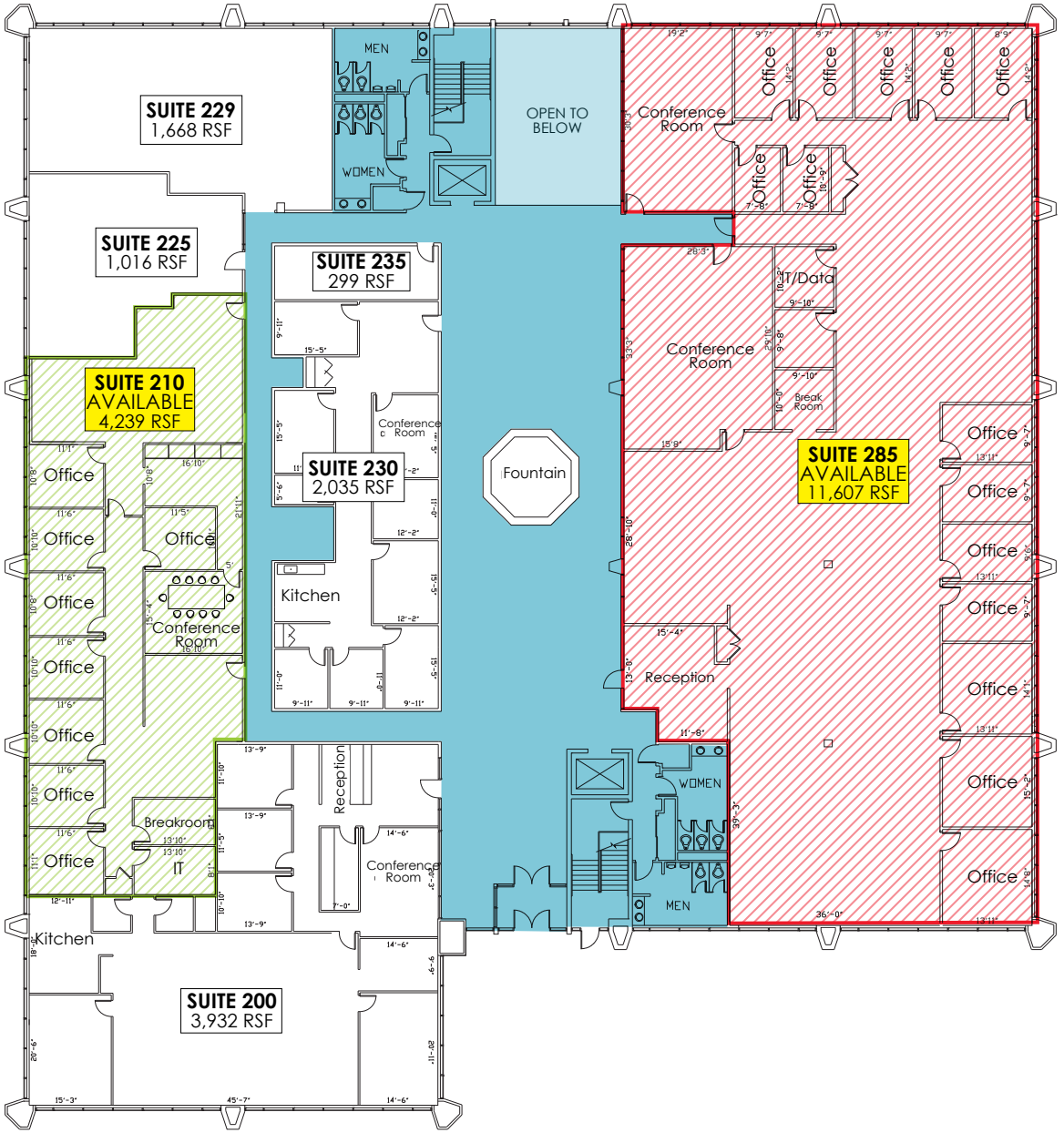

NEBRASKA HEALTH NETWORK
NSP NewStreet
ALLIED UNIVERSAL
9140
WEST DODGE RD





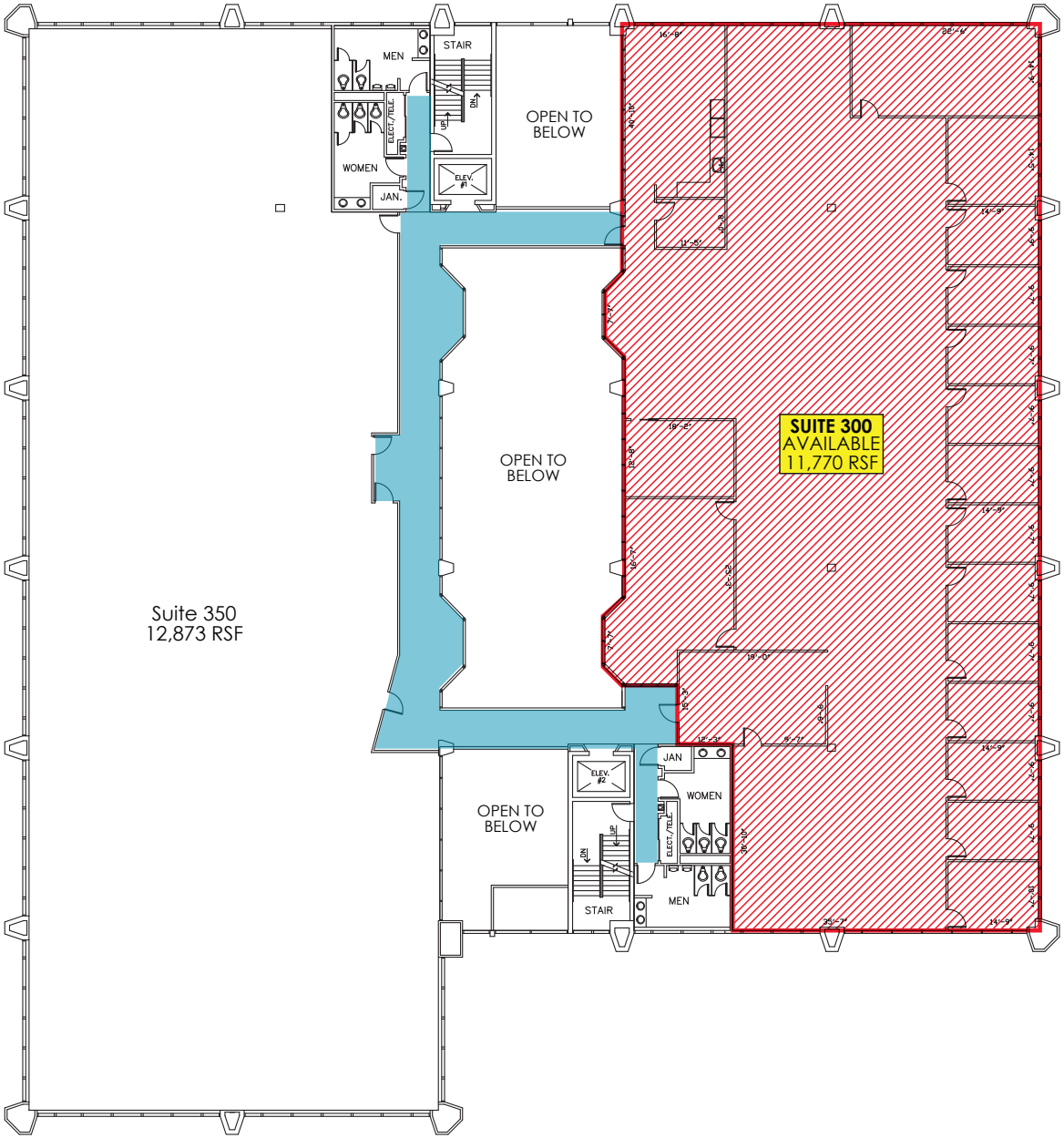
SECOND FLOOR PLAN

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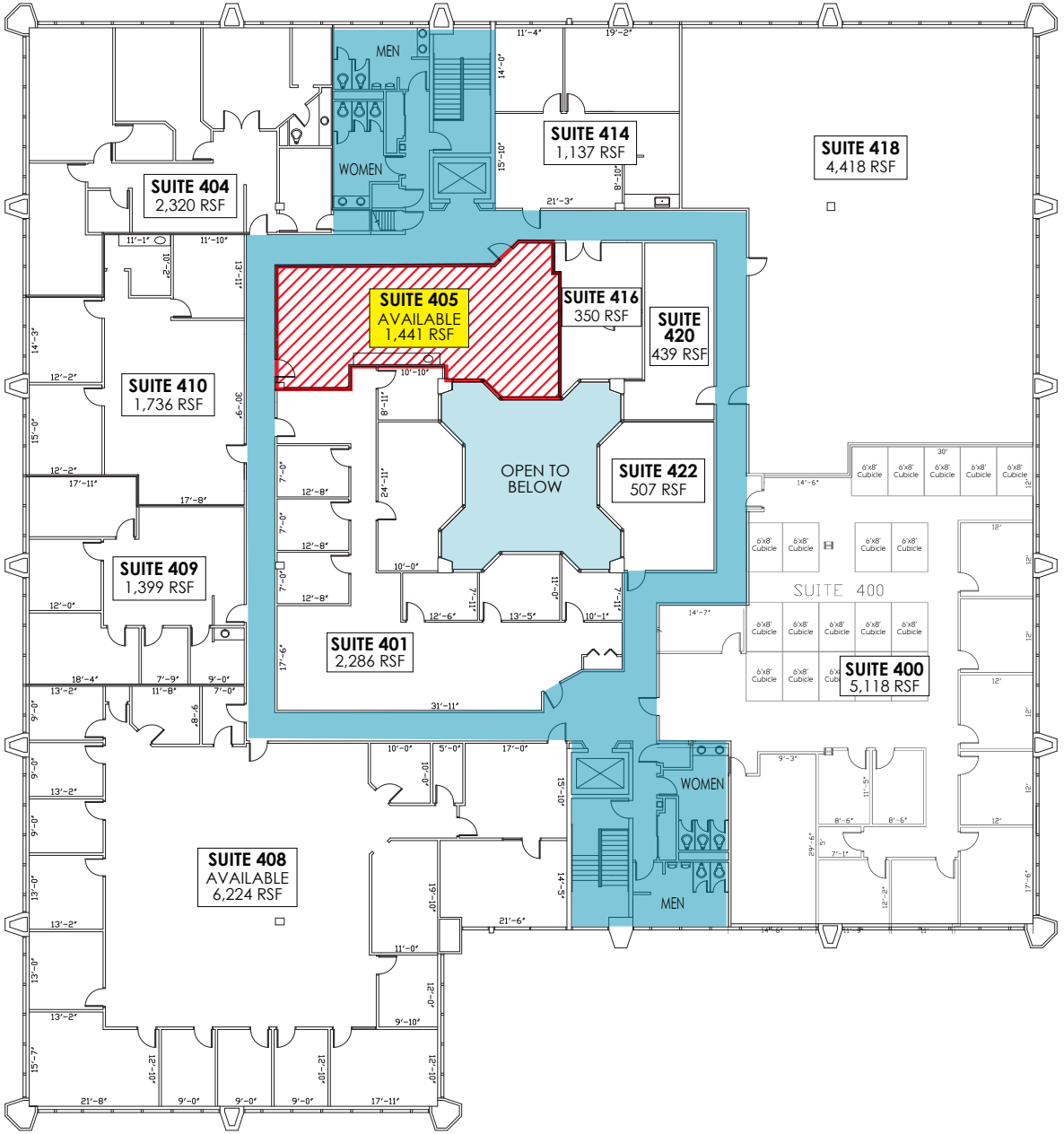
THIRD FLOOR PLAN

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FOURTH FLOOR PLAN

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AREA MAP

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