

444 REGENCY PARKWAY

OMAHA, NE 68114

Small Suites Available



CUSHMAN & WAKEFIELD | LUND COMPANY



PROPERTY DETAILS

Lease Rate	$17.50 PSF NNN
NNN Expenses	$9.47 PSF
Space Available	812 RSF - 2,771 RSF
Building Size	47,191 SF
Year Built/Renovated	1986/2016
Floors	Three (3)
Total Site Area	2.06 Acres
Zoning	CC
Parking Ratio	4:1000 SF

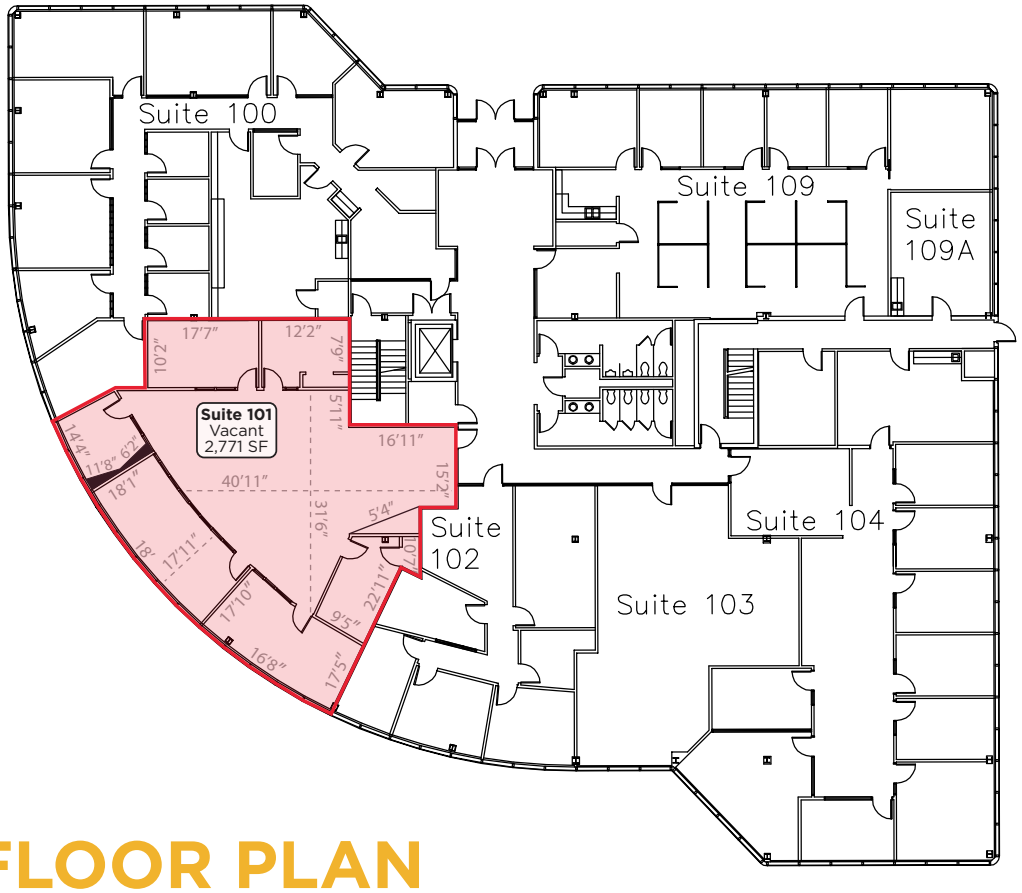
PROPERTY HIGHLIGHTS

- Premier central office location
- Small to medium office size options
- Quite lake views
- Quick access to Pacific Street, Dodge Road and Interstate 680

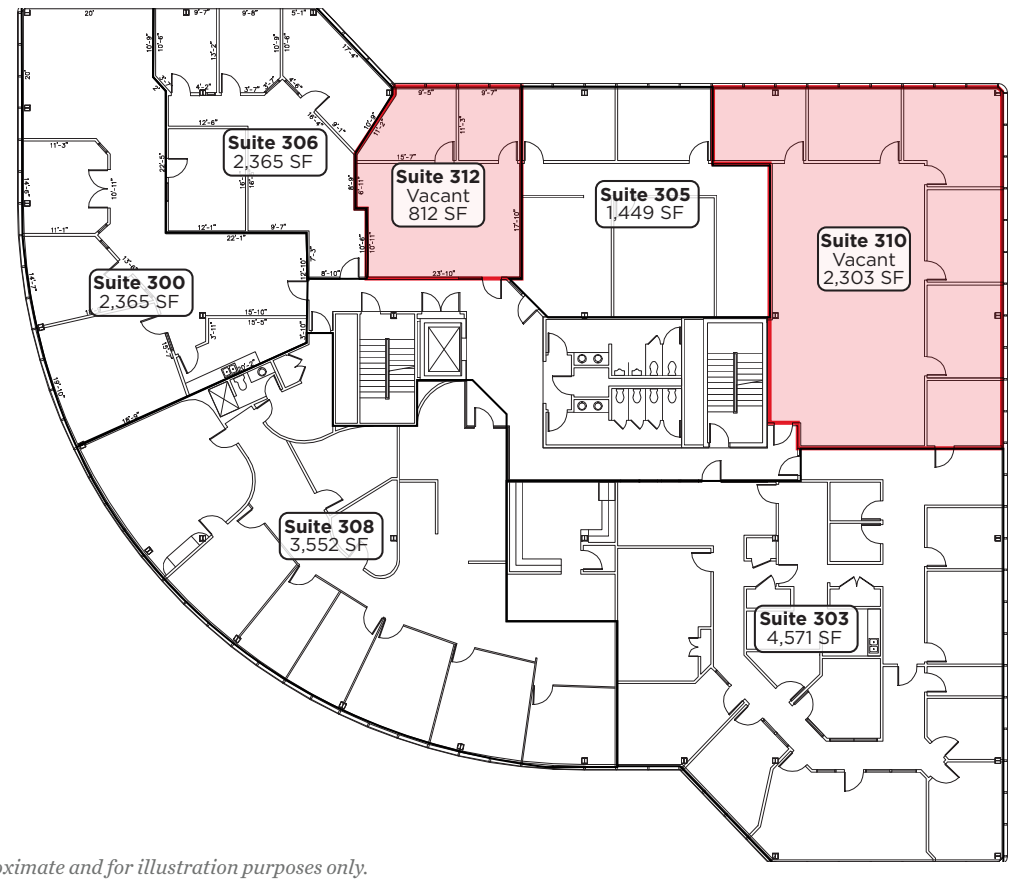
AVAILABILITY

Suite	Lease Rate	Square Feet
Suite 101	$17.50 PSF NNN	2,771 - 2,771 RSF
Suite 312	$17.50 PSF NNN	812 - 812 RSF
Suite 310	$17.50 PSF NNN	2,303 - 2,303 RSF

1ST FLOOR PLAN

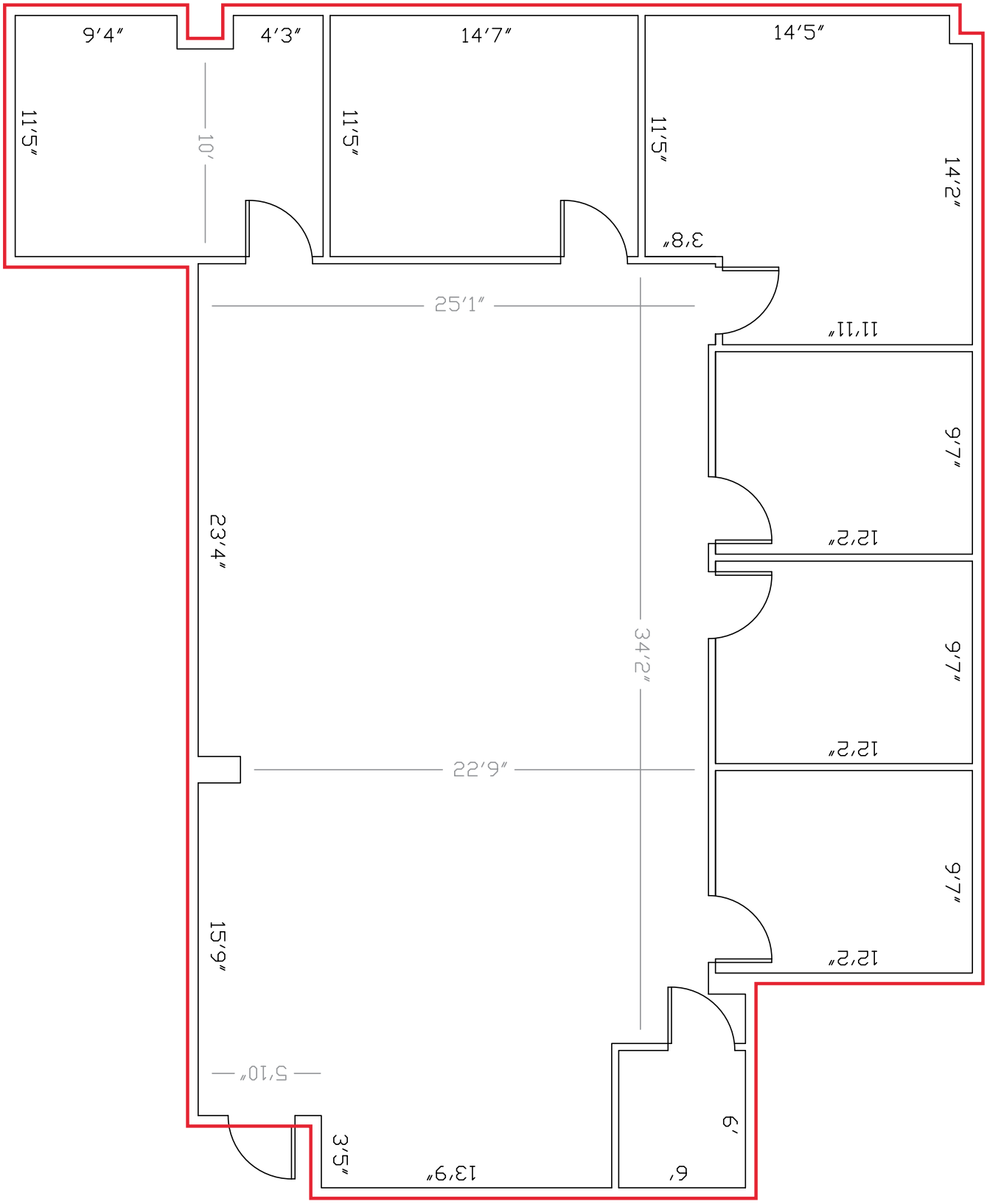


3RD FLOOR PLAN

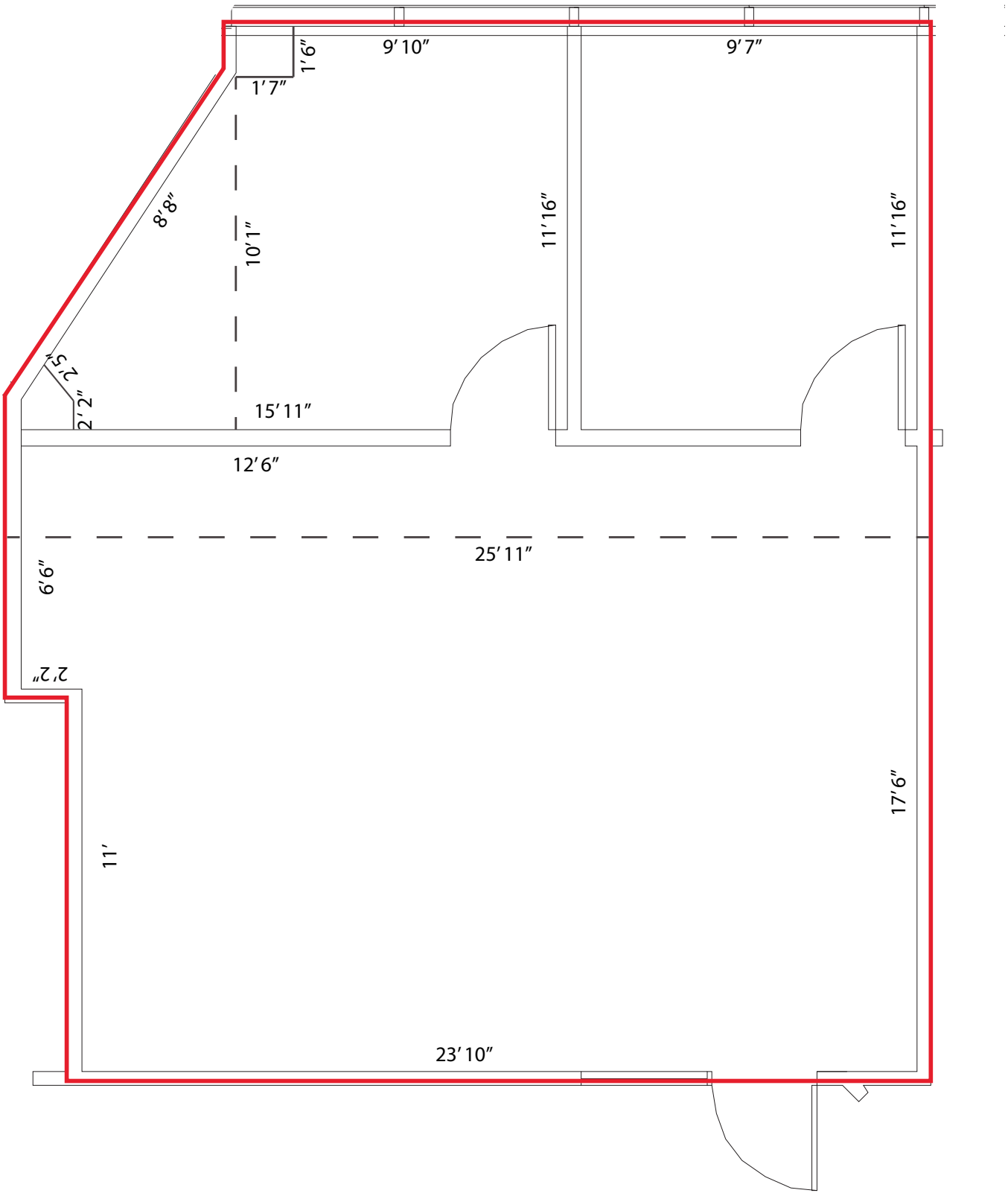


**Floor plans are approximate and for illustration purposes only.*

FLOOR PLAN - SUITE 310



FLOOR PLAN - SUITE 312



** Floor plan measurements are approximate and are for illustration purposes only.

AREA AMENITIES

RESTAURANTS

Flemings Prime Steakhouse
Bonefish Grill
Cheesecake Factory
P.F. Chang's
Wheatfields Eatery & Bakery
Pokeworks
Scooter's Coffee
Runza
Subway
Early Bird

RETAIL OPTIONS

Regency Court Shopping Center
- Pottery Barn, Borsheims, Williams Sonoma, Anthropologie and more

Whole Foods
Top Golf
Westroads Mall
One Pacific Place
- Trader Joes, Club Champion, Sur La Table and more

HOTELS

Marriott
AmericInn by Wyndham
TownePlace Suites by Marriott
Hampton Inn
MainStay Suites
Best Western



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