

FOR LEASE

440 Regency Building

440 Regency Pkwy, Omaha, NE 68114



CUSHMAN &
WAKEFIELD

LUND
COMPANY



692 - 6,516 SF Office Space Lease Rate: \$18.50 PSF, Modified Full Service

Property Highlights

Rare opportunity to be conveniently located in Regency at an affordable modified full service rental rate. Easy access to I-680, Pacific Street and West Dodge Road. Advertised rental rate excludes janitorial services.

Contact Information

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Availability

Lease Rate	\$18.50 SF (Modified Full Service)
Total Available	12,366 SF
Max Contiguous	6,516 SF

Suite	Square Feet (min - max)	Price/SF MFS	Date Available
134	692 - 692	\$18.50	12/1/2025
210	2,138 - 2,138	\$18.50	Immediately
222	3,545 - 6,516	\$18.50	12/1/2025
225	2,002 - 3,020	\$18.50	Immediately
227	1,018 - 3,020	\$18.50	Immediately
234	2,971 - 6,516	\$18.50	Immediately

Property Highlights

Building Size	53,324 SF
Year Built	1973
No. of Floors	2
Total Site Area	2.93 AC

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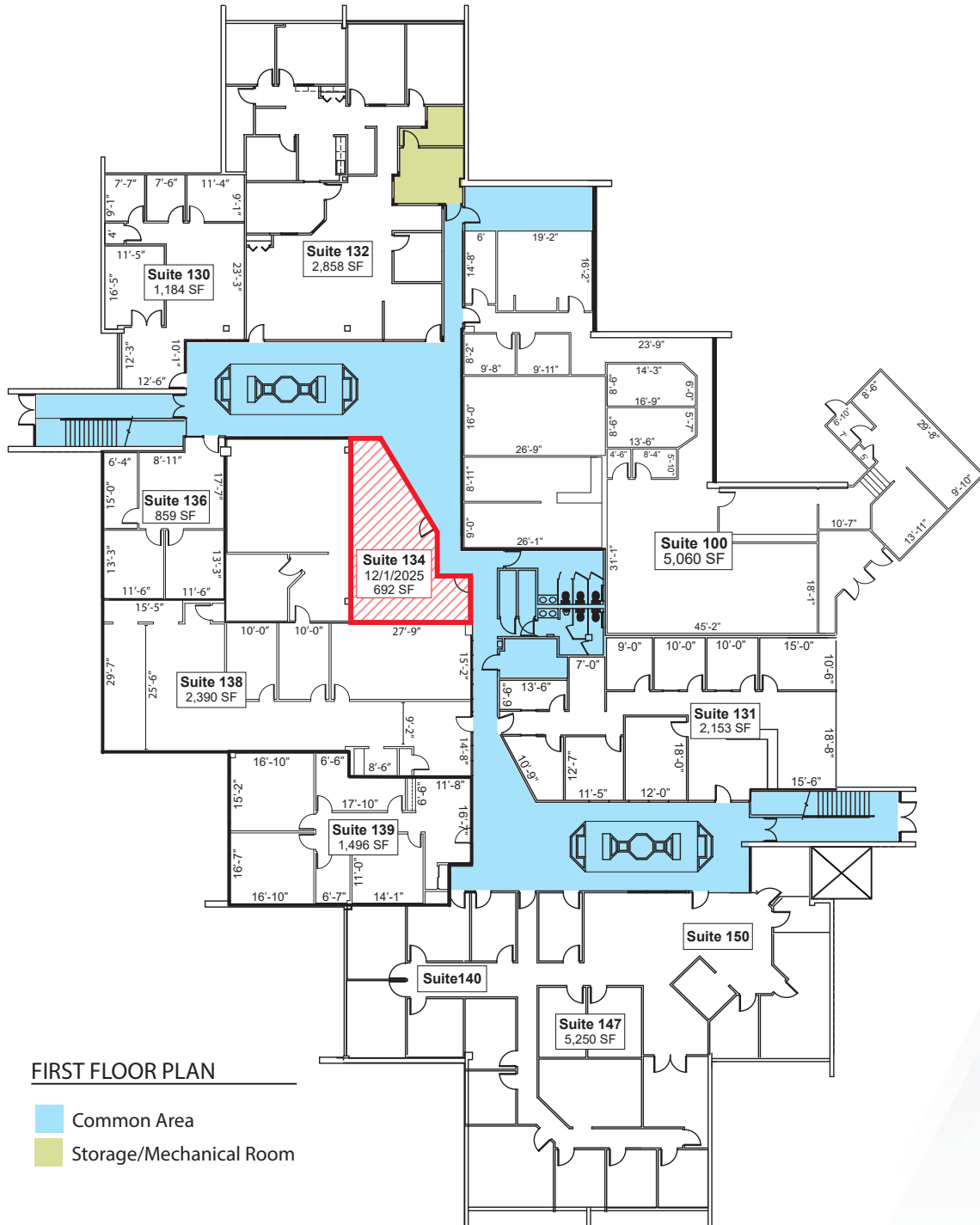
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FIRST FLOOR PLAN



FIRST FLOOR PLAN

-  Common Area
-  Storage/Mechanical Room

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

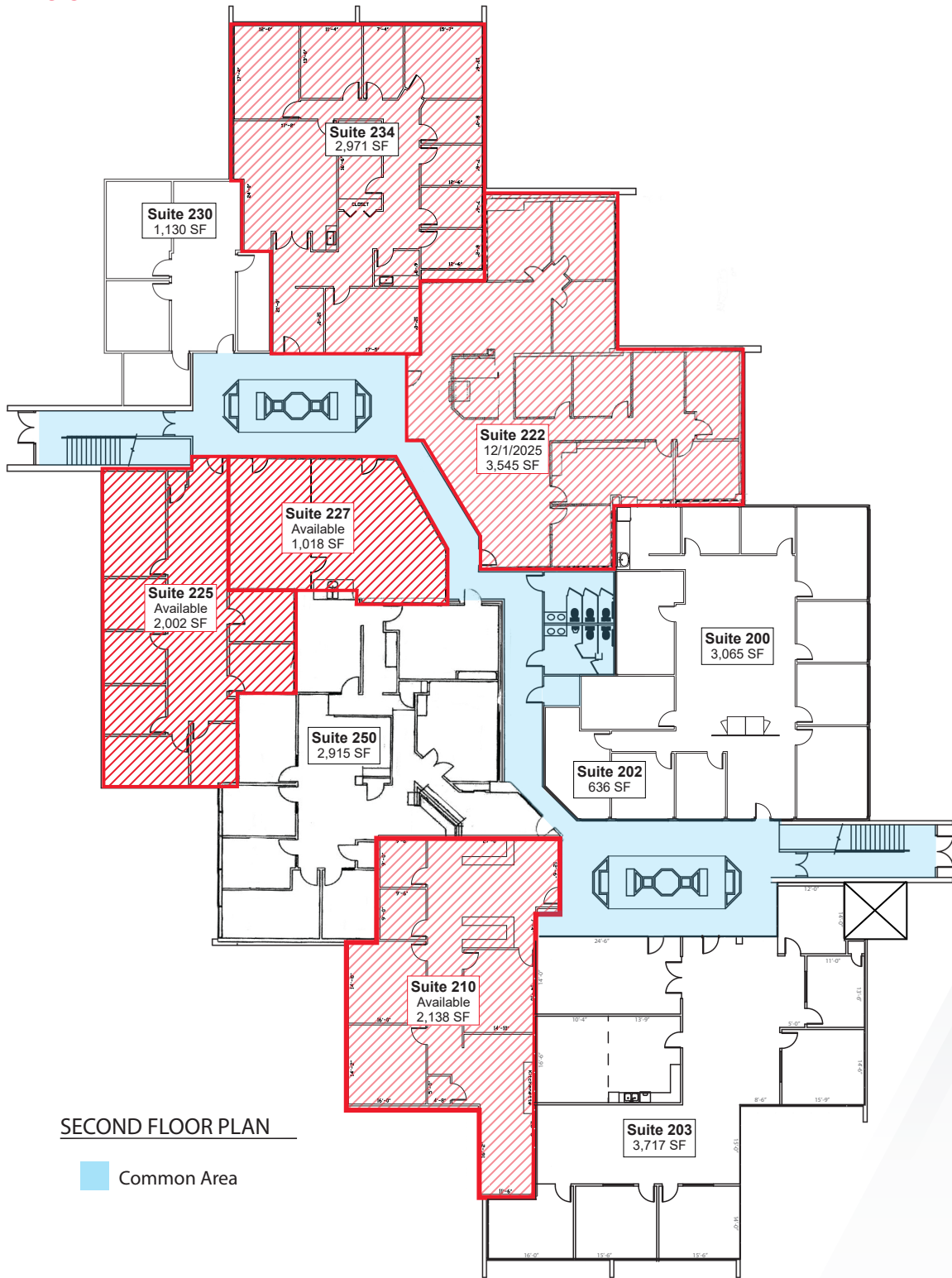
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SECOND FLOOR PLAN



SECOND FLOOR PLAN

Common Area

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AERIAL MAP

