

FOR LEASE

9140 W. DODGE ROAD

Omaha, NE 68114

2,721 - 8,171 RSF Office Space Available

Lease Rate: \$16.75 PSF, NNN



CUSHMAN &
WAKEFIELD

LUND
COMPANY

Recent Building Renovations Completed



Martin Patzner, CCIM, SIOR, CPM, RPA
Vice President, Office Specialist
(402) 548 4033
martin.patzner@lundco.com

Kurt Weeder
Senior Associate
(402) 548 4001
kurt.weeder@lundco.com

450 Regency Parkway, Suite 200
Omaha, NE 68114
+1 402 393 8811
lundco.com

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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
Operating Expenses	\$8.64 PSF
Total Available	20,843 RSF
Total Contiguous	8,171 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
105	2,721 - 2,721	\$16.75	Immediately
200	3,932 - 8,171	\$16.75	Immediately
210	4,239 - 8,171	\$16.75	5-31-23
401	3,727 - 3,727	\$16.75	Immediately
408	6,224 - 6,224	\$16.75	Immediately

Interior & Exterior Renovations Recently Completed



VIEW OUR
PROPERTY VIDEO



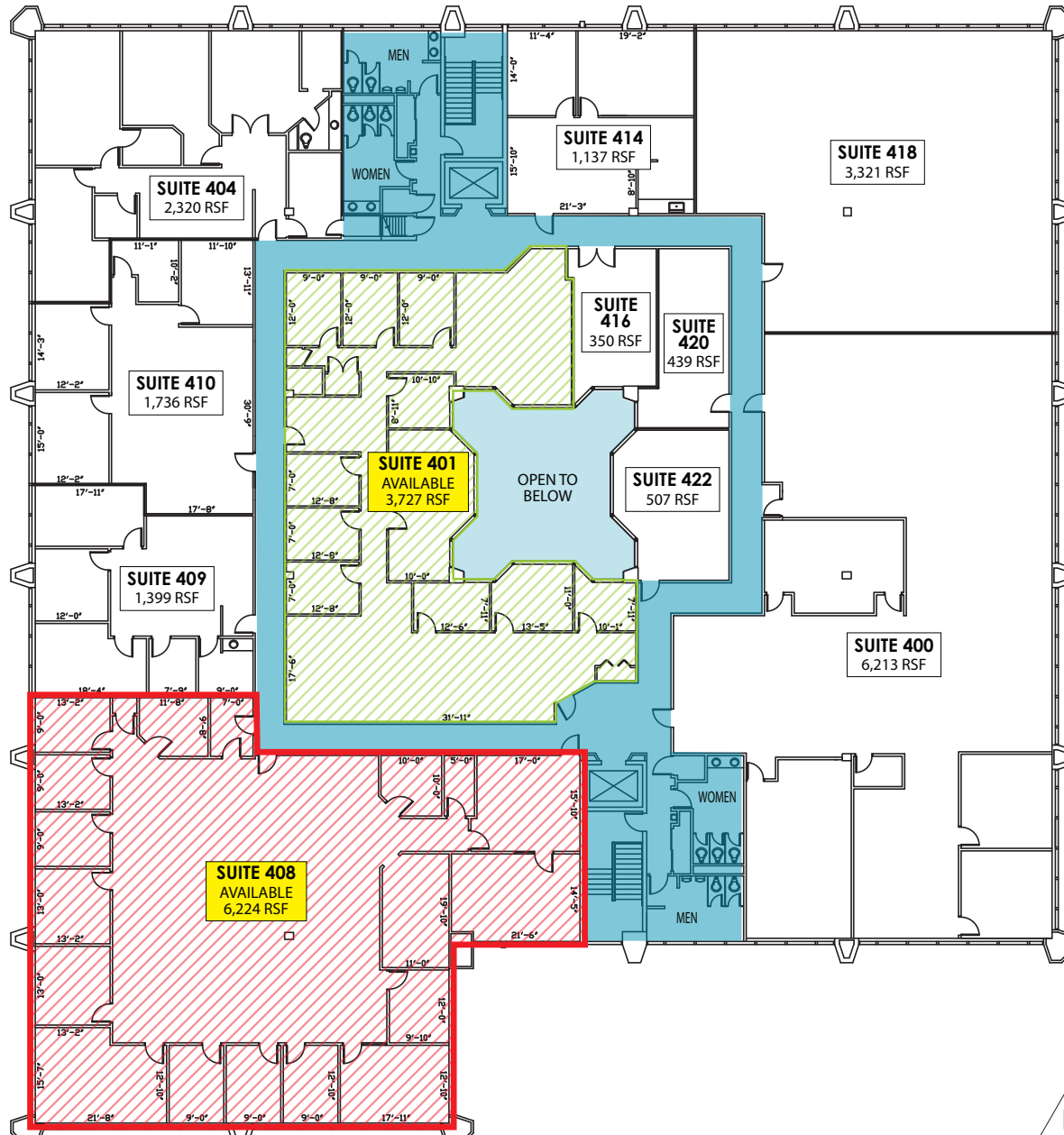
<https://bit.ly/9140video>

FOURTH FLOOR PLAN



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AREA MAP

