



# REGENCY CENTER

10250 REGENCY CIRCLE  
OMAHA, NE 68114

**Spec Suites and Full Floors  
Opportunities Available**



# PROPERTY HIGHLIGHTS

Five-story office building, which offers on-building signage to 150,000+ vehicles per day, four private balconies and updated common areas. Centrally located with easy access to I-680 and West Dodge Road. Area amenities include Westroads Mall, Top Golf, Regency Court Shopping Center, high-end restaurants, banks and hotels.

# PROPERTY DETAILS

Lease Rate	\$17.50 - \$25.50 PSF NNN
Space Available	1,718 RSF - 16,131 RSF
Building Size	71,642 SF
Year Built/Renovated	1970/2025
Floors	Five (5)
Total Site Area	130,240 SF
Zoning	GC
Parking Ratio	4:1000 SF

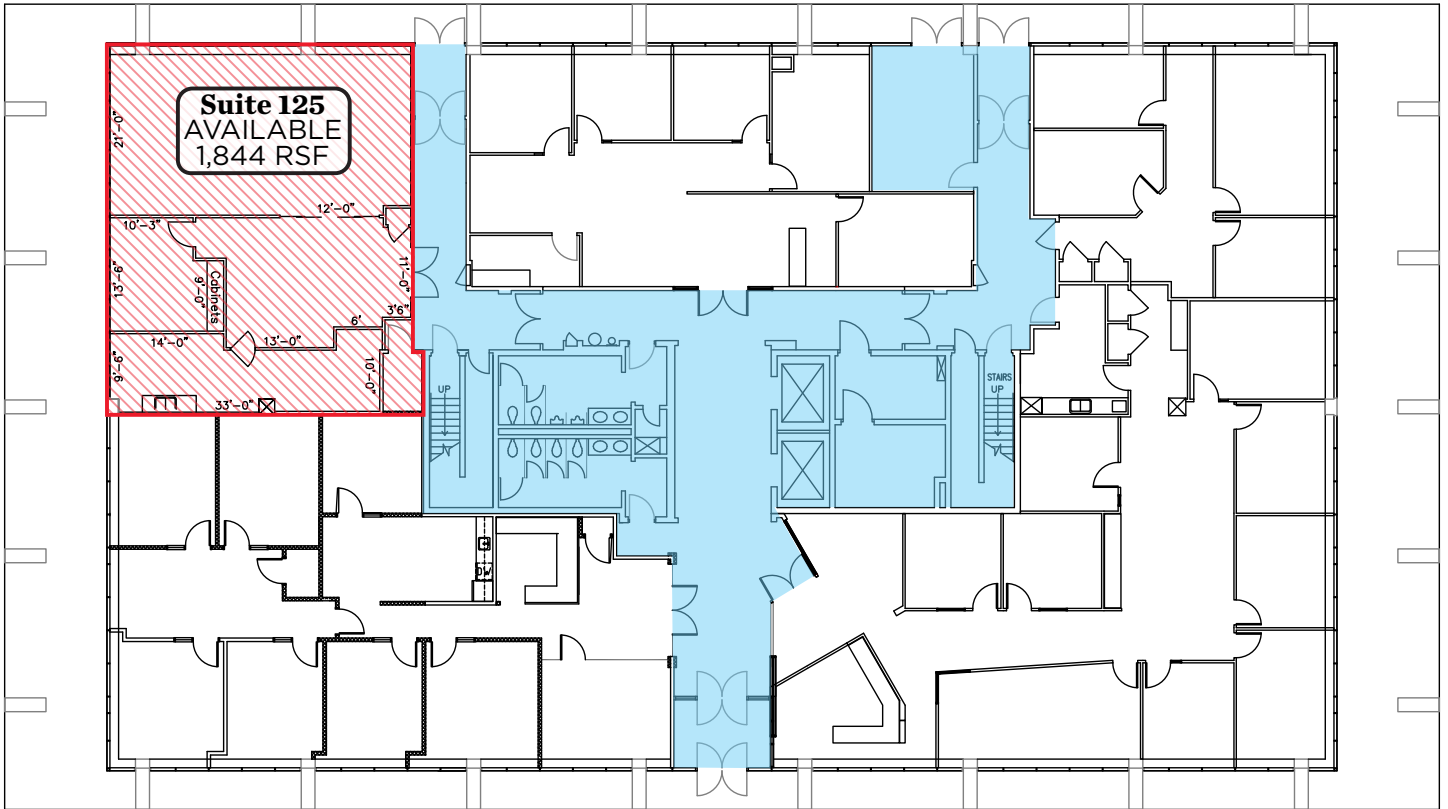
# AVAILABILITY

Suite	Lease Rate	Square Feet
Suite 125	\$17.50/PSF NNN	1,844 - 1,844 RSF
Suite 200	\$25.50/PSF NNN	2,545 - 2,545 RSF
Suite 210	\$25.50/PSF NNN	1,718 - 1,718 RSF
Suite 400	\$17.50/PSF NNN	8,065 - 16,131 RSF

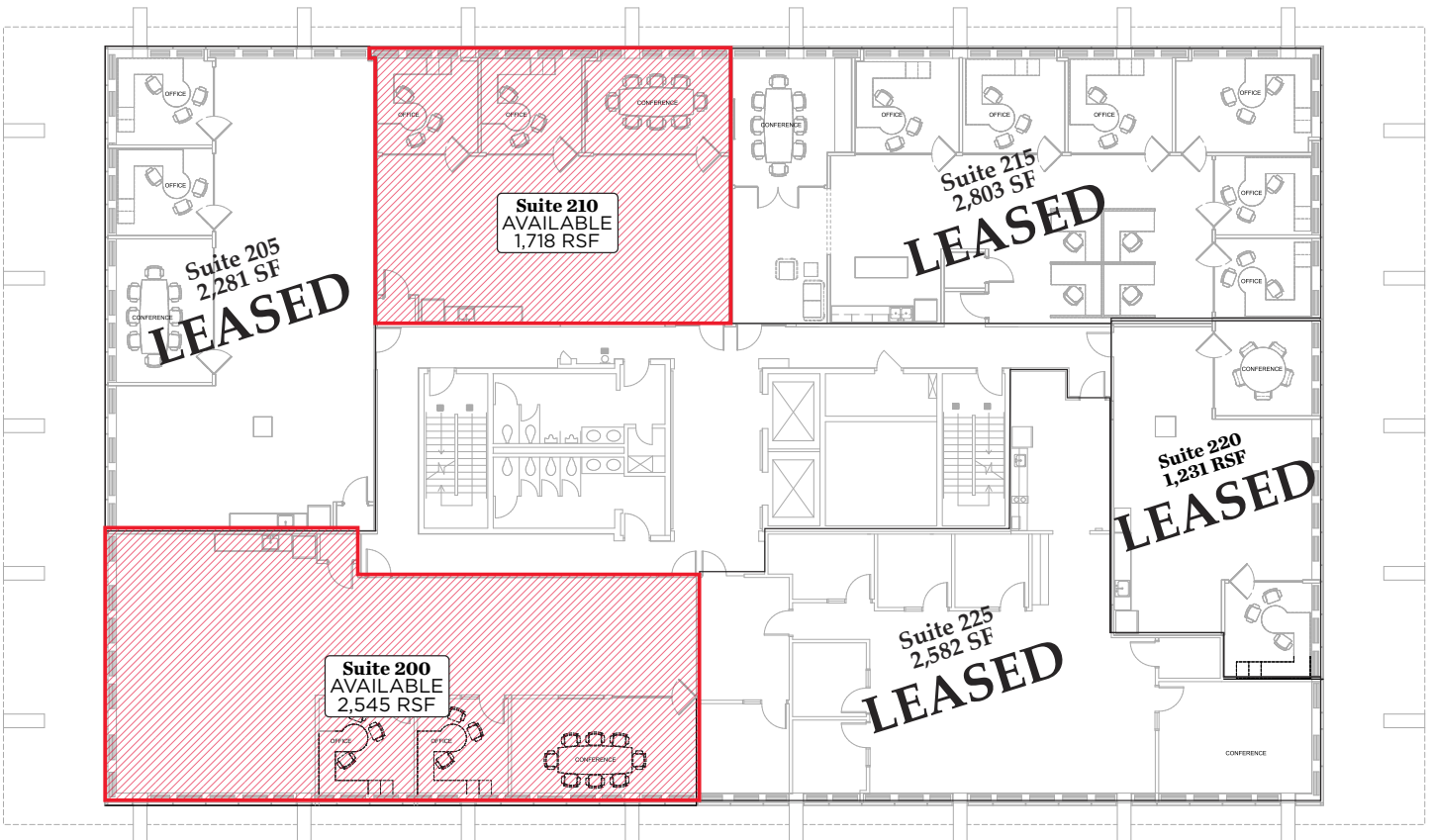
Operating Expenses (NNN)	CAM	\$7.37 PSF
	Taxes	\$1.74 PSF
	Insurance	\$0.58 PSF
	Total	\$9.69 PSF



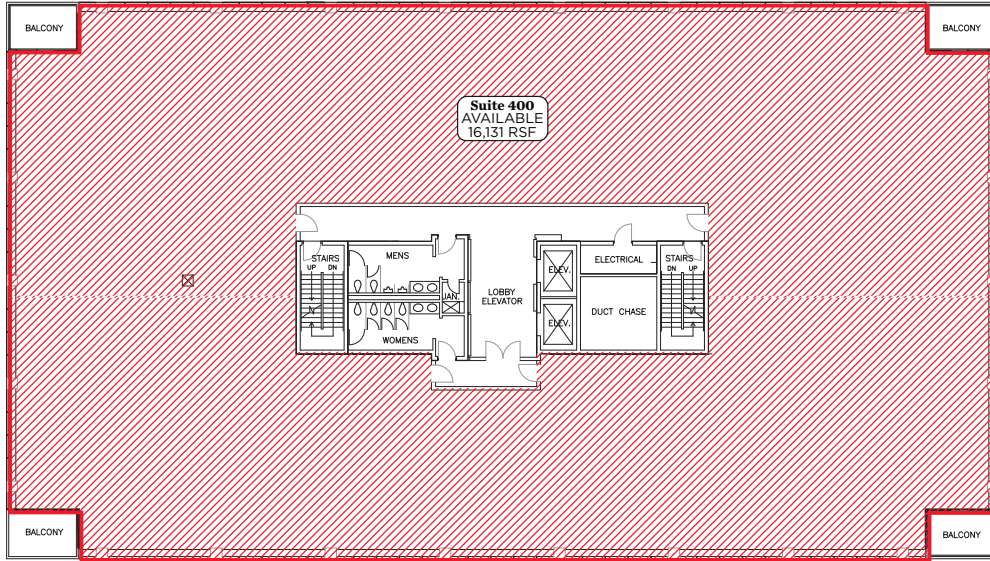
# 1ST FLOOR PLAN - EXISTING SPACE



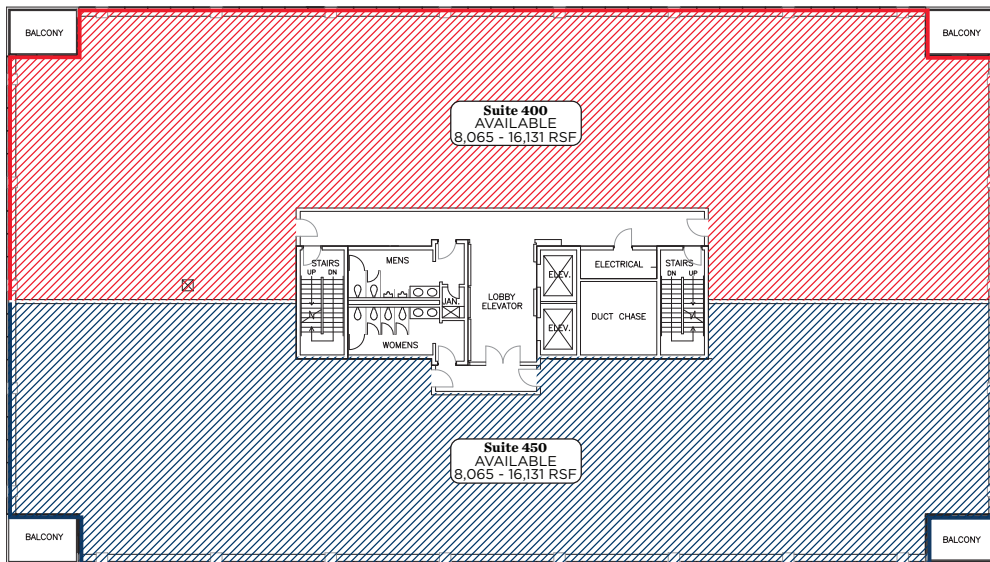
# 2ND FLOOR PLAN - SPEC SUITES



# 4TH FLOOR PLAN - EXISTING SPACE



# 4TH FLOOR PLAN - PROPOSED DEMISE OPTION



# AREA AMENITIES

## RESTAURANTS

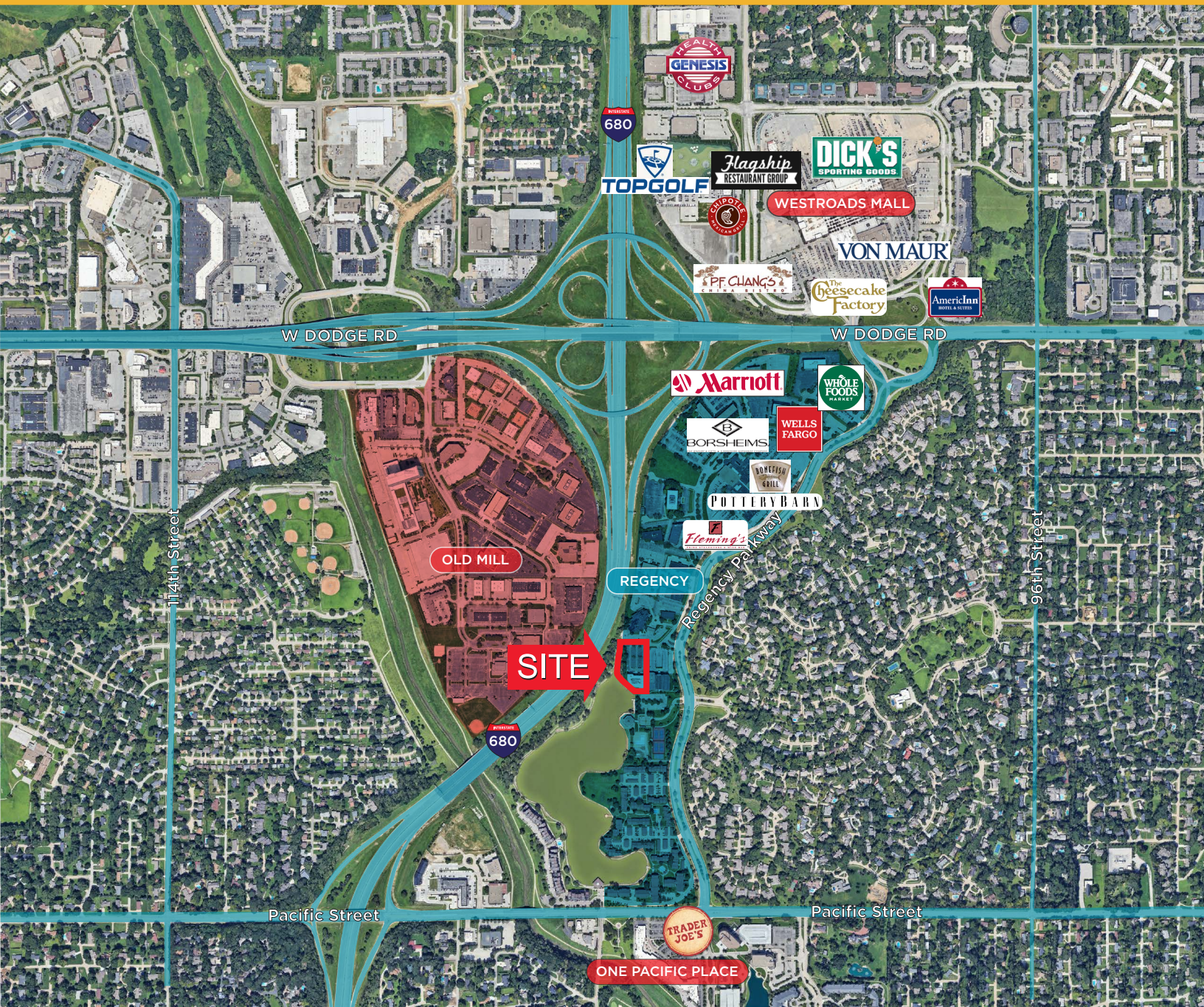
Flemings Prime Steakhouse  
 Bonefish Grill  
 Cheesecake Factory  
 P.F. Chang's  
 Wheatfields Eatery & Bakery  
 Pokeworks  
 Scooter's Coffee  
 Runza  
 Subway  
 Early Bird

## 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





For more information,  
please contact:

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