



TERRACE PLAZA

11414 WEST CENTER
OMAHA, NE 68114

761 - 1,512 SF Office Space Available
Lease Rate: \$17.00 - \$18.00 PSF Full Service



PROPERTY HIGHLIGHTS

Great office setting for small and mid-size users. Excellent location off I-680 and West Center Road with ample parking.



PROPERTY DETAILS

Lease Rate \$17.00 - \$18.00 (Full Service)

Total Available 3,061 SF

Max Contiguous 1,512 SF

Building Size 56,148 SF

Year Built/Reno. 1979/2019

No. of Floors Three (3)

Total Site Area 2.57 Acres

Zoning GO

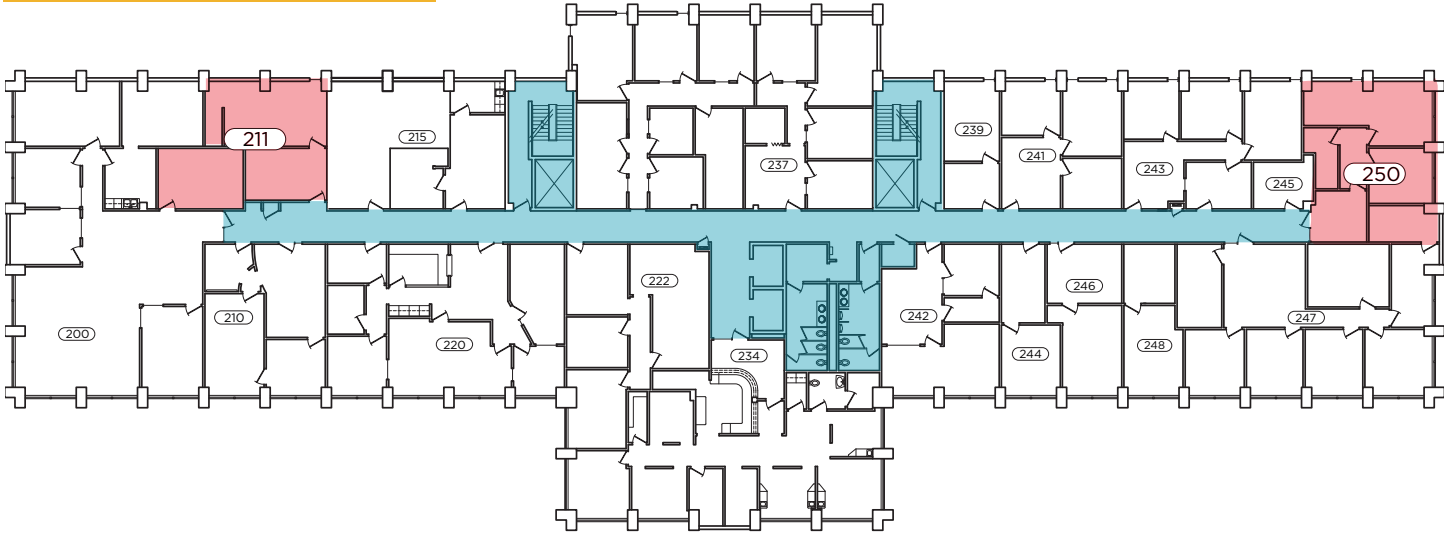
Parking Ratio 4.7:1000

Suite	Square Feet (Min-Max)	Price/SF	Date Available
Suite 211	788 - 788	\$18.00	Available
Suite 250	761 - 761	\$18.00	6/1/2026
Suite 350	1,512 - 1,512	\$17.00	Available

FLOOR PLAN

\$17.00 - \$18.00 PSF NNN

SECOND FLOOR PLAN



TERRACE PLAZA - SECOND FLOOR PLAN

COMMON AREA



THIRD FLOOR PLAN



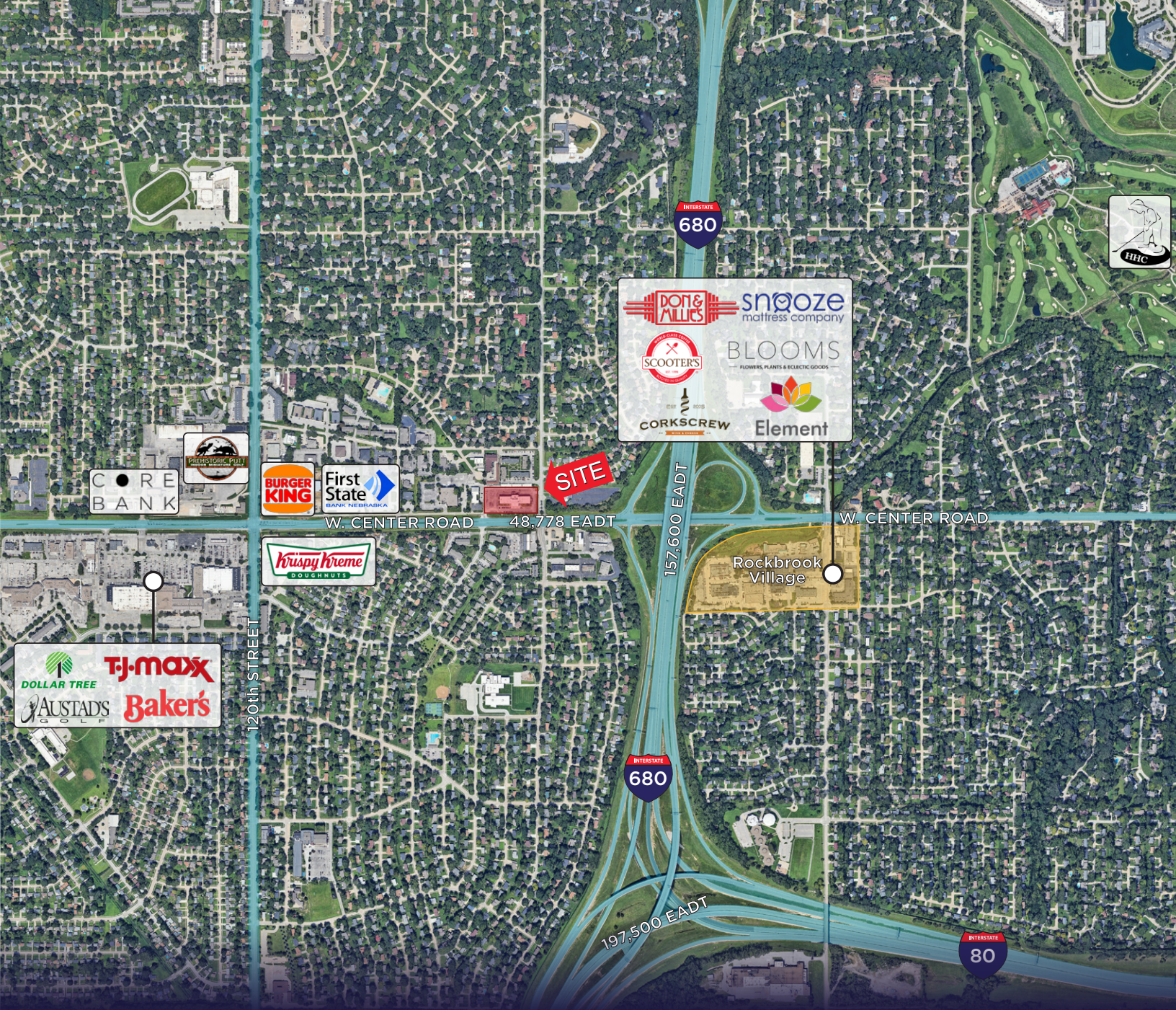
TERRACE PLAZA - THIRD FLOOR PLAN

COMMON AREA



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

PROPERTY AERIAL





CUSHMAN &
WAKEFIELD

LUND
COMPANY



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

For more information,
please contact:

Toni Flynn

Associate

+1 402 548 4071

toni.flynn@lundco.com

450 Regency Parkway, Suite 200

Omaha, NE 68114

+1 402 393 8811

lundco.com

