

FOR LEASE



**CUSHMAN &
WAKEFIELD**

LUND
COMPANY

9394 DODGE

9394 W. Dodge Road
Omaha, NE

Large Blocks of Space Available:

First Floor:	3,226 - 10,087 RSF
Second Floor:	up to 21,299 RSF



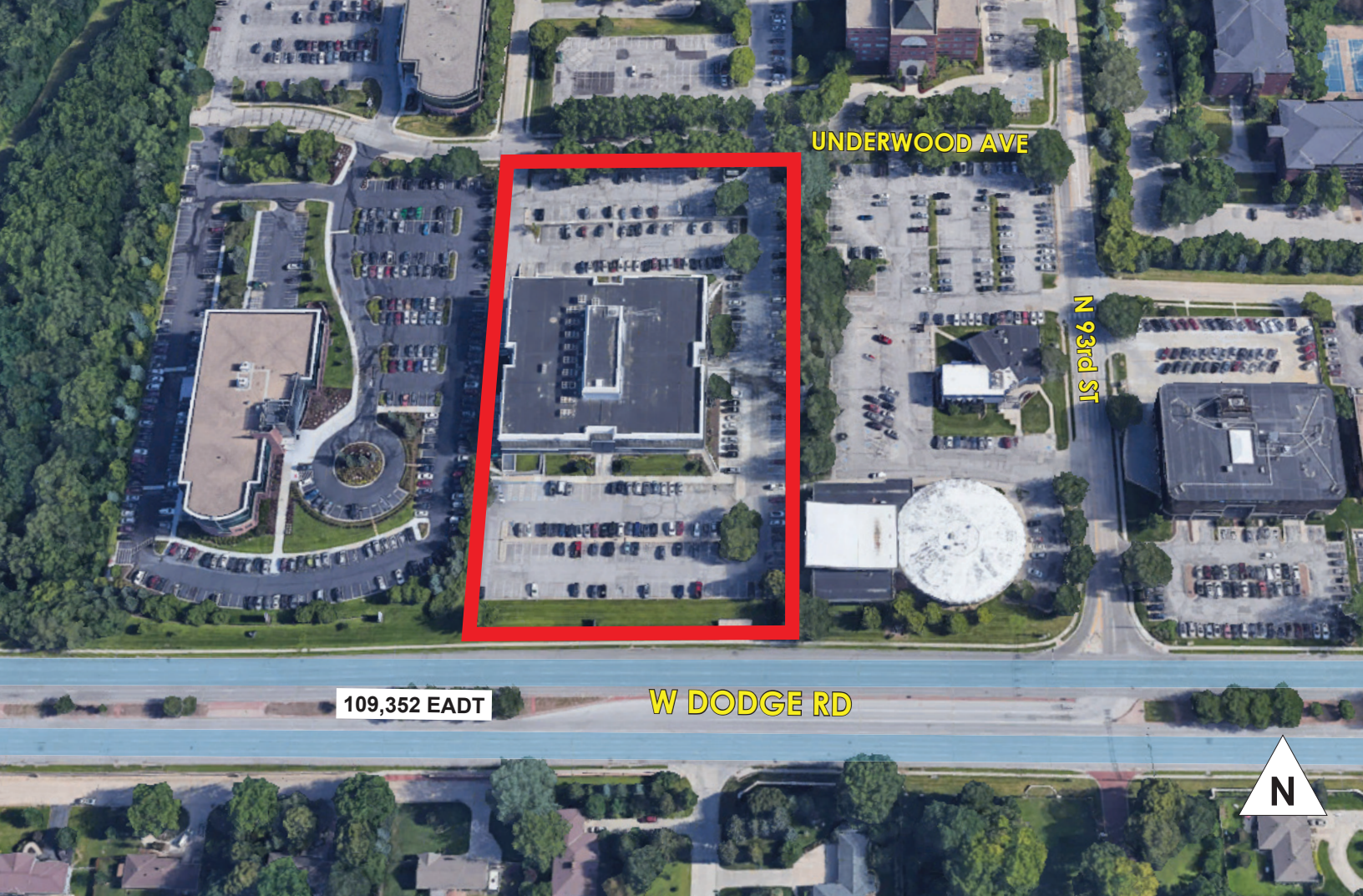
Lease Rate: \$13.00 - \$14.50 PSF, NNN

Features:

- Central location
- Highly visible
- Newly improved spaces and common areas
- Large floor plates
- Covered parking
- Building and monument sign capability
- On-site generator providing all systems backup capability

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

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UNDERWOOD AVE

N 93rd St

109,352 EADT

W DODGE RD

N

Availability

Base Rent	\$13.00 - \$14.50 PSF NNN
Total Available	34,612 SF
Total Contiguous	21,299 SF
Operating Expenses	\$ 7.51 CAM \$ 2.31 Taxes \$ 0.18 Insurance \$10.00 Total PSF

Suite	Square Feet (min - max)	Price/SF NNN	Date Available
100	6,007 - 10,087	\$13.00	Immediately
120	3,226 - 3,226	\$13.00	Immediately
125	4,080 - 10,087	\$13.00	Immediately
200	21,299 - 21,299	\$14.50	Immediately

Property Highlights

Building Size	114,415 SF
Year Built/Renovated	1985/2011
No. of Floors	3
Total Site Area	4.36 AC
Parking:	Surface - 285 stalls Level A - 44 stalls Level B - 108 stalls
Parking Ratio:	3.82:1,000 SF
Zoning	General Office
Traffic Counts	109,352 EADT



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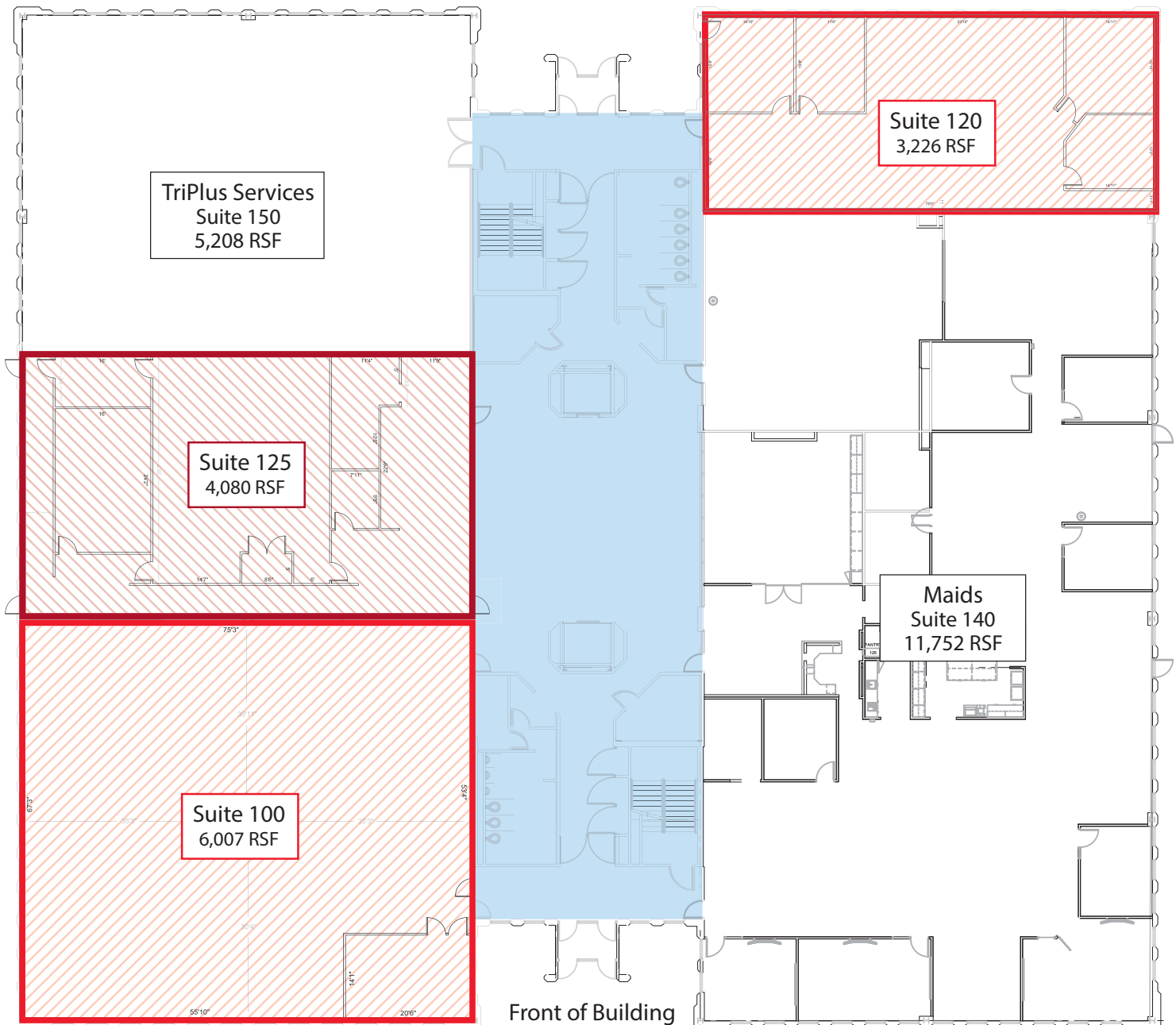
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First Floor Plan

9394 Dodge
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Suite 100	6,007 RSF
Suite 120	3,226 RSF
Suite 125	4,080 RSF
TOTAL	13,313 RSF



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



Second Floor Plan

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Suite 200: 21,299 RSF



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Area Map

9394 Dodge
9394 W. Dodge Road
Omaha, NE



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