



LA VISTA
CITY
CENTRE



Office & Retail Spaces Available For Lease



CUSHMAN &
WAKEFIELD

LUND
COMPANY





La Vista City Centre is a one-of-a-kind development that brings collaboration, innovation and flexibility. The ability to find dining, daily services, and entertainment in one convenient location. The city of La Vista has been a connector for Omaha into Sarpy County and La Vista City Centre is located at the heart of it all.



\$22.00 PSF NNN

Office Lease Rate



\$22.00 PSF NNN

Retail Lease Rate



384

Apartment Units



Garage & Street

Parking

LOT	UNIT	SF
Lot 5	8373-B	1,665
Lot 6	101	3,625
Lot 6	102	4,560
Lot 6	103	3,655
Lot 10	1A	5,128
Lot 10	1B-C	8,646
Lot 15	7861-A	1,588
Lot 15	7861-B	1,671
Lot 15	7861-E	1,333
Lot 15	7861-F	2,842
Lot 15	7861-G	1,656

LOT	UNIT	SF
Lot 6	201	3,535
Lot 6	202	4,640
Lot 6	203	3,780
Lot 10	202	5,185
Lot 10	203	1,501 - 7,169
Lot 10	204	1,887

LOT	UNIT	TENANT
Lot 3	LOT2REP	First National Bank
Lot 4	1	Starbucks
Lot 5	8373-A	Chili's
Lot 5	8373-C	Waxing the City
Lot 5	8373-D	L'Elle Nail Spa
Lot 10	1D	AMPD - Italian Restaurant
Lot 10	1E	AMPD - Shared Kitchen
Lot 10	1F - 1G	AMDP - Sportsbar/Restaurant
Lot 10	2F - 2H	AMPD - Event Space
Lot 10	20I	Turf Tank
Lot 15	7861-D	Allo Communications
Lot 15	7861-H	Heights Draft Room
Lot 15	7861-J & 7861-K	The City Pub
Lot 15	7861-I	StretchLab
Lot 15	7861-C	Pen & Dagger
Lot 14	A	Oasis Cigar

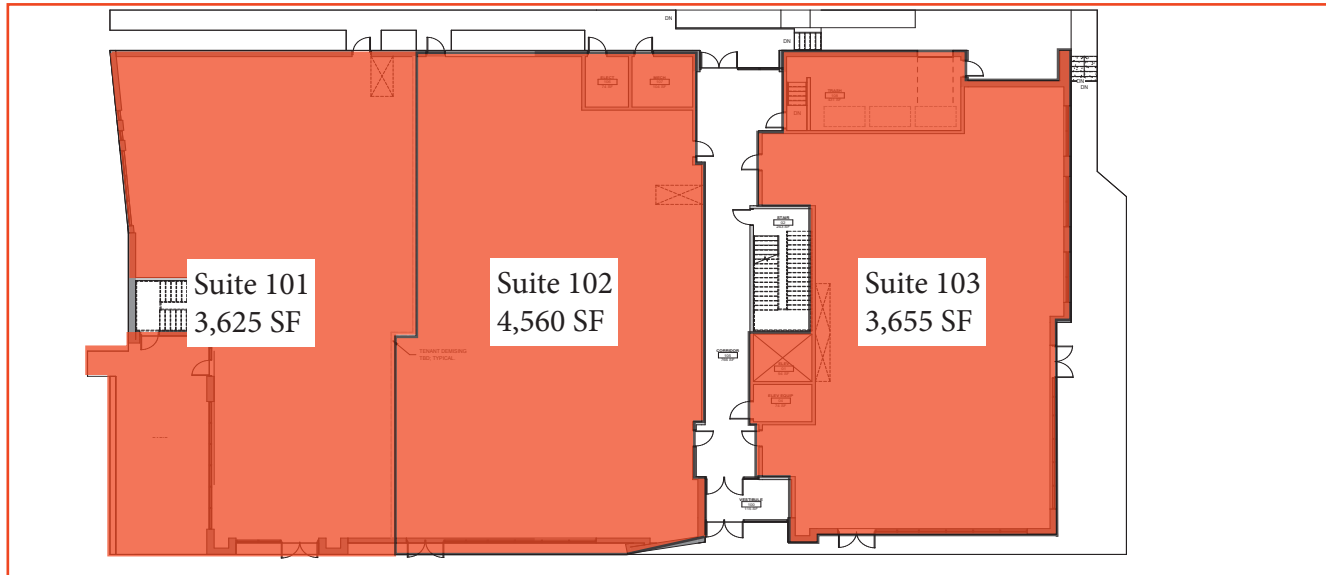
FLOOR PLAN - LOT 5 RETAIL



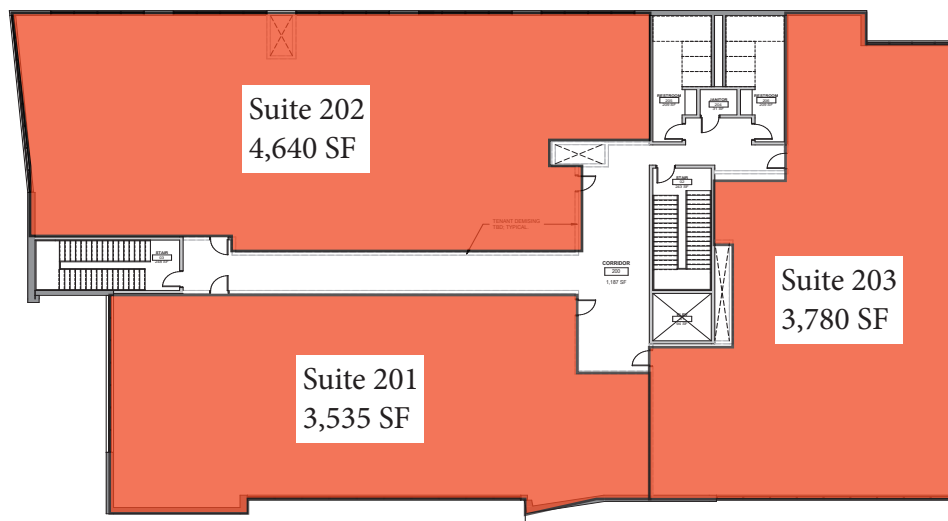
 SPACE AVAILABLE



FLOOR PLAN - LOT 6, STREET LEVEL RETAIL



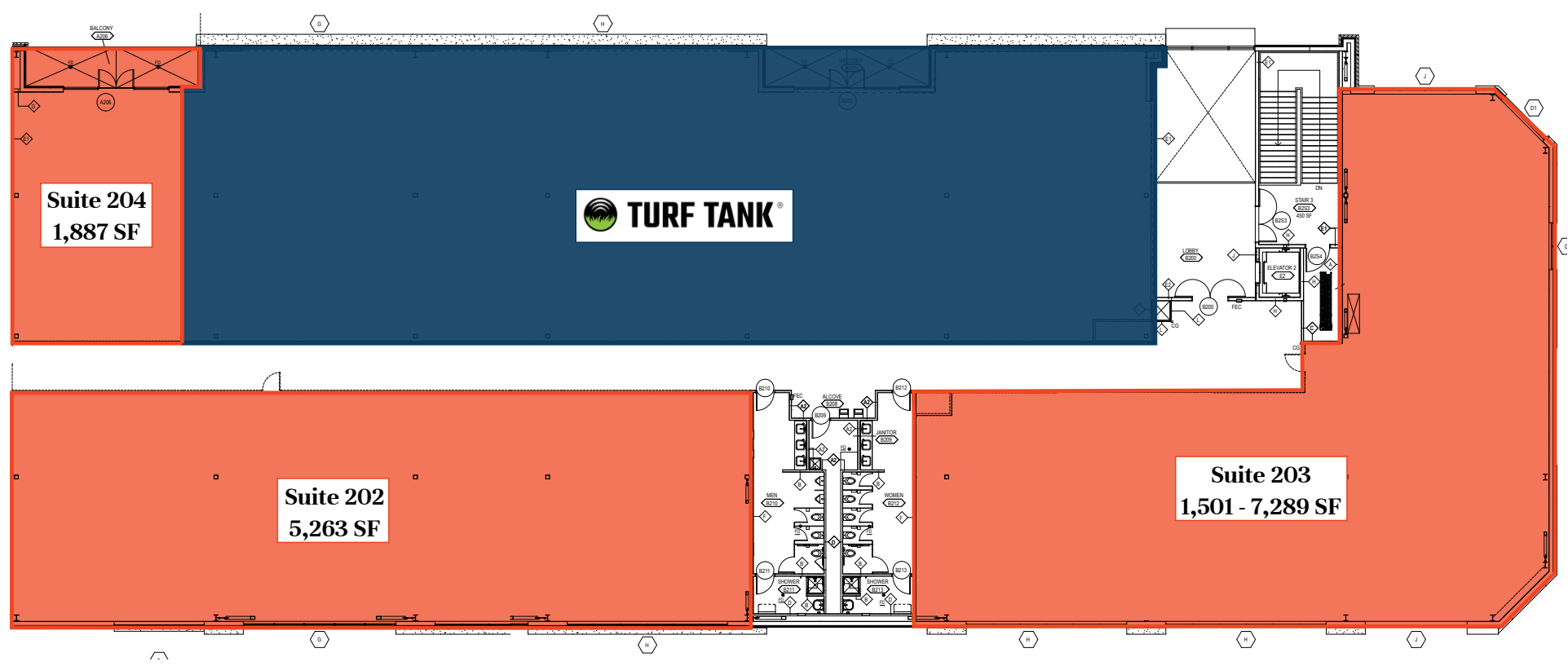
FLOOR PLAN - LOT 6, 2ND FLOOR OFFICE



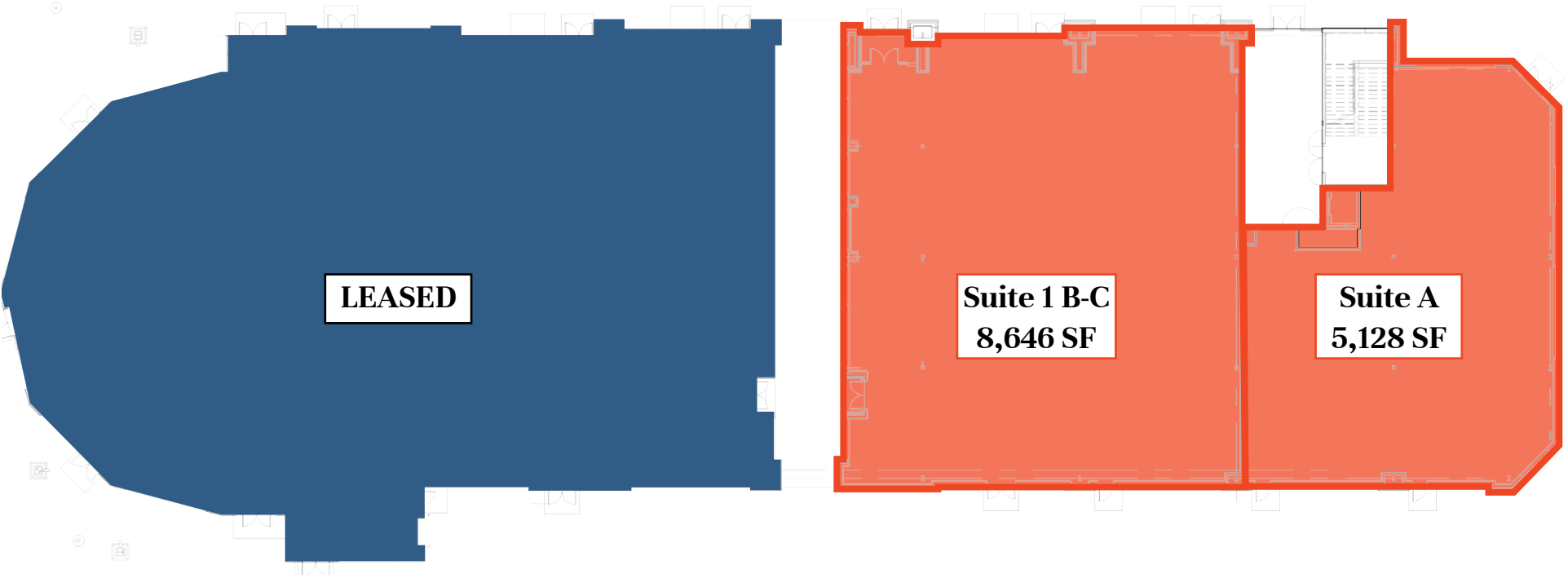
RENDERING - LOT 6 RETAIL/OFFICE



FLOOR PLAN - LOT 10 OFFICE

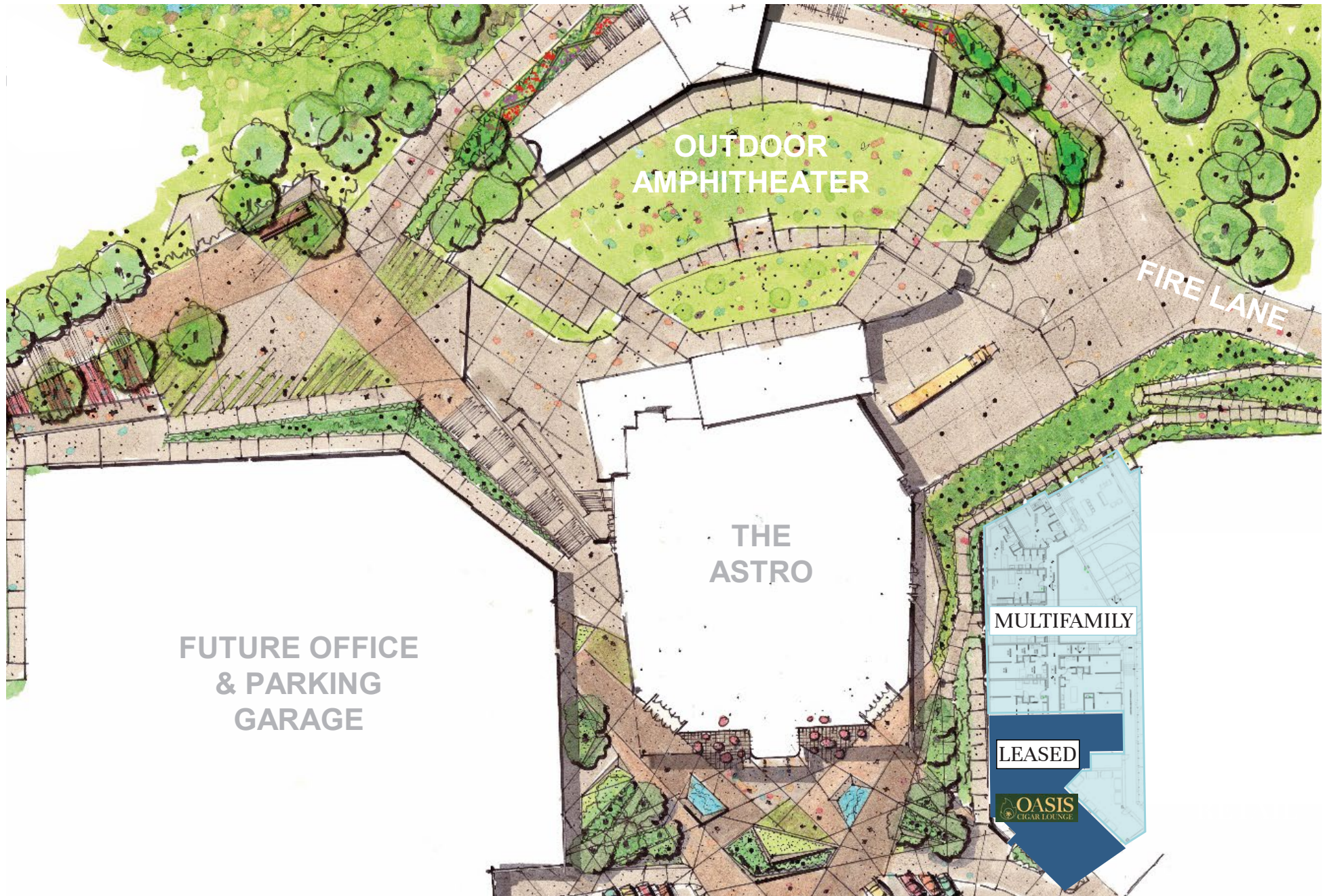


FLOOR PLAN - LOT 10 RETAIL

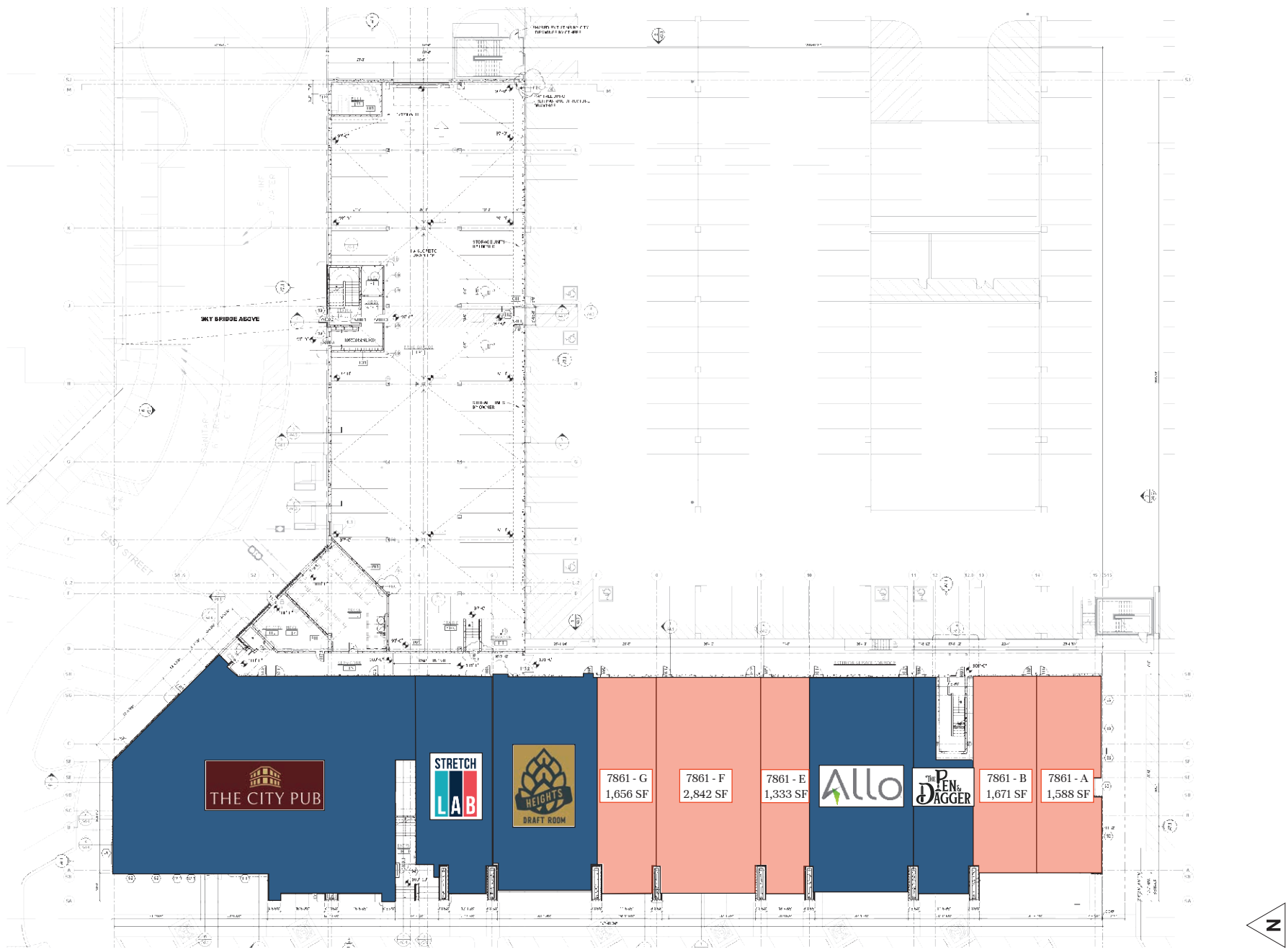




LOT 14 SITE OVERVIEW



FLOOR PLAN - LOT 15 RETAIL





EXPERIENCE THE FULL RANGE OF ENTERTAINMENT



THE LINK

A head-turner for those traveling along 84th Street, **The Link** will be an iconic feature in the middle of La Vista's Central Park. In addition to providing restroom facilities and concessions during events in the **Astro Amphitheater**, the pavilion will be available to rent for weddings, graduation receptions, and other events throughout the year. Caterers will be able to utilize a commercial-grade kitchen to feed those who rent the facility while attendees take in the elevated view of Central Park down below.

Alongside the pavilion will be La Vista Landing, acting as an entrance point into The Link as well as the amphitheater area. Complete with seating, a community table, and slides, La Vista Landing will be a great meeting space for many before and after events.

North of the pavilion will be **Water's Edge Terrace**. This stop along the Thompson Creek Trail will provide a boardwalk and scenic overlook that stretches out into the waters of the lake in Central Park.

Outside the front door of the **Astro Event Center**, City Centre Commons will be more than just a place to host people before and after events. On the opposite side of the Astro from The Link, this plaza space will complete the public areas surrounding the event center. With landscaping, site furniture, and a water feature, it will be a draw even when the Astro doesn't have any activities going on.

Construction is currently underway on The Link with completion expected in the spring of 2023.

With landscaping, site furniture, and a water feature, it will be a draw even when the *Astro Event Center* doesn't have any activities going on.



CENTRAL PARK WEST

The City of La Vista is currently working on plans to redevelop Central Park West to create community centric amenities for everyone to enjoy. A neighborhood park, stream enhancements, and connection to the Thompson Creek Trail system will provide family-friendly fun to Central Park West. Summers will be full of smiles and splashing with plans for a new pool with slides, play structures, and lap lanes that will replace the current pool.

The rest of this section of Central Park will be redeveloped into an additional space for various community events and activities. A new pavilion will be built on the east side, opening up to a civic lawn down the center of the property. The parking lots to either side will be perfectly suited for vendor booths, carnival rides, or other temporary structures during events. The pavilion and festival grounds are designed to accommodate a wide variety of public events throughout the year including movie nights, Taste of La Vista, and the City's annual Salute to Summer festival, which has drawn upwards of 10,000 visitors each year.

The area will also be available for private events and corporate celebrations throughout the year. A future pedestrian underpass will make it easy for visitors to walk or bike under 84th Street between Central Park West and Central Park East and City Centre. Demolition of the existing pool is expected to take place in 2024, with construction of the first phases of the Central Park West improvements expected to start in 2027. These developments only begin to highlight the long-term investment and growth of La Vista's community.



CITY CENTRE PLAZA SPACES



Amidst the heart of La Vista City Centre lie two public squares that will provide gathering and leisure spaces to those who live, work, or play in this mixed-use development.

Barmettler Square is in the center of the development and will become a focal point along City Centre Drive. The shade structures, seat walls, and the fire pit will provide an escape within La Vista's new downtown. The drop-off lane along the southwest side will also be a convenient drop-off spot for concert goers arriving by ride-sharing services or other means.

Main Street Square towards the south end of the development will add a little more green to the overall development. Beyond the seat walls under the shade trees, visitors will have the opportunity to stretch out in the open lawn area, nearby an iconic public art piece.

Barmettler Square is currently planned to be constructed first in 2024, with Main Street Square planned to follow in 2027.

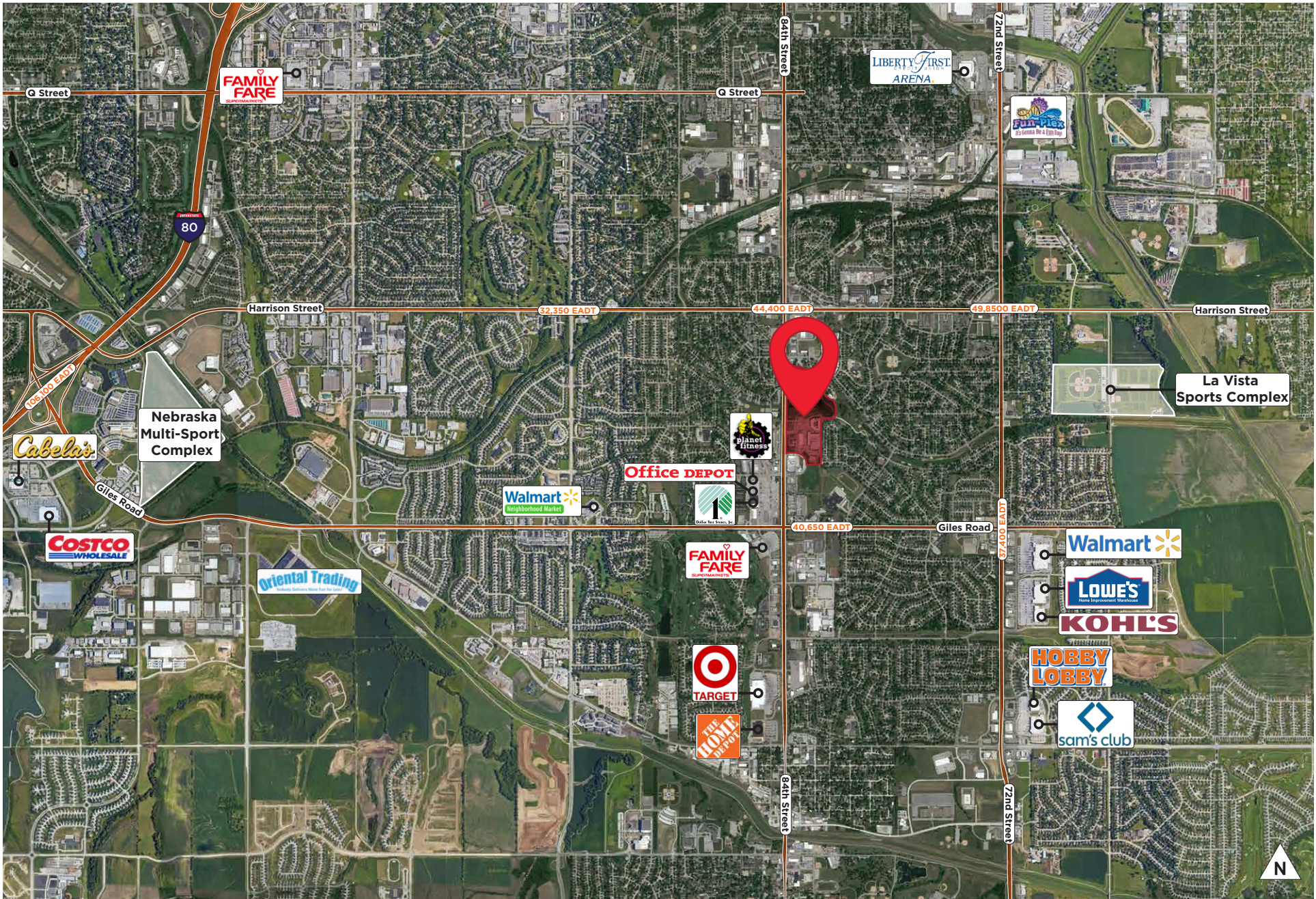
BIRDSEYE VIEW



BIRDSEYE VIEW



AREA TRADE MAP





Office Leasing: 402.393.8811

Spencer Secor, CCIM

Senior Associate, Office Specialist
spencer.secor@lundco.com

Martin J. Patzner, CCIM, SIOR, CPM, RPA

Vice President, Office Specialist
martin.patzner@lundco.com

Retail Leasing: 402.393.8811

Holly Jones

Director of Retail Services
holly.jones@lundco.com

Trey MacKnight

Associate
trey.macknight@lundco.com

Dylan McCabe

Associate
dylan.mccabe@lundco.com



Cushman & Wakefield/The Lund Company
450 Regency Parkway, Suite 200, Omaha, NE 68114
402 393 8811 | lundco.com

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

Cushman & Wakefield Copyright 2023. No warranty or representation, express or implied, is made 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). As applicable, we make no representation as to the condition of the property (or properties) in question.