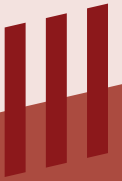




CUSHMAN &
WAKEFIELD

LUND
COMPANY



160 CENTRE PLACE

2809 S. 160TH STREET
OMAHA, NE 68130

Lease Rate: \$14.00 PSF NNN
7,226 SF Office Space





HIGHLIGHTS

| | |
|------------------|----------------|
| Lease Rate | \$14.00/SF NNN |
| NNN Expenses | \$7.00/SF |
| Total Available | 7,226 RSF |
| Total Contiguous | 4,222 RSF |
| Building Size | 26,834 SF |
| Year Built | 1997 |
| No. of Floors | 4 |
| Total Site Area | 1.26 AC |
| Zoning | CC |

DESCRIPTION

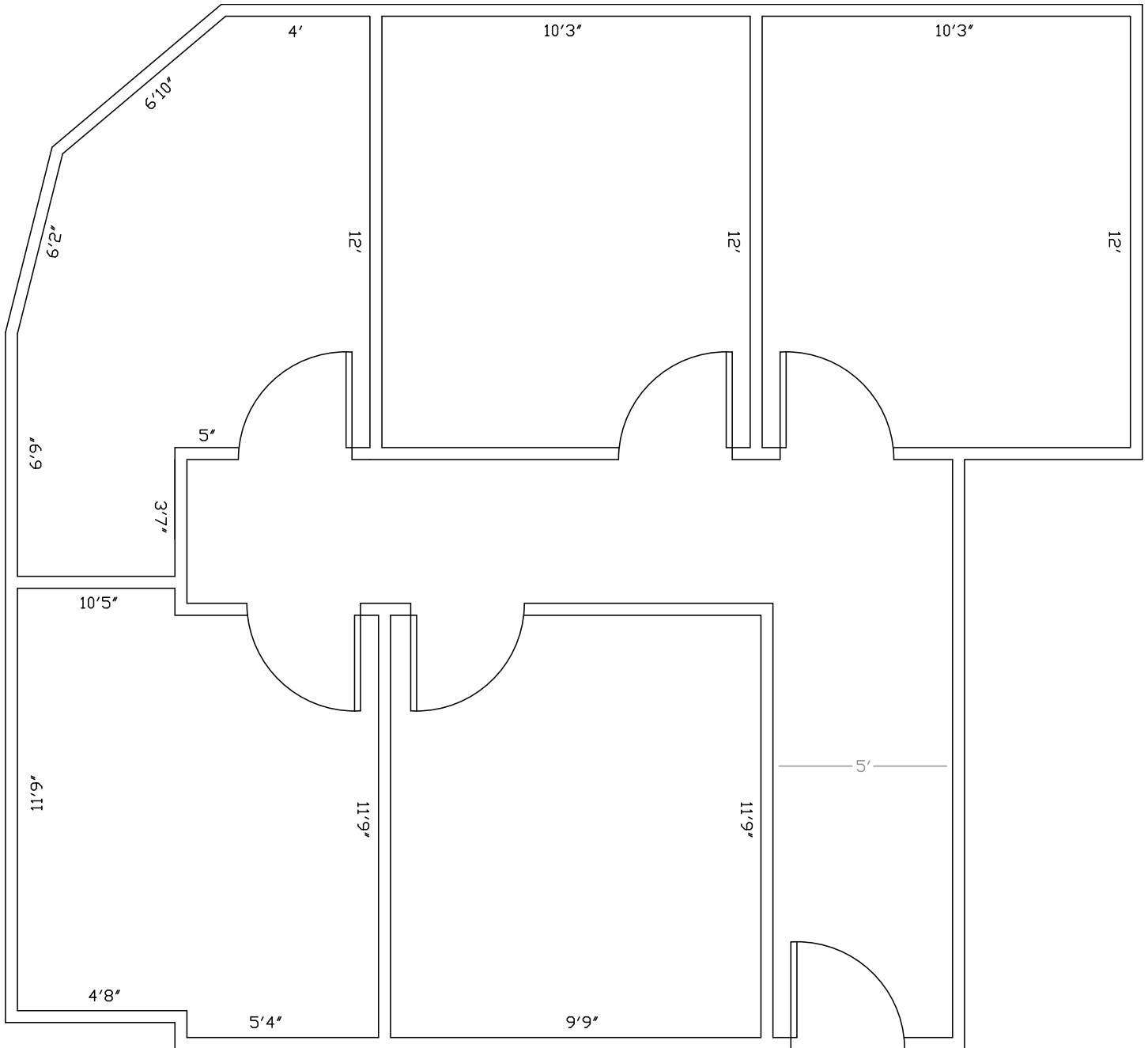
Attractive four-story office building in West Omaha. Conveniently located off 160th Street and West Center Road. Just minutes from a wide variety of amenities, including The Shoppes of Legacy, Harvey Oaks Plaza and the highly anticipated Heartwood Preserve development.

AVAILAILTY

| <u>Suite</u> | <u>Square Feet</u> | <u>Price/SF</u> | <u>Date Available</u> |
|--------------|--------------------|-----------------|-----------------------|
| Suite 301 | 1,083 | \$14.00 | Immediately |
| Suite 305 | 1,921 | \$14.00 | Immediately |
| Suite 401 | 4,222 | \$14.00 | Immediately |

FLOOR PLAN

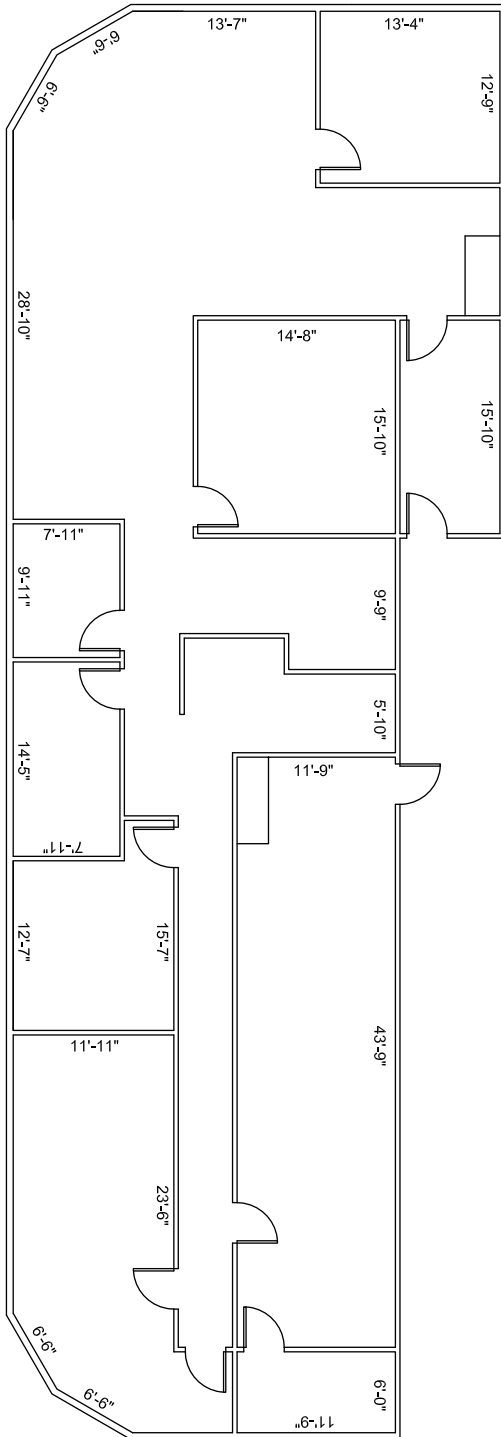
Suite 301 | 1,083 SF



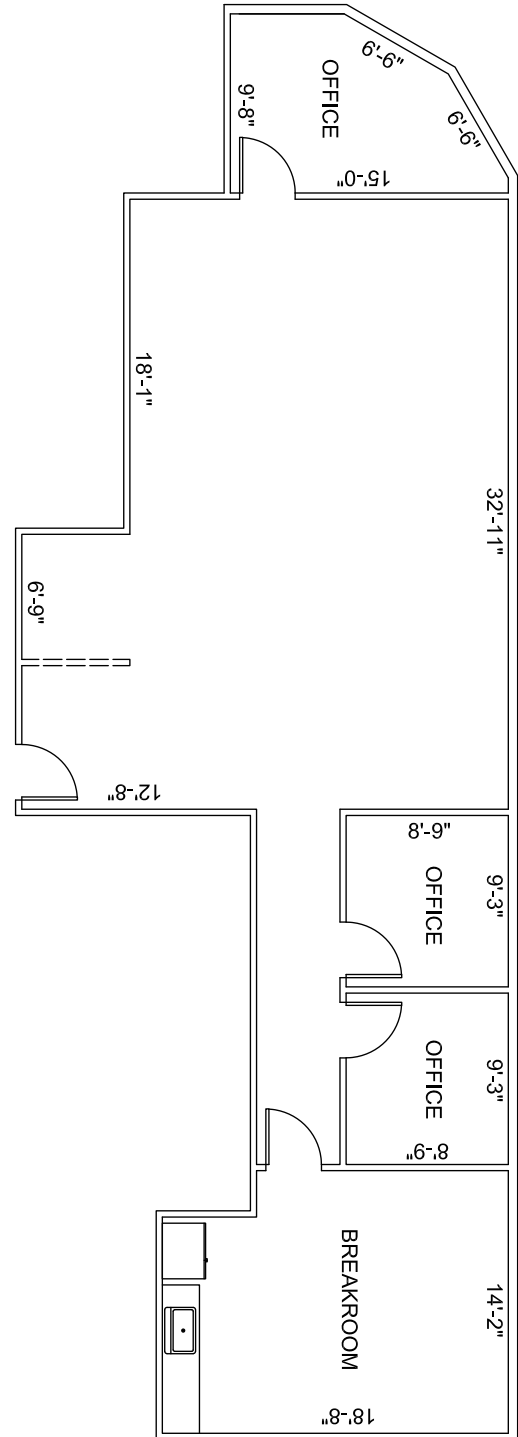
FLOOR PLAN

Suite 305 | 1,083

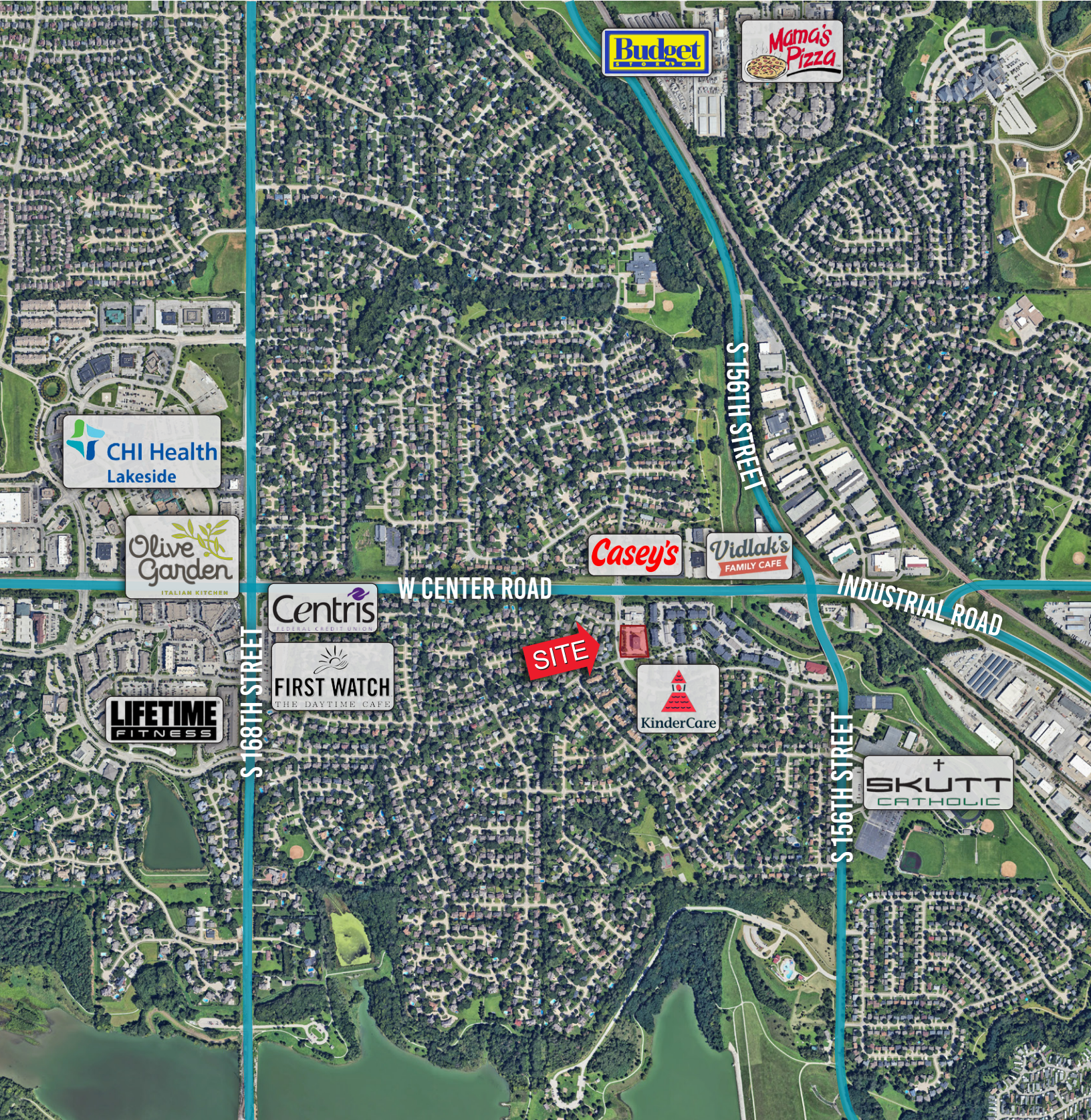
Suite 401 | 4,222 SF



Suite 305 | 1,921 SF



TRADE MAP





**CUSHMAN &
WAKEFIELD**

LUND
COMPANY

For more information, please contact:

James Boulay Jr.

Associate

+1 402 594 5187

jj.boulay@lundco.com

Kurt Weeder

Senior Associate

+1 402 548 4001

kurt.weeder@lundco.com

450 Regency Parkway, Suite 200

Omaha, NE 68114

+1 402 393 8811

lundco.com

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