



# 444 REGENCY PARKWAY

OMAHA, NE 68114

**Small Suites Available**





## PROPERTY DETAILS

Lease Rate	\$17.50 PSF NNN
NNN Expenses	\$9.47 PSF
Space Available	812 RSF - 2,771 RSF
Building Size	47,191 SF
Year Built/Renovated	1986/2016
Floors	Three (3)
Total Site Area	2.06 Acres
Zoning	CC
Parking Ratio	4:1000 SF

## PROPERTY HIGHLIGHTS

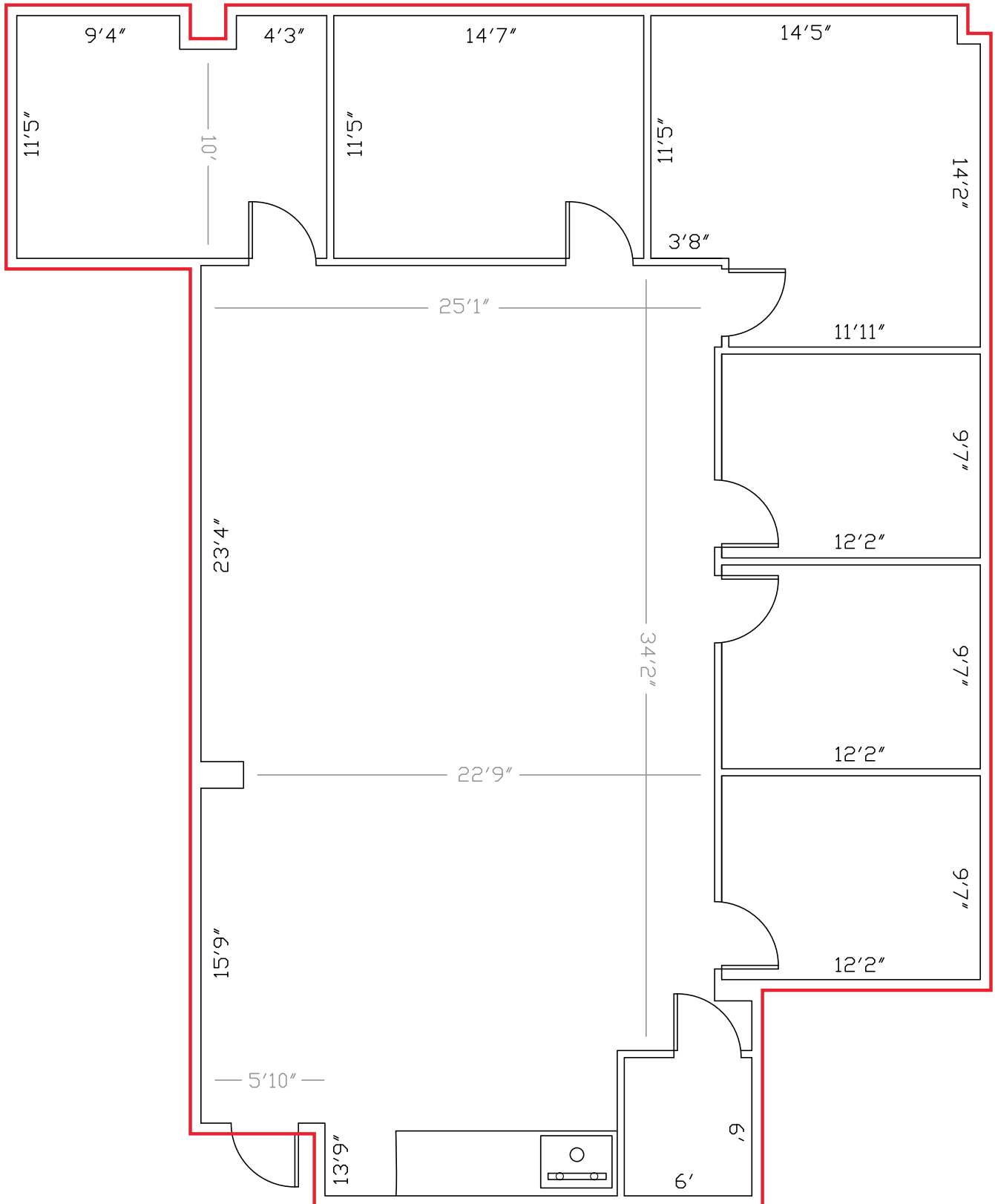
- Premier central office location
- Small to medium office size options
- Quite lake views
- Quick access to Pacific Street, Dodge Road and Interstate 680

## AVAILABILITY

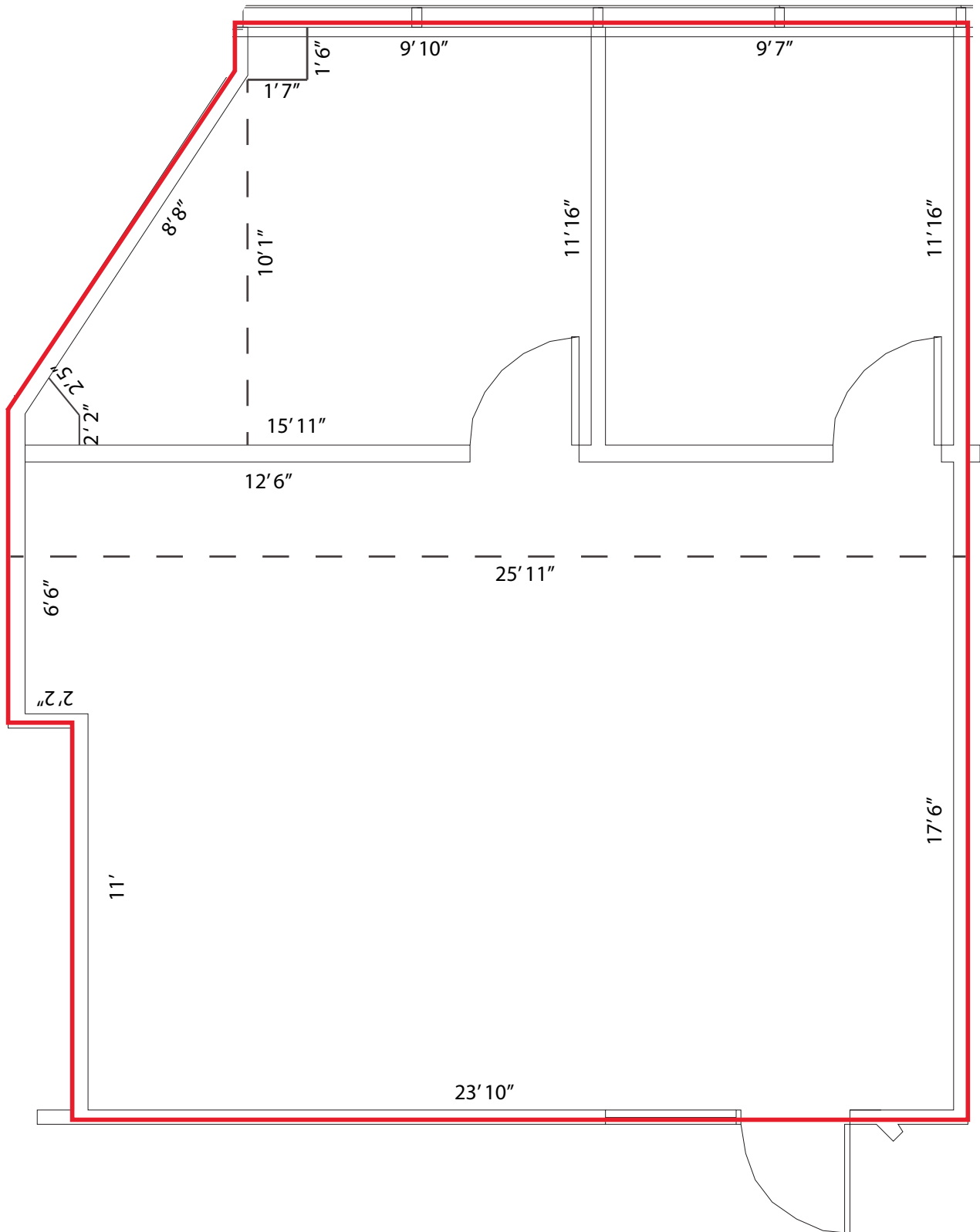
Suite	Lease Rate	Square Feet
Suite 101	\$17.50 PSF NNN	2,771 - 2,771 RSF
Suite 312	\$17.50 PSF NNN	812 - 812 RSF
Suite 310	\$17.50 PSF NNN	2,303 - 2,303 RSF



# FLOOR PLAN - SUITE 310



# FLOOR PLAN - SUITE 312



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

# 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





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For more information, please contact:

**Martin Patzner**, CCIM, SIOR, CPM, RPA  
Vice President, Office Specialist  
+1 402 548 4033  
[martin.patzner@lundco.com](mailto:martin.patzner@lundco.com)

450 Regency Parkway, Suite 200  
Omaha, NE 68114  
+1 402 393 8811  
[lundco.com](http://lundco.com)

