

CUSHMAN &
WAKEFIELD

LUND
COMPANY

1811 AKSARBEN DRIVE

OMAHA, NE 68106



OFFICE SUBLEASE - 53,970 SF
SUBLEASE RATE - \$27.50 PSF NNN

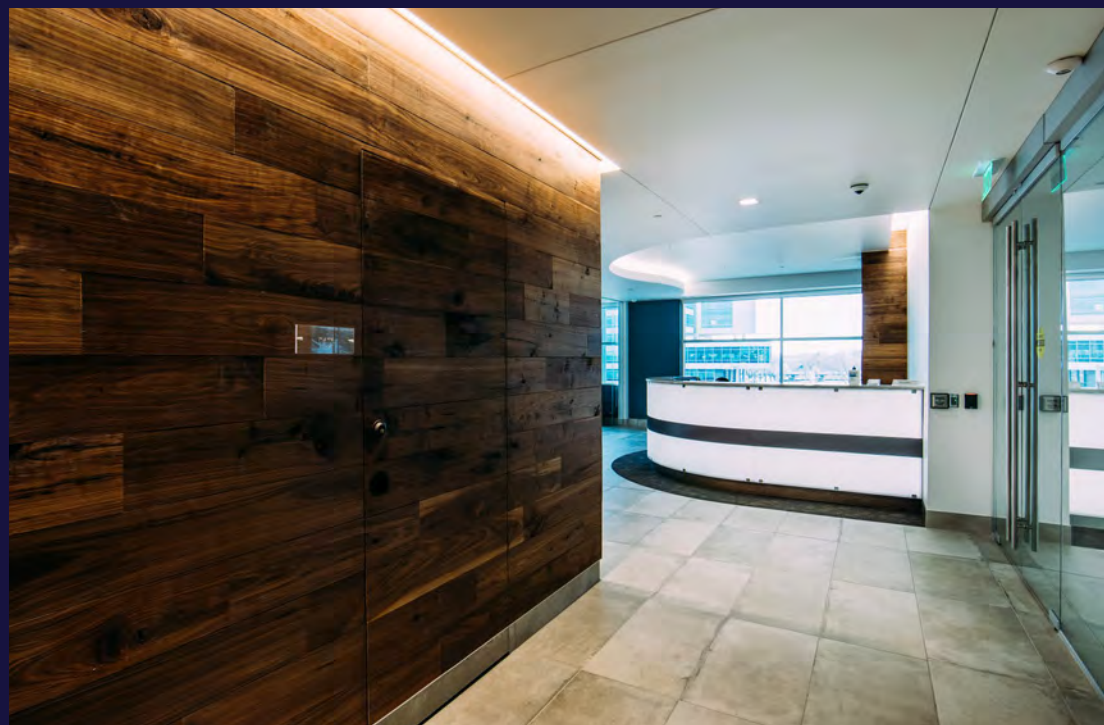
PROPERTY DETAILS

This Class A office building presents a premier sublease opportunity in Aksarben Village, Omaha's top live-work-play destination.

Built in 2016, this three-story property boasts premium amenities, including indoor and outdoor garage parking, a state-of-the-art fitness center with locker rooms, and top-tier security measures.

With seven years remaining on the sublease, the sublessor is open to extending the term through a renewal option, making this a compelling and flexible leasing opportunity in one of Omaha's most sought-after office markets.

Contact the listing agents for more details!



PROPERTY HIGHLIGHTS

| | |
|-------------------|-----------------|
| Building Size: | 72,352 SF |
| Space Available: | 53,970 SF |
| Sublease Rate: | \$27.50/PSF NNN |
| NNN Expenses: | \$14.55/PSF |
| Parking Ratio: | 4.00/1,000 SF |
| Number of Floors: | Three |
| Site Area: | 1.53 Acres |
| Year Built: | 2016 |
| Zoning: | C - Commercial |

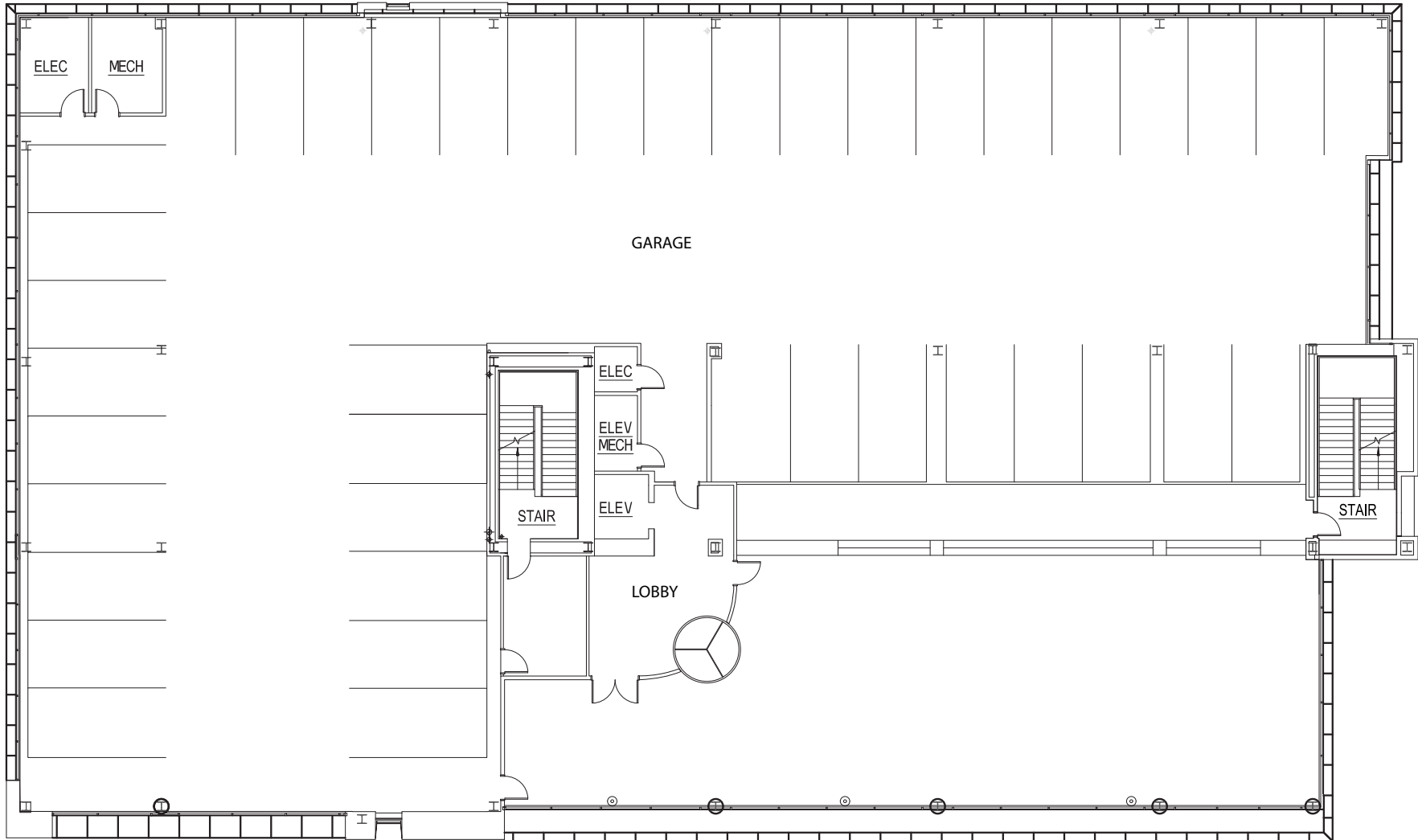
AVAILABILITY

| Suite | SF | Available |
|---------|-----------|-------------------|
| Floor 1 | 18,382 SF | Full Floor Garage |
| Floor 2 | 17,990 SF | 60-Day Notice |
| Floor 3 | 17,990 SF | 60-Day Notice |
| Floor 4 | 17,990 SF | 60-Day Notice |



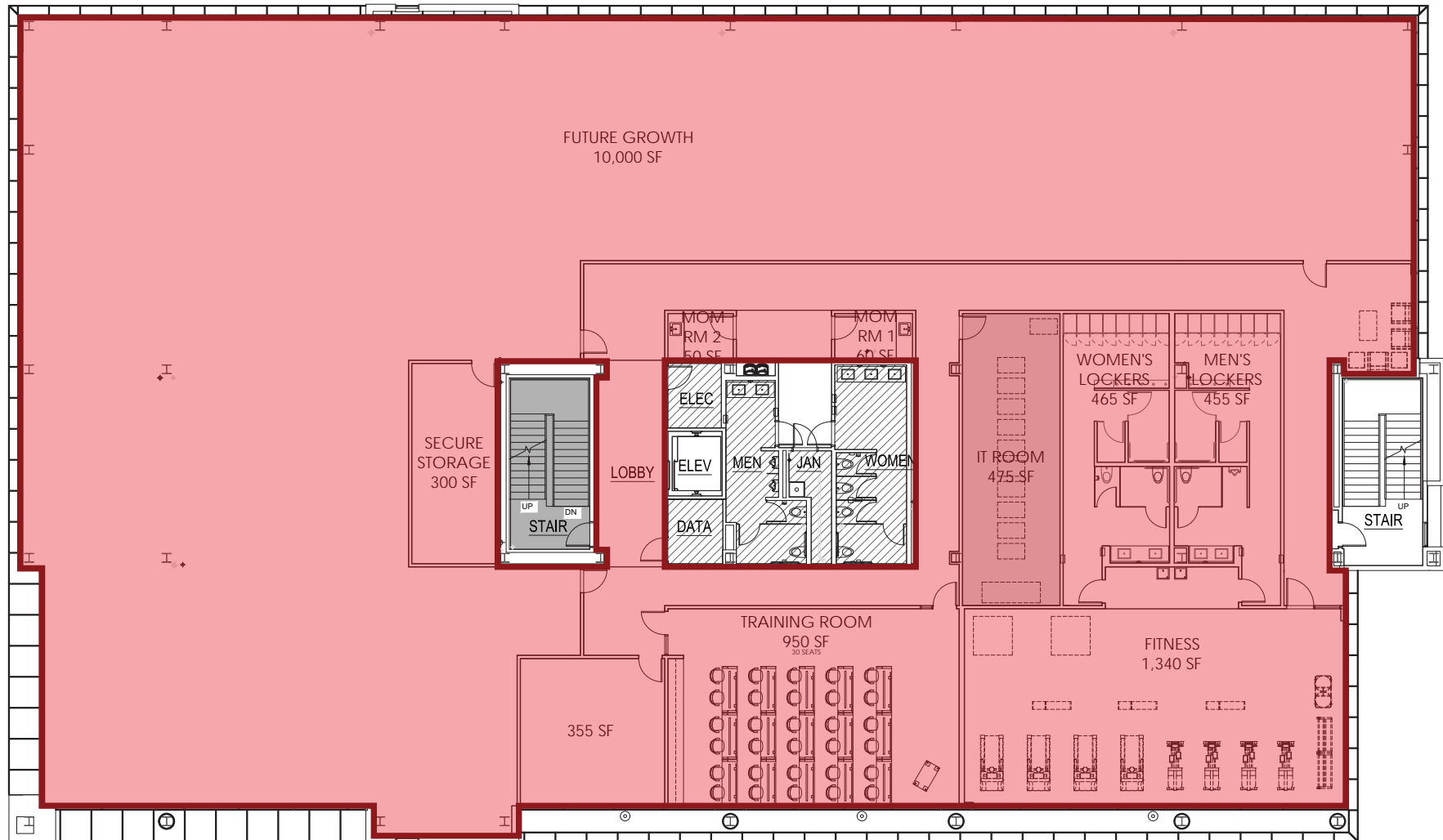
FIRST FLOOR

FIRST FLOOR GARAGE



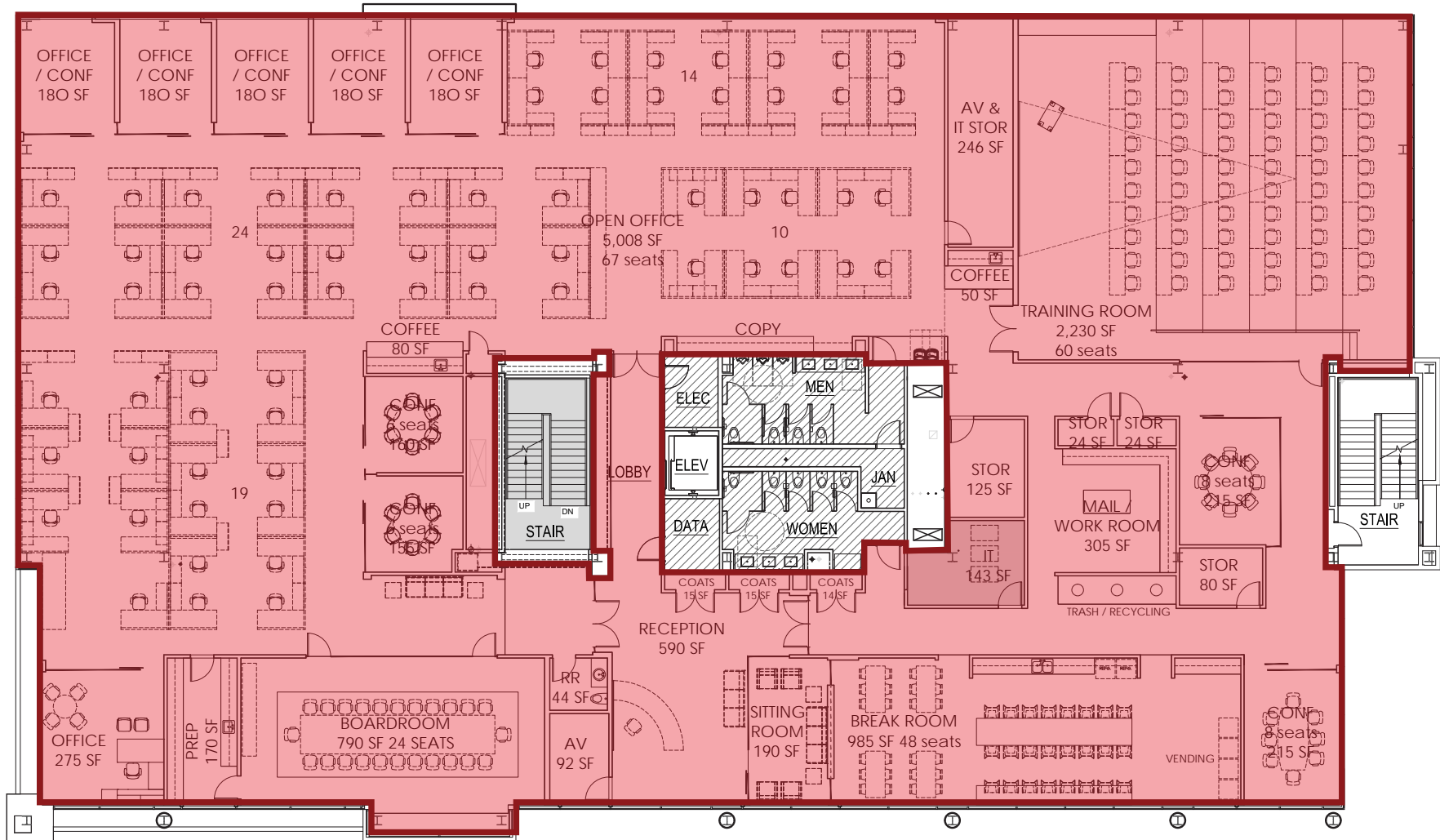
SECOND FLOOR

17,990 SF



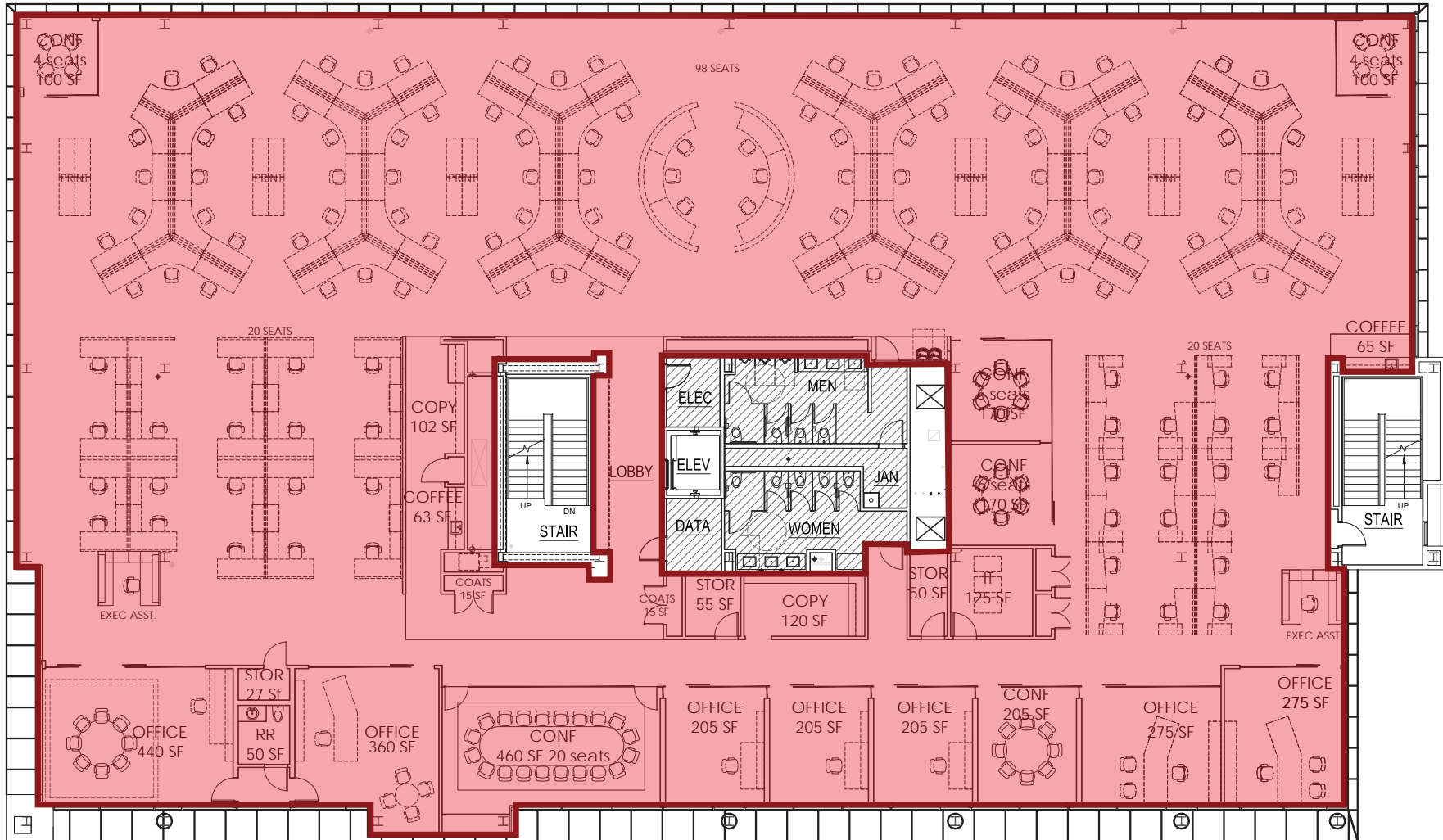
THIRD FLOOR

17,990 SF

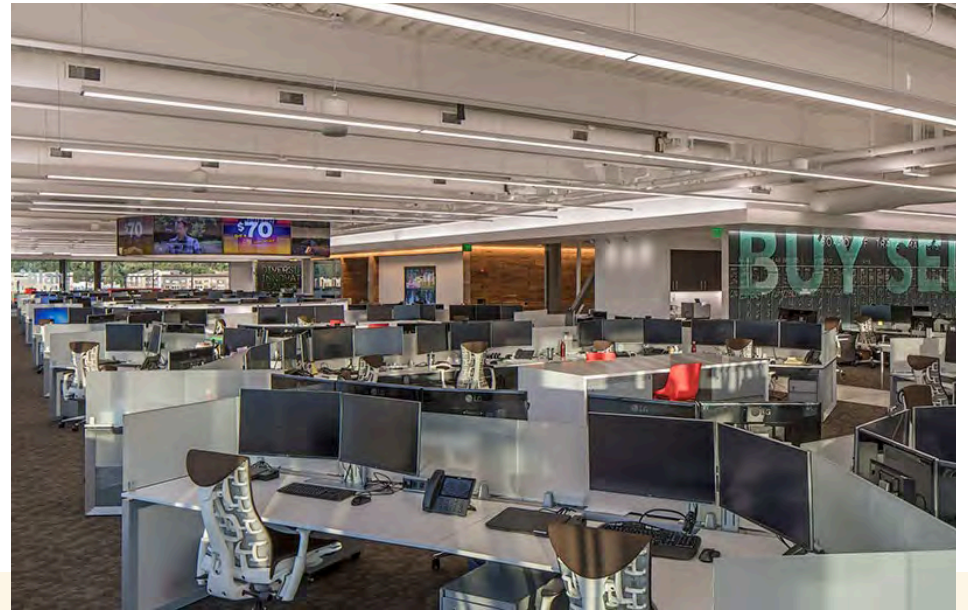
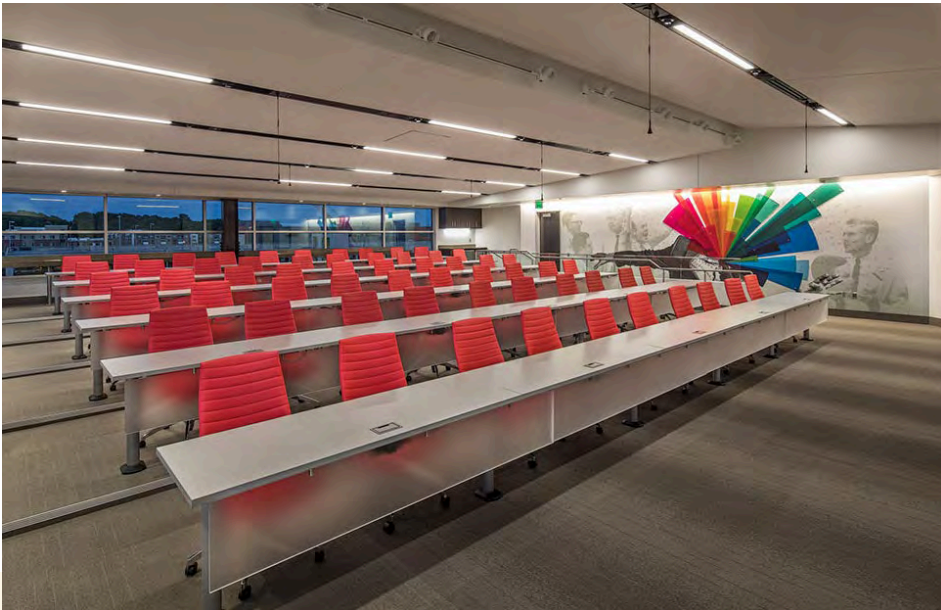


FOURTH FLOOR

17,990 SF

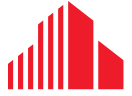


PROPERTY PHOTOS



AERIAL MAP





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