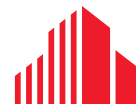




3,165 SF OFFICE SPACE FOR LEASE

EVERGREEN A

11640 ARBOR STREET | OMAHA, NE 68144



**CUSHMAN &
WAKEFIELD**

LUND
COMPANY

EVERGREEN A

11640 ARBOR STREET | OMAHA, NE 68144

Property Description

Multiple office suites of varying sizes for lease. This building offers a convenient location along Arbor Street, minutes from I-680 and West Center Road.

Lease Rate: \$19.50 Full Service

Total Building Size: 21,512 SF

Total Available: 3,165 SF

Number of Spaces: Five (5)

Minimum Divisible: 1,172 SF

Maximum Contiguous: 1,993 SF

Total Site Area: 1.04 AC

Zoning: LO - Limited Office

Parking Ratio: 4:1000

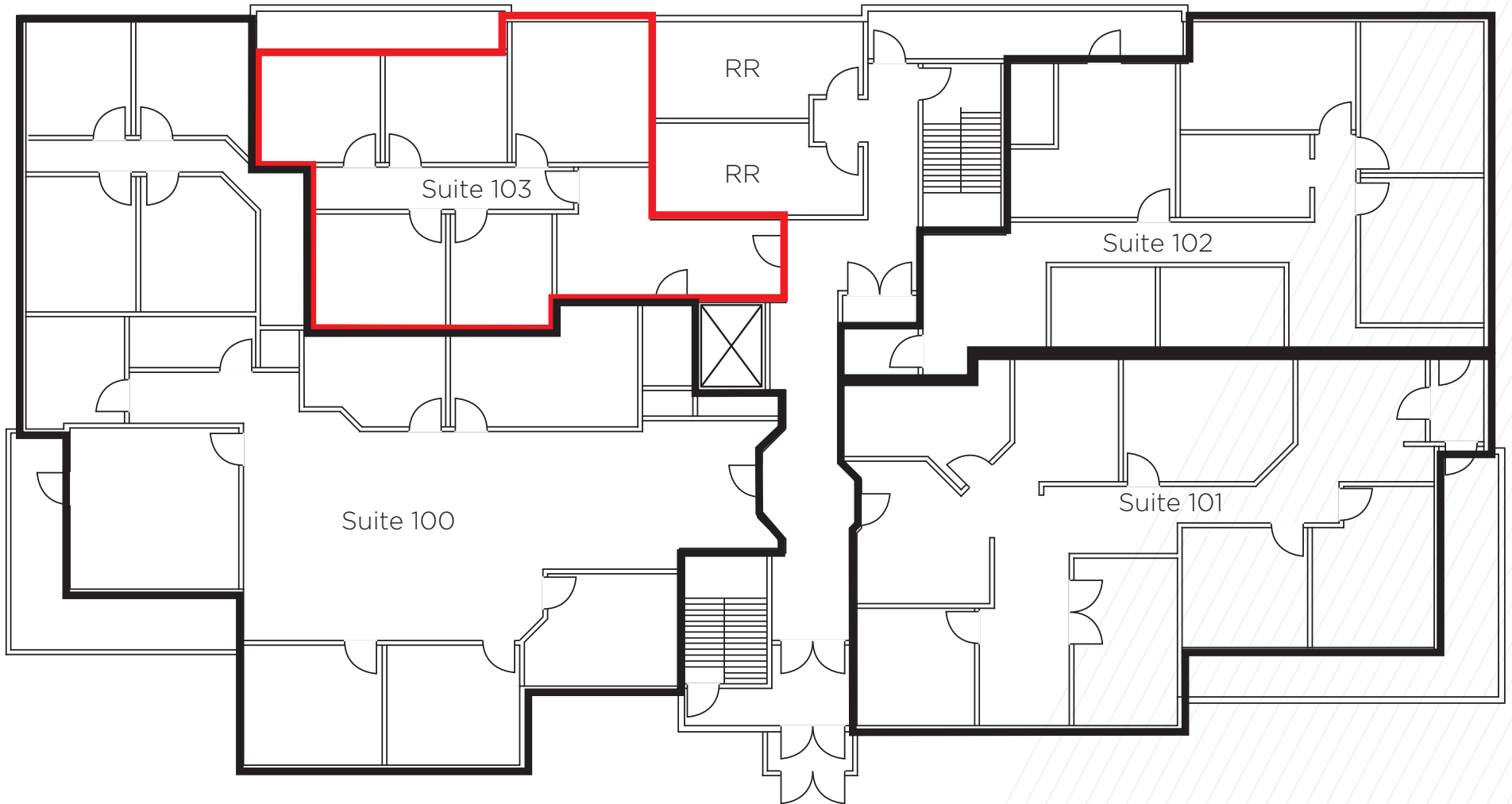
Suite	SF	Price/SF	Available
103	1,172	\$19.50	1/1/2026
200	1,993	\$19.50	11/1/2025



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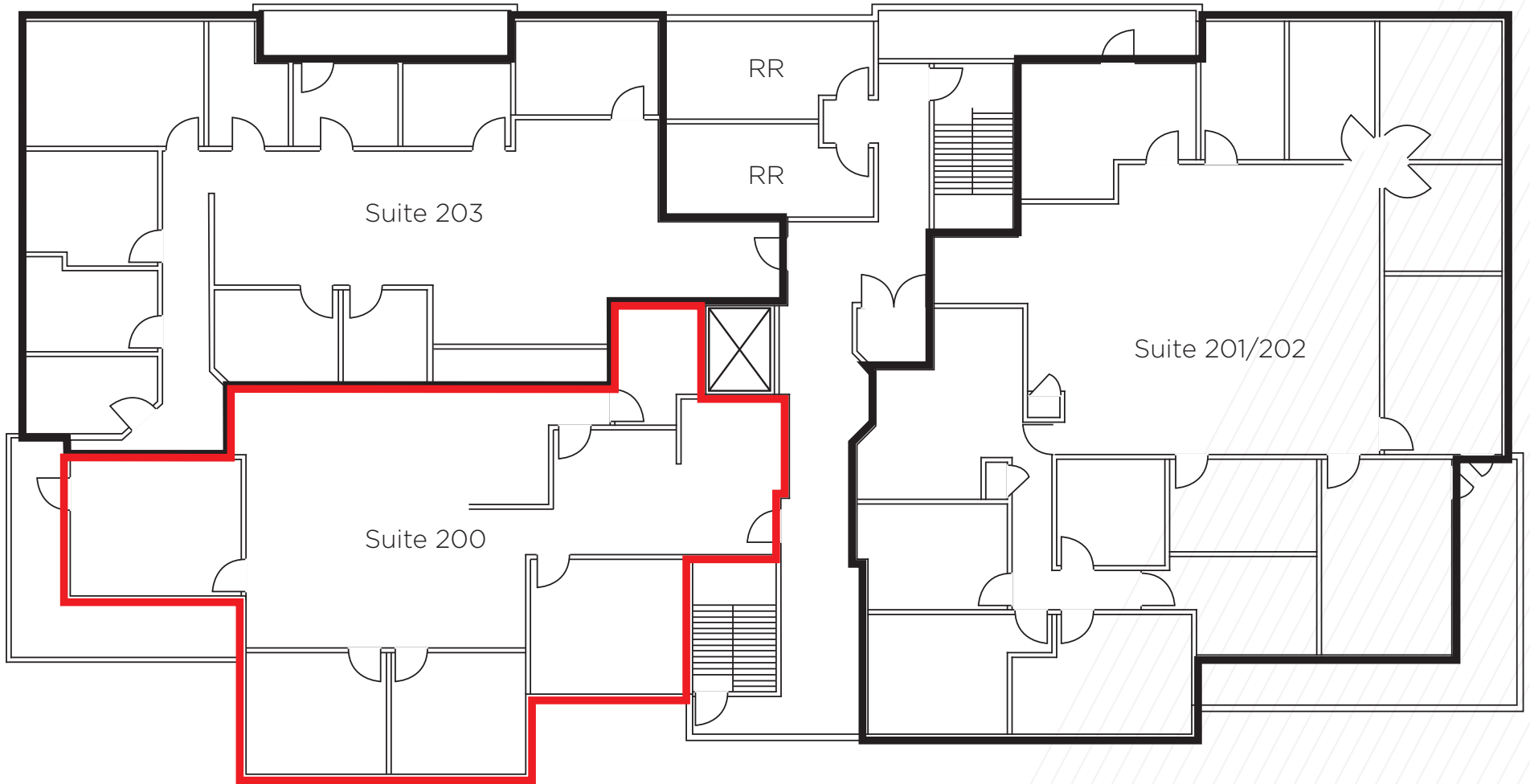
FIRST FLOOR



EVERGREEN A

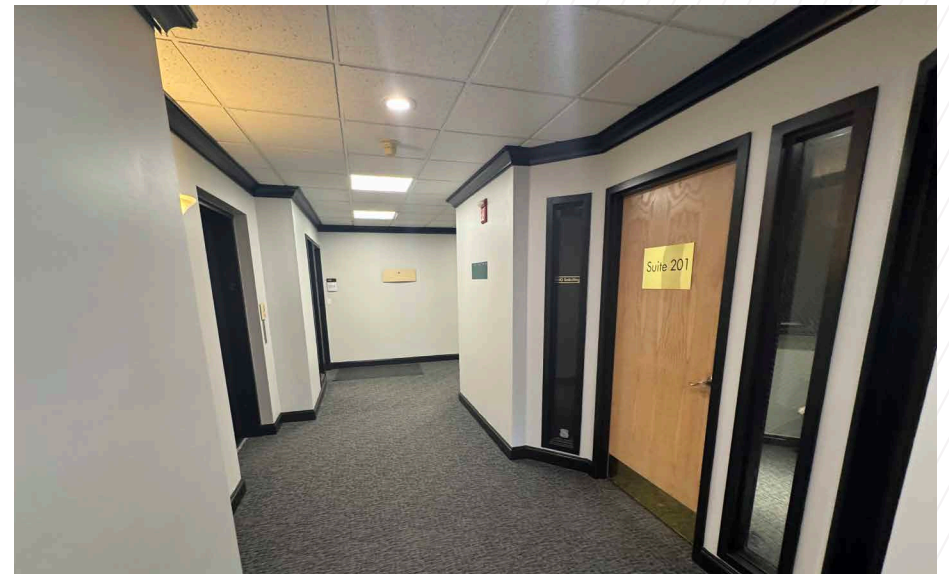
11640 ARBOR STREET | OMAHA, NE 68144

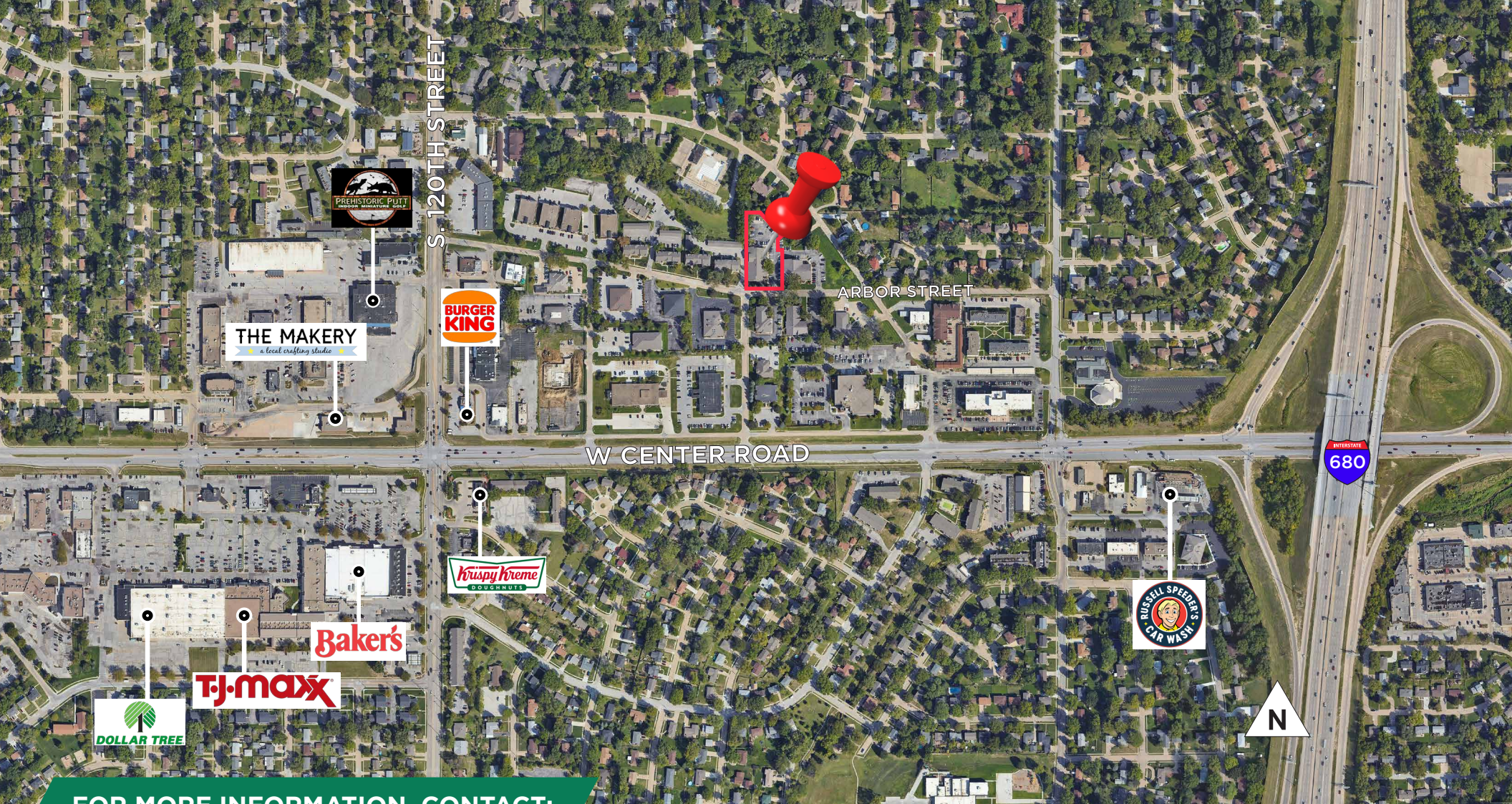
SECOND FLOOR



EVERGREEN A

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FOR MORE INFORMATION, CONTACT:

SPENCER SECOR

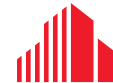
Senior Associate

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