

4,533 SF Class B Office Space
Lease Rate: \$16.00 - \$18.00 PSF (Full Service)

Great office setting for small and mid-size users. Excellent location off I-680 and West Center Road with ample parking.

Toni Flynn
Associate
402 548 4071
toni.flynn@lundco.com

450 Regency Parkway, Suite 220
Omaha, NE 68114
+1 402 393 8811
lundco.com

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

Cushman & Wakefield Copyright 2020. 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.



Availability

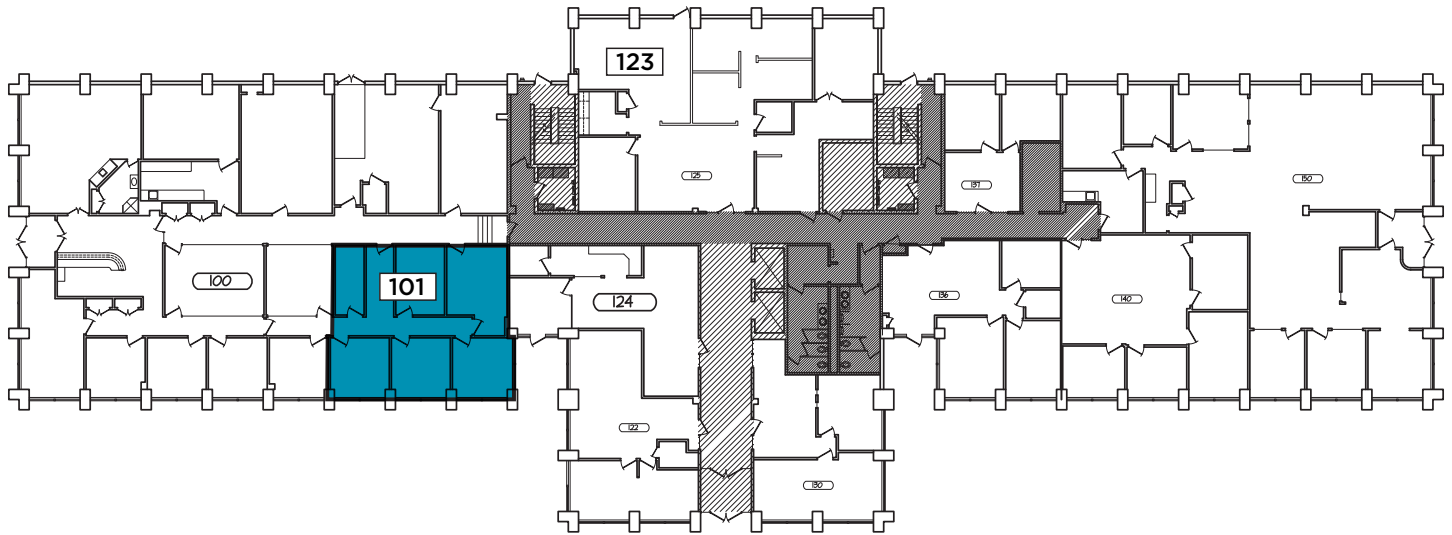
Lease Rate	\$16.00 - \$18.00 PSF (Full Service)
Total Available	4,533 SF
Total Contiguous	1,787 SF

Property Highlights

Building Size	56,148 SF
Year Built/Renovated	1979/2019
No. of Floors	3
Total Site Area	2.57 AC
Zoning	GO
Parking	4.7:1000 SF

<u>Suite</u>	<u>Square Feet (min - max)</u>	<u>Price/SF FS</u>	<u>Date Available</u>
101	1,250- 1,250	\$18.00	Immediately
247	1,787 - 1,787	\$16.00	Immediately
318	757 - 757	\$16.00	Immediately
346	739 - 739	\$18.00	April 1, 2021

First Floor

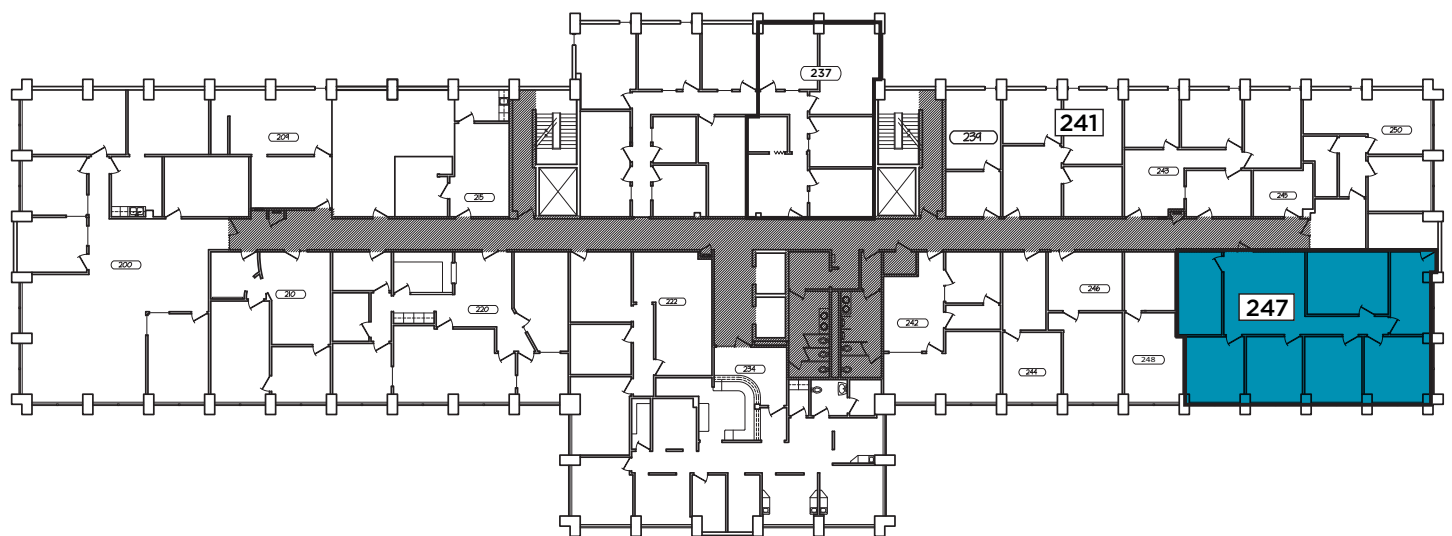


TERRACE PLAZA - OVERALL FIRST FLOOR PLAN

■ FIRST FLOOR AREA COMMON



Second Floor



TERRACE PLAZA - OVERALL SECOND FLOOR PLAN

■ SECOND FLOOR AREA COMMON



Third Floor



TERRACE PLAZA - OVERALL THIRD FLOOR PLAN



Terrace Plaza

11414 W. Center Road / Omaha, NE

Aerial

