

FOR LEASE

**8712 W. Dodge Road
Omaha, NE 68114**



1,539 - 10,245 SF Office Space Lease Rate: \$21.00 PSF (Full Service)

Join Access Bank on the top floor of the recently updated, four-story office building. Property is located east of the busy intersection of 90th & West Dodge Road, just minutes from I-680.

Contact Information

DAN GRANT

Associate

+1 402 810 9393

daniel.grant@lundco.com

SPENCER SECOR, CCIM

Senior Associate

+1 402 548 4069

spencer.secor@lundco.com

MARTIN PATZNER, CCIM

Vice President

+1 402 548 4003

martin.patzner@lundco.com

450 Regency Parkway, Suite 200

Omaha, NE 68114

+1 402 393 8811

lundco.com

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

Cushman & Wakefield Copyright 2022. 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.

FOR LEASE
8712 W. Dodge Road
Omaha, NE 68114



Availability

Lease Rate	\$21.00 PSF (Full Service)
Total Available	10,245 SF
Total Contiguous	10,245 SF

<u>Suite</u>	<u>Square Feet (min - max)</u>	<u>Price/SF Full Service</u>	<u>Date Available</u>
400	8,706 - 10,245	\$21.00	Immediately
402	1,539 - 10,245	\$21.00	Immediately

Property Highlights

Building Size	63,260 SF
Parking	4.2:1000 SF
Year Built/Renovated	1968/2007
No. of Floors	4
Total Site Area	3.03 AC
Zoning	GO (General Office)
Traffic Counts	77,000 EADT

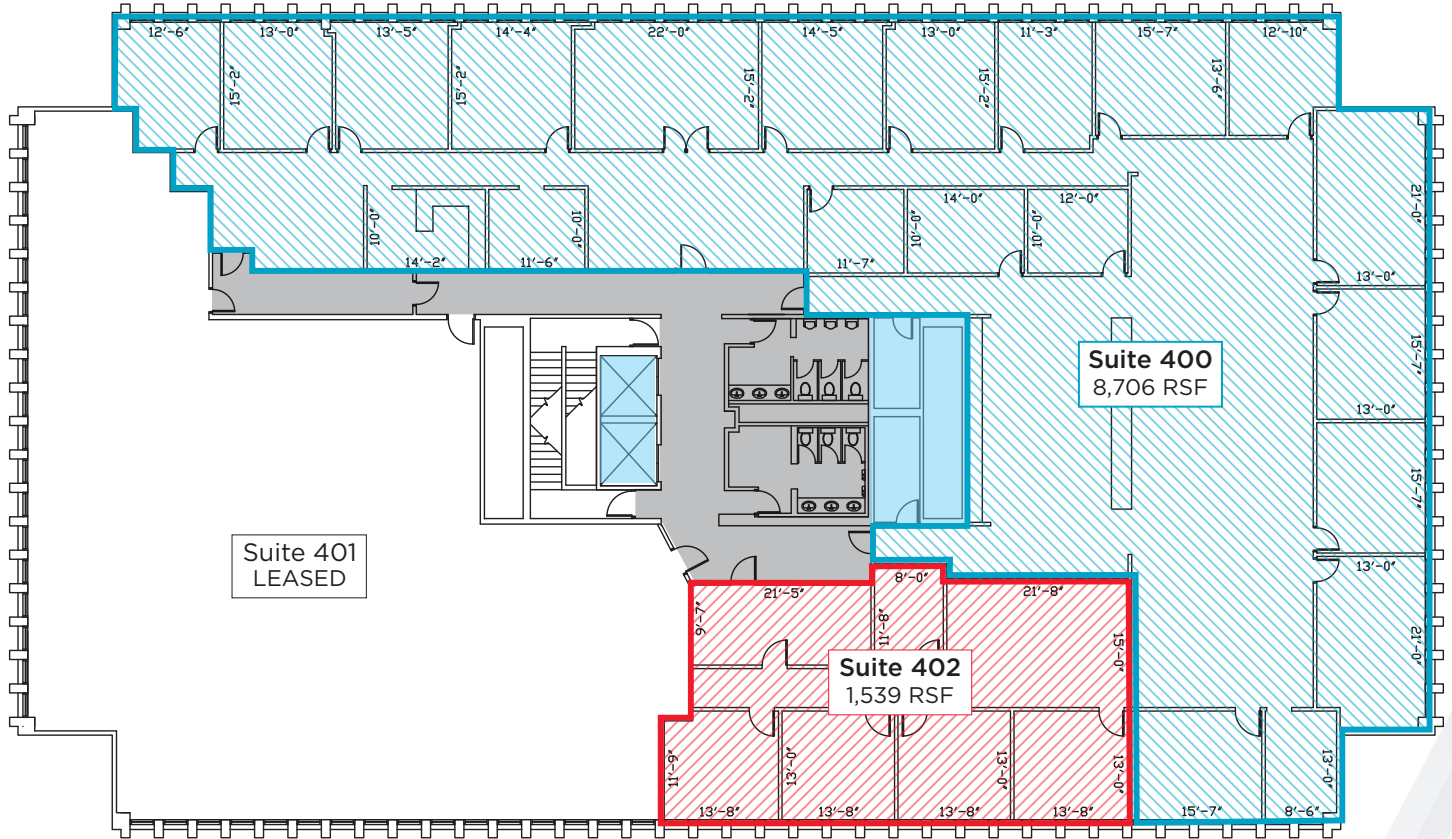
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. 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.

FOR LEASE
8712 W. Dodge Road
Omaha, NE 68114



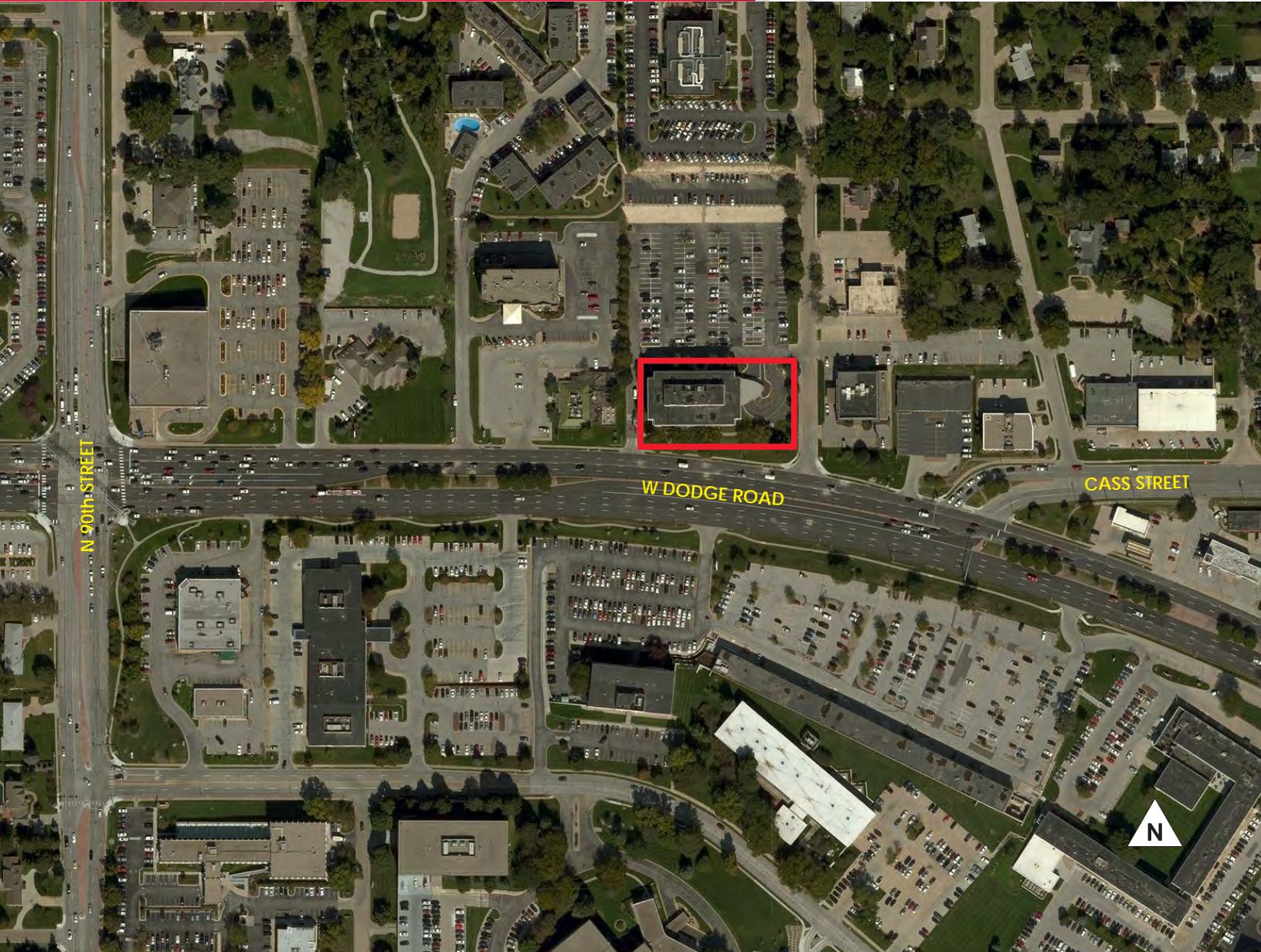
FOURTH FLOOR PLAN



Phone/ Data/ Elevator

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2022. 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.

FOR LEASE
8712 W. Dodge Road
Omaha, NE 68114



Contact Information

DAN GRANT
Associate
+1 402 810 9393
daniel.grant@lundco.com

SPENCER SECOR, CCIM
Senior Associate
+1 402 548 4069
spencer.secor@lundco.com

MARTIN PATZNER, CCIM
Vice President
+1 402 548 4003
martin.patzner@lundco.com

450 Regency Parkway, Suite 200
Omaha, NE 68114
+1 402 393 8811
lundco.com

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

Cushman & Wakefield Copyright 2022. 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.