

FOR LEASE

# 9140 W. DODGE ROAD

Omaha, NE 68114

1,137 - 11,607 RSF Office Space Available

Lease Rate: \$19.00 - \$26.00 PSF (Full Service)



CUSHMAN &  
WAKEFIELD

LUND  
COMPANY

**NEW OWNERSHIP!**



**Martin J. Patzner, CPM, RPA**  
Vice President, Office Specialist  
(402) 548 4033  
martin.patzner@lundco.com

**Kurt Weeder**  
Senior Associate  
(402) 548 4001  
kurt.weeder@lundco.com

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

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

Cushman & Wakefield Copyright 2021. 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.

## OVERVIEW

Varied suite sizes available located along convenient 90th & Dodge Office Corridor. Underground parking available. Class A interior and exterior renovations completed in Fall 2020. Please contact the agents for more information or to schedule a showing.

## PROPERTY HIGHLIGHTS

Lease Rate	\$19.00 - \$26.00 PSF (Full Service)
Total Available	23,425 RSF
Total Contiguous	11,607 RSF
Building Size	85,653 RSF
Year Built/Renovated	1982/2020
No. of Floors	4
Total Site Area	3.5 AC
Zoning	GO
Parking	4:1000

Suite	Square Feet (min - max)	Price/SF (Full Service)	Date Available
105	2,721 - 2,721	\$19.00	Immediately
285	11,607 - 11,607	\$26.00	PENDING
408	6,224 - 6,224	\$26.00	Immediately
410	1,736 - 1,736	\$26.00	Immediately
414	1,137 - 1,137	\$26.00	Immediately

# INTERIOR & EXTERIOR UPGRADES!

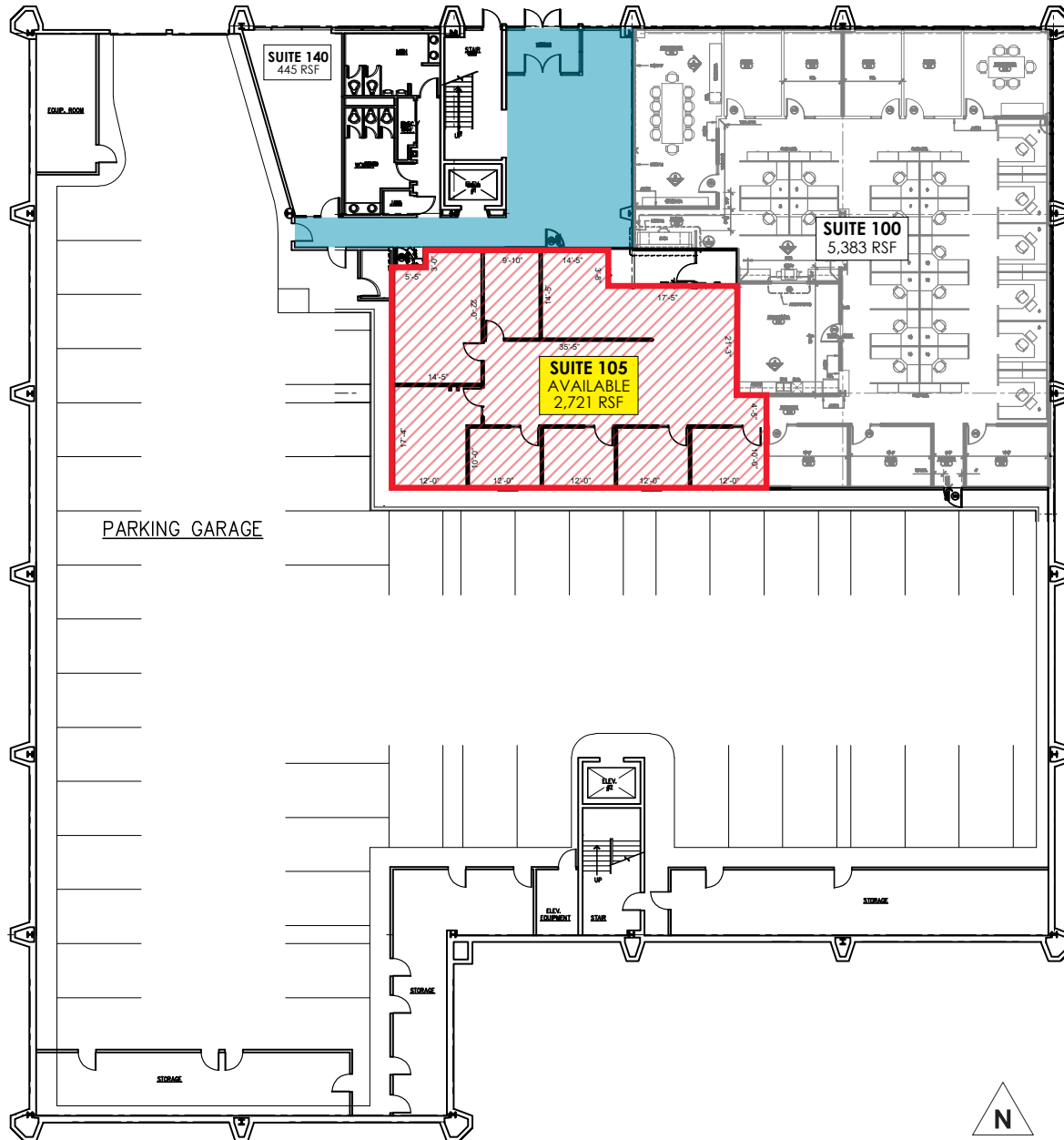


VIEW OUR  
PROPERTY VIDEO

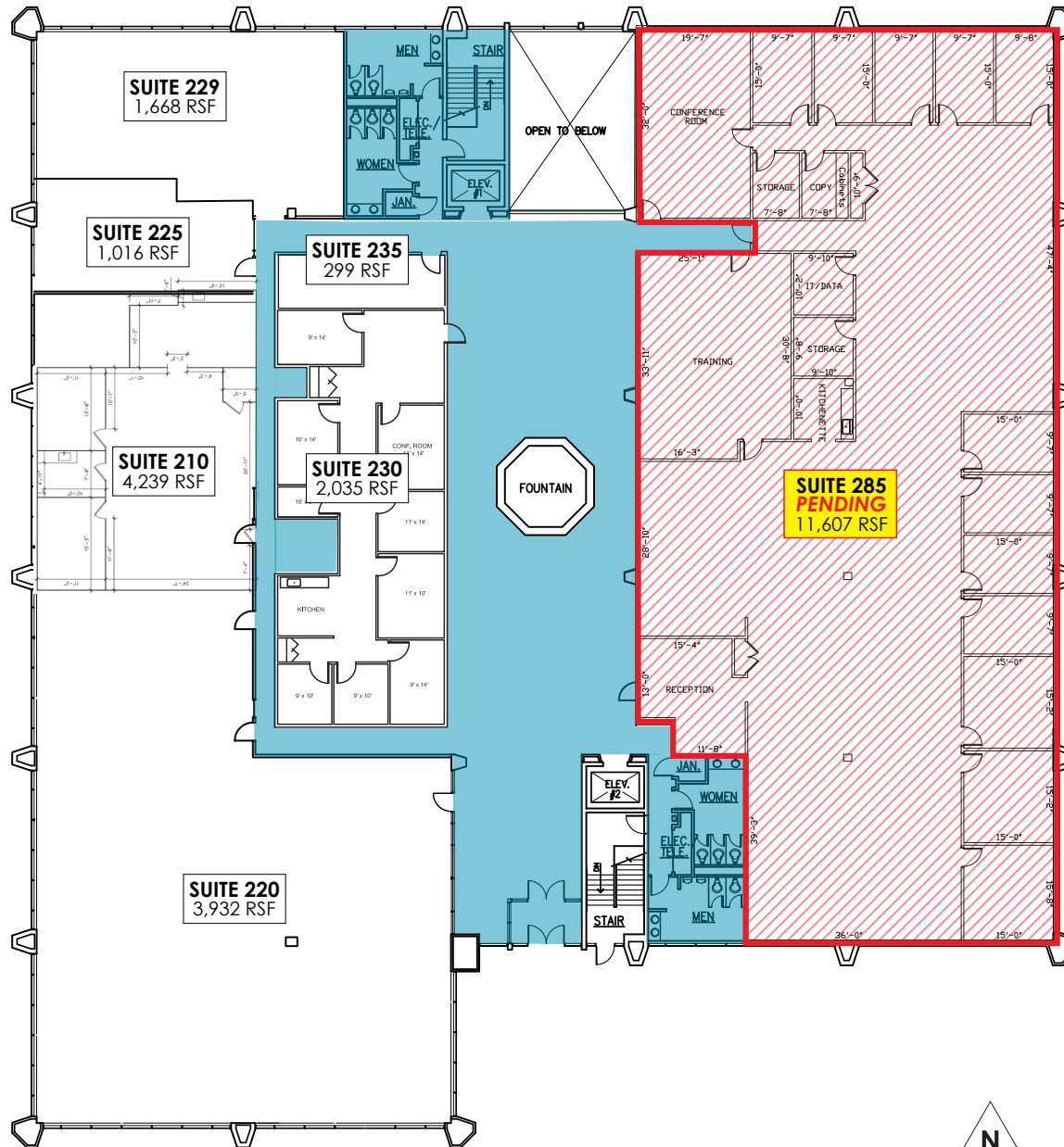


<https://bit.ly/9140video>

# FIRST FLOOR PLAN



# SECOND FLOOR PLAN (MAIN LEVEL)

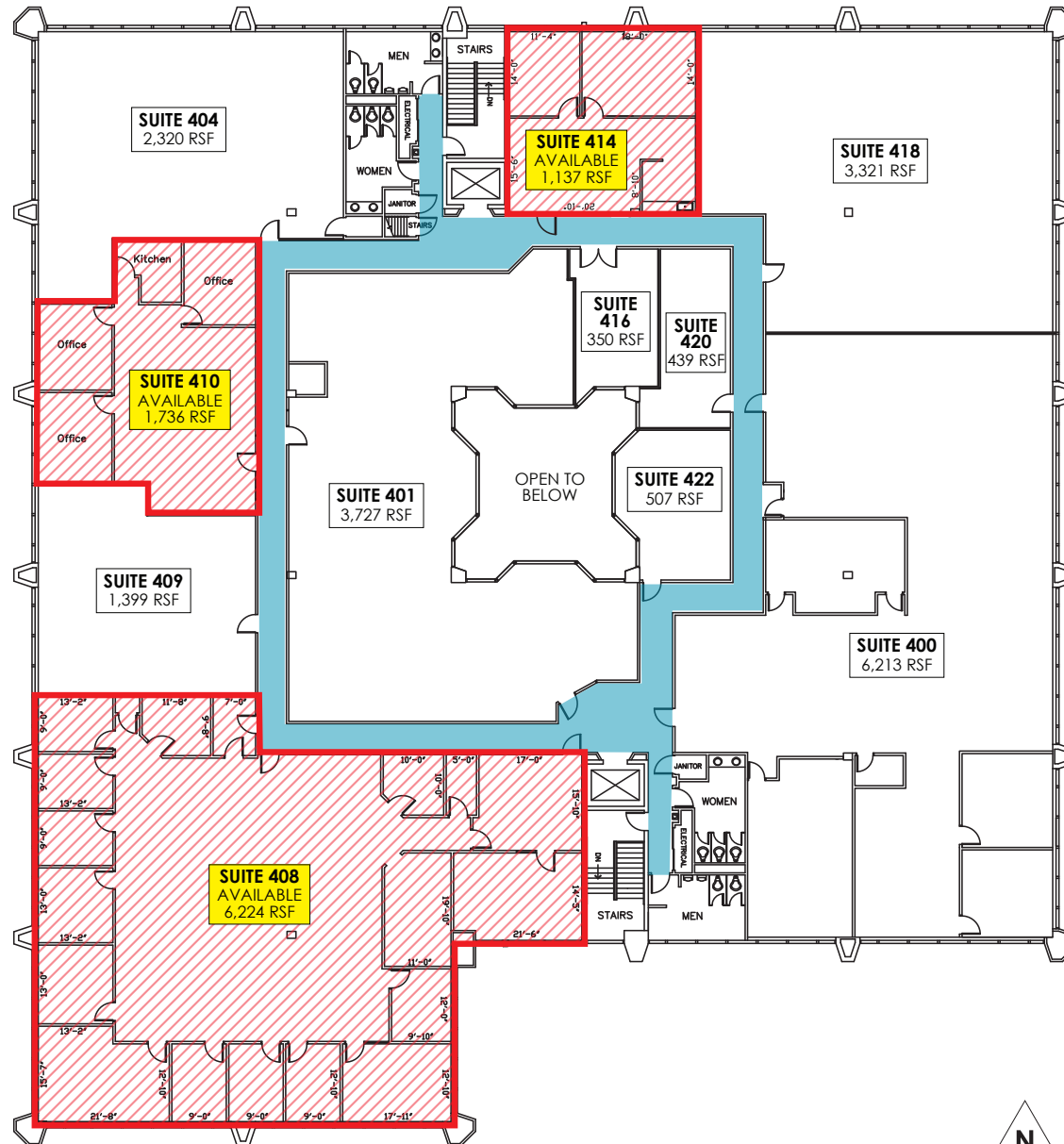


# FOURTH FLOOR PLAN



CUSHMAN &  
WAKEFIELD

LUND  
COMPANY



# AREA MAP

