



CUSHMAN &  
WAKEFIELD

LUND  
COMPANY

# 450 REGENCY

450 Regency Parkway . Omaha, Nebraska

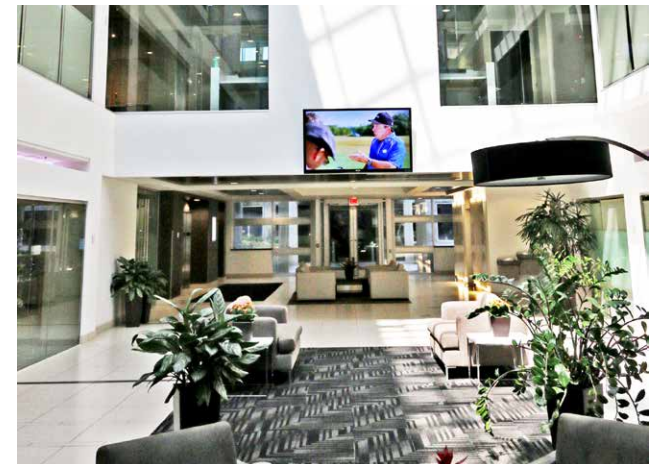
*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*



## OVERVIEW

Rare vacancy located in Regency. Class A+ build-out in Omaha's most unique, Class A office building.

Amenities include lake views, attached underground parking garage, on-site property management and common area Wi-Fi.





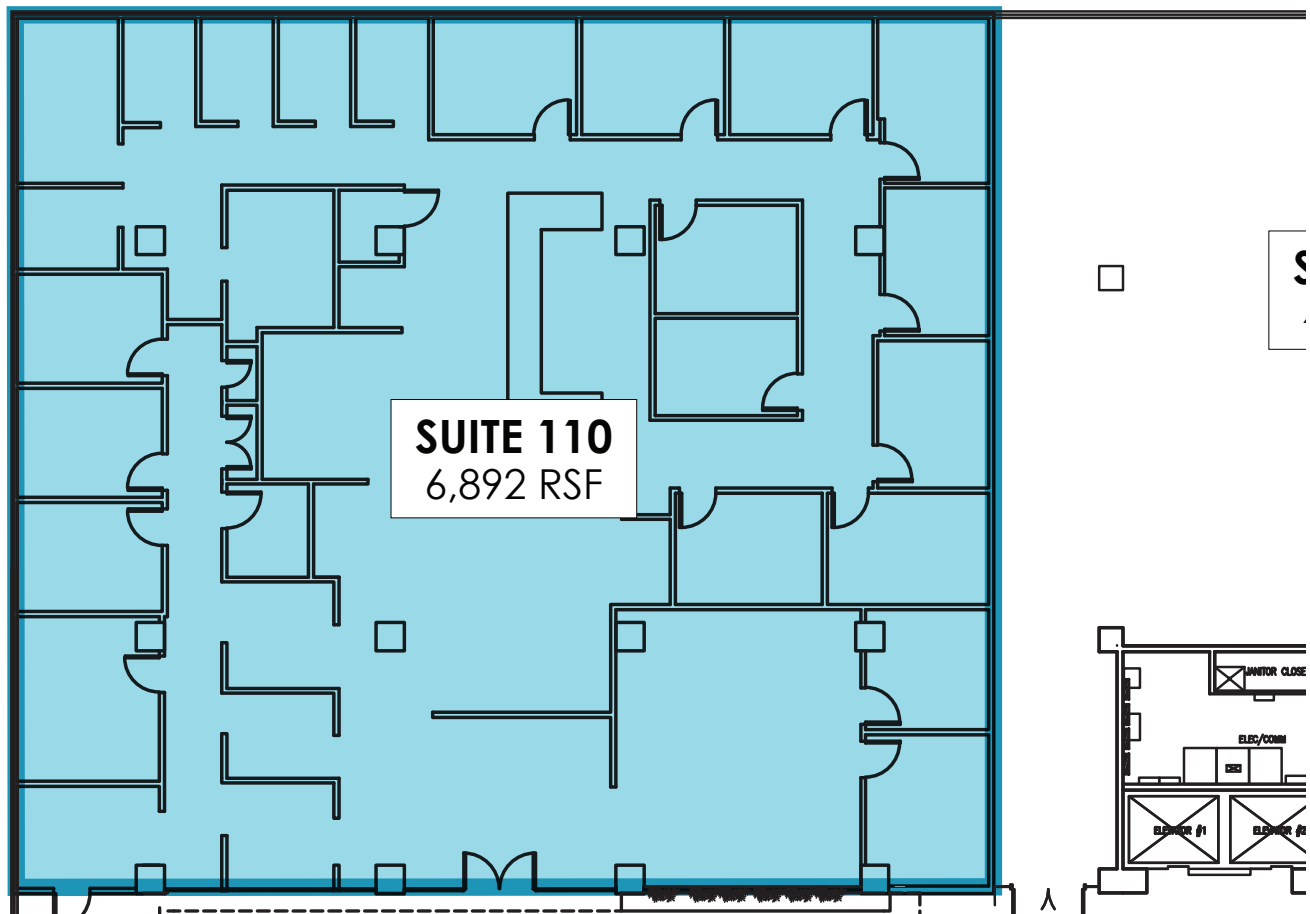
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## BUILDING DETAILS

Total Available	15,046 RSF
Lease Rate	\$16.00 - \$24.00/PSF NNN
Building Size	94,335 RSF
No. of Floors	4
Total Site Area	2.69 Acres
Zoning:	Limited Commercial (LC)
Parking Ratio	4:1,000 SF
2024 Budgeted Operating Expenses	<div><div>\$2.75 Taxes</div><div>\$0.29 Insurance</div><div><div>\$9.47 CAM</div><div>\$12.51 PSF TOTAL</div></div></div>

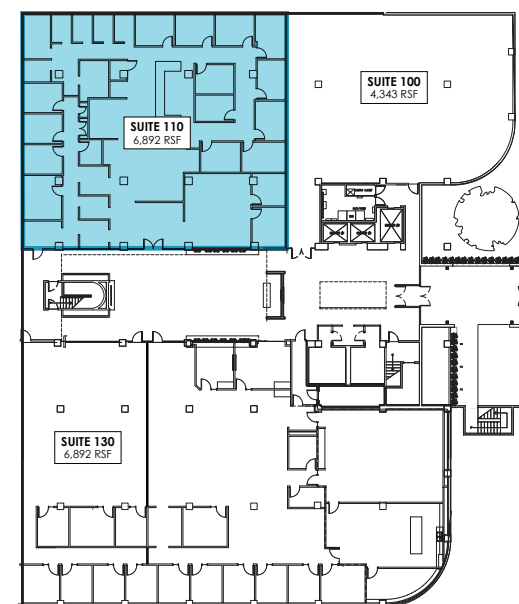
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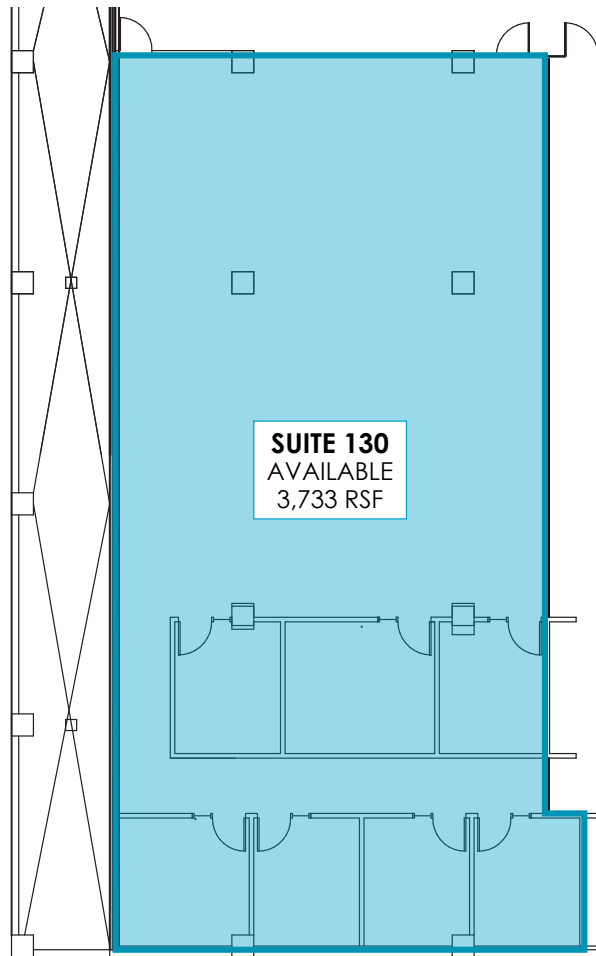
## LEVEL 1

### SUITE 110

Available SF	6,892 RSF
Rental Rate	\$22.00/PSF NNN
Date Available	Immediately



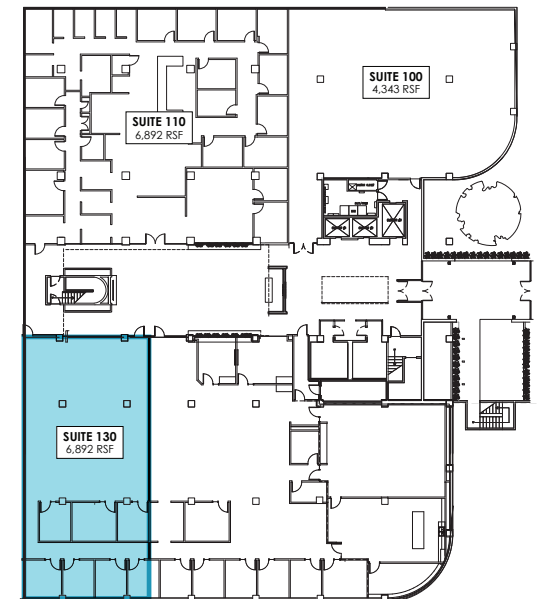
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## LEVEL 1

### SUITE 130

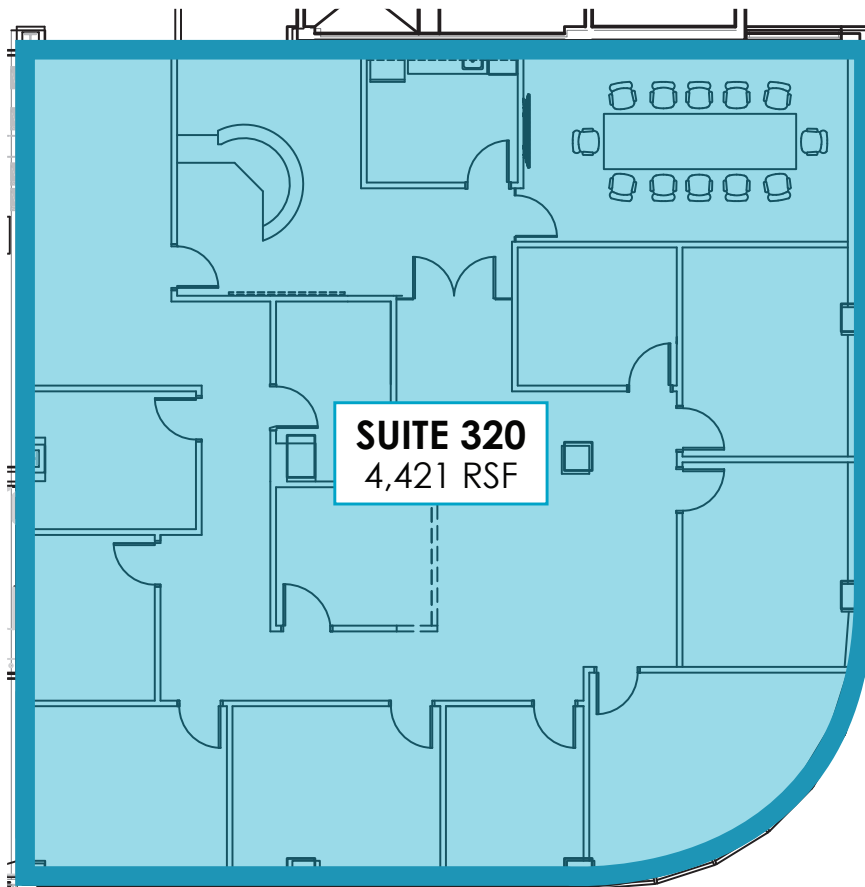
Available SF	3,733 RSF
Rental Rate	\$16.00 PSF NNN
Date Available	Immediately



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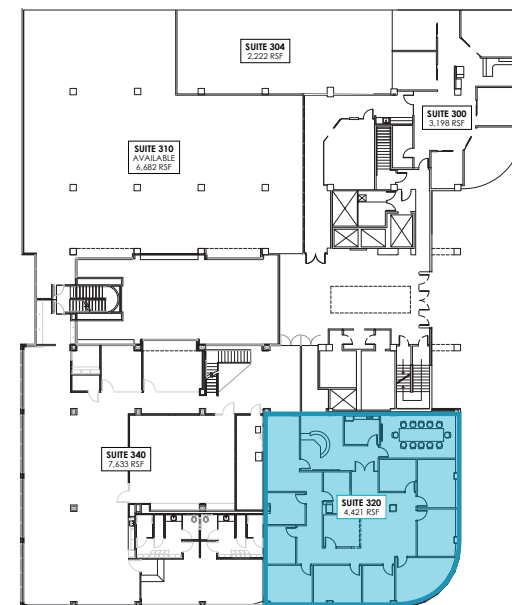
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## LEVEL 3

### SUITE 320

Available SF	4,421 RSF
Rental Rate	\$24.00/PSF NNN
Date Available	Immediately





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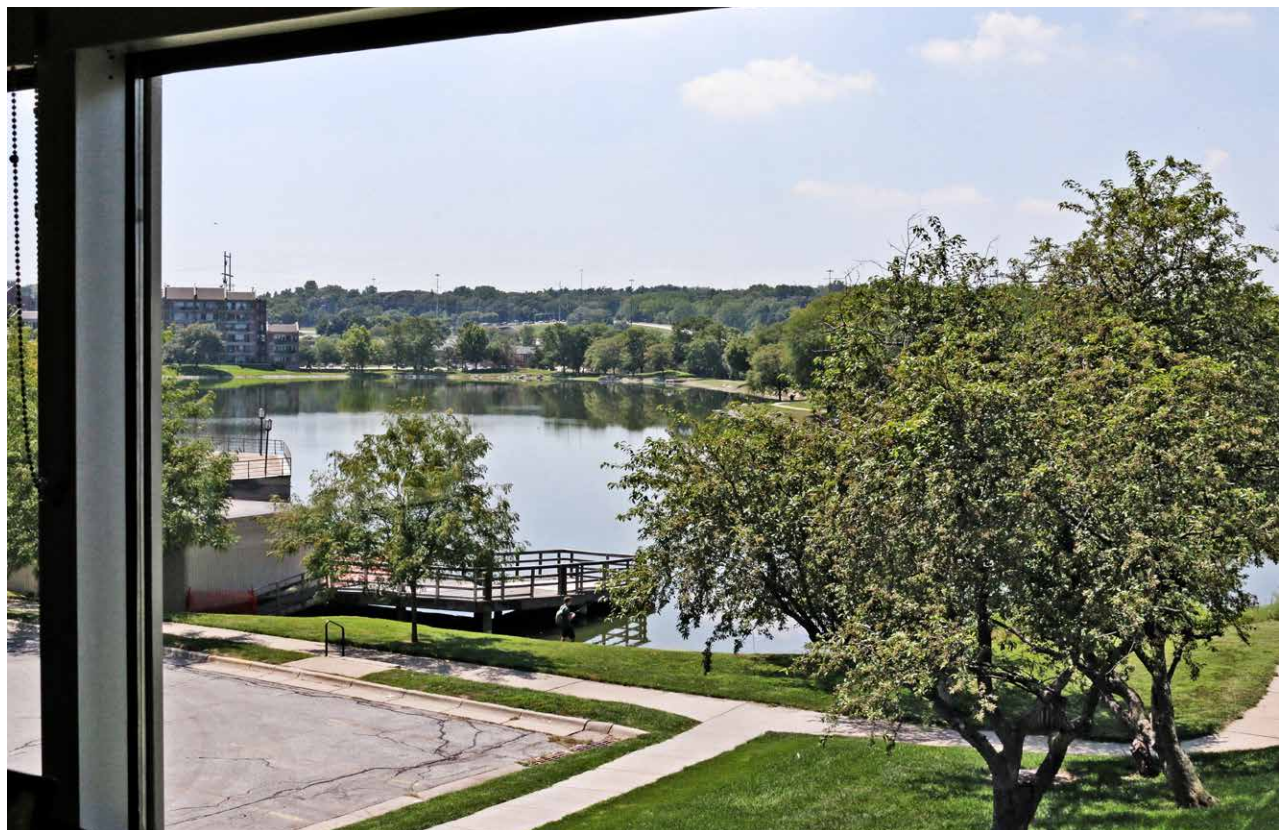
## CONTACT INFORMATION

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*Excellent waterfront view from your office*