

CUSHMAN &
WAKEFIELD

LUND
COMPANY

450 REGENCY PARKWAY

OMAHA, NE 68114



TURNKEY MEDICAL OFFICE FOR LEASE - 6,892 SF

PROPERTY HIGHLIGHTS

Rare medical office vacancy located in Regency. Class A+ build-out in Omaha's most unique, office building. Amenities include lake views, attached underground parking garage, on-site property management and common area Wi-Fi.

Building Size:	94,335 RSF
Space Available:	6,892 RSF
Lease Rate:	\$22.00/PSF NNN
NNN Expenses:	\$2.45 Taxes
	\$0.67 Insurance
	\$9.60 CAM
	\$12.67 Total
Site Area:	2.69 Acres
Zoning:	LC - Limited Commercial

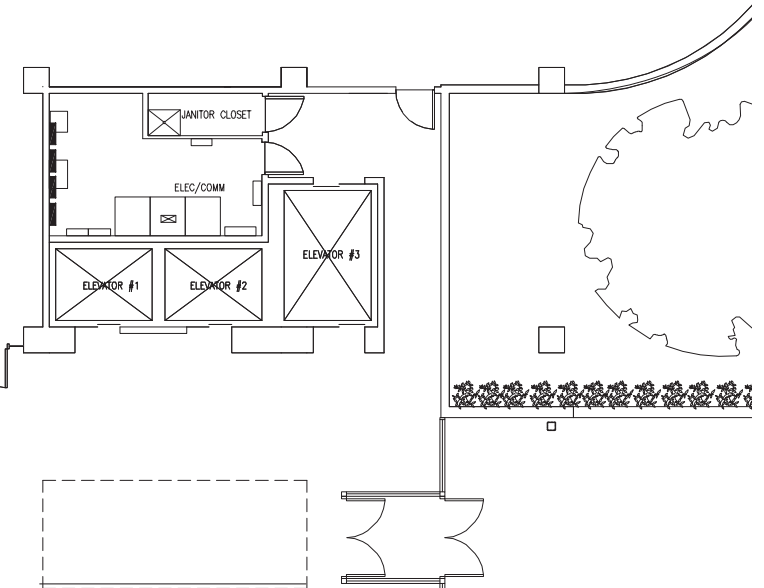
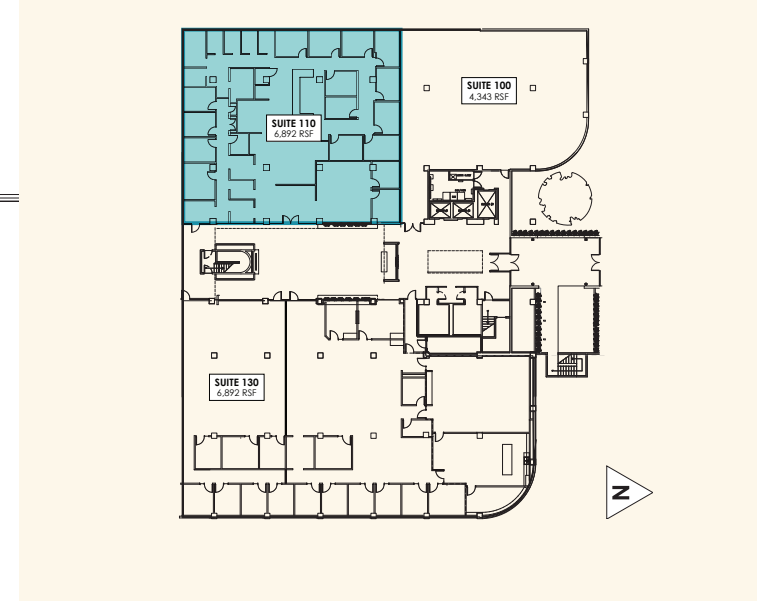
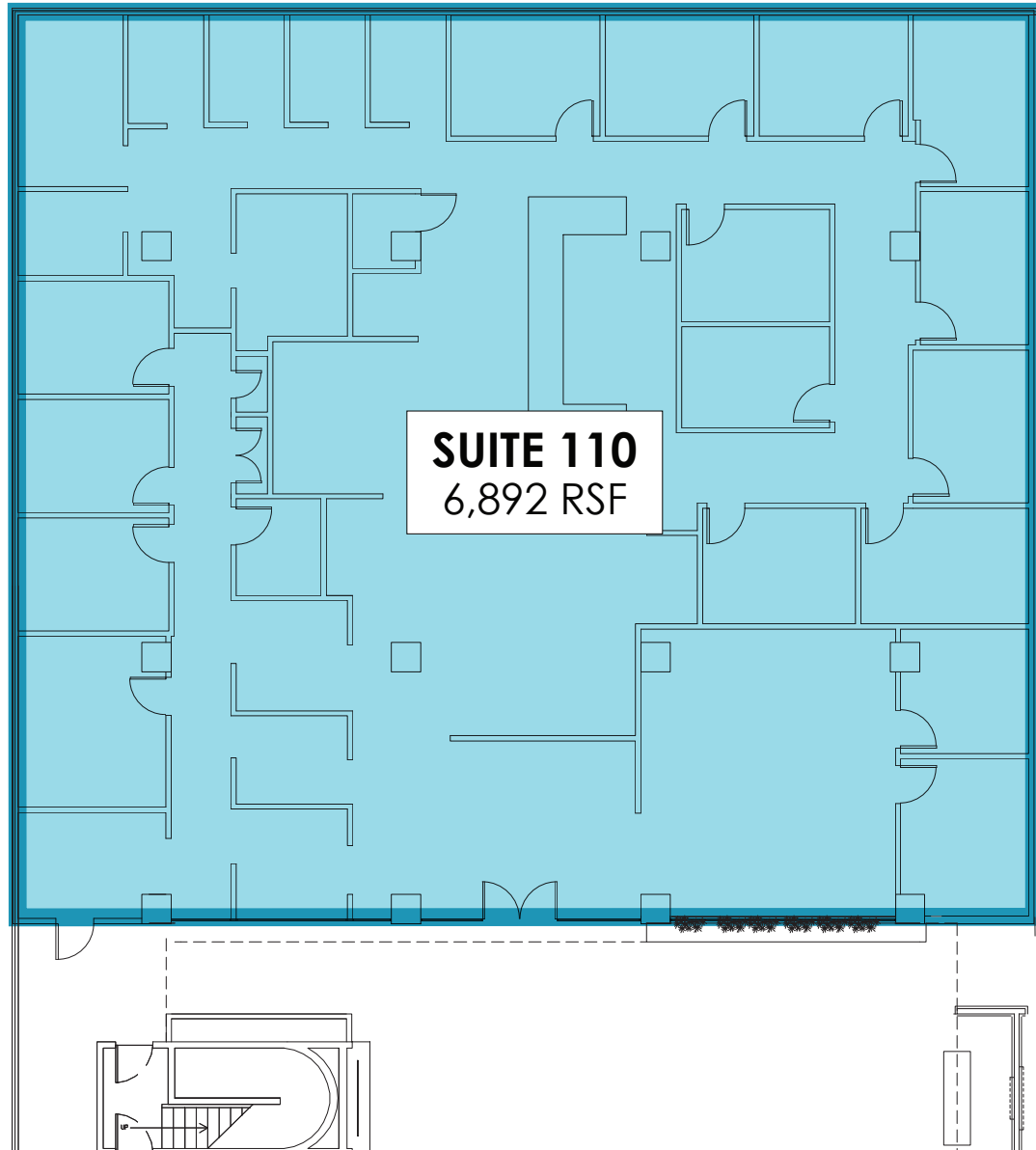


Lobby



Exam Room

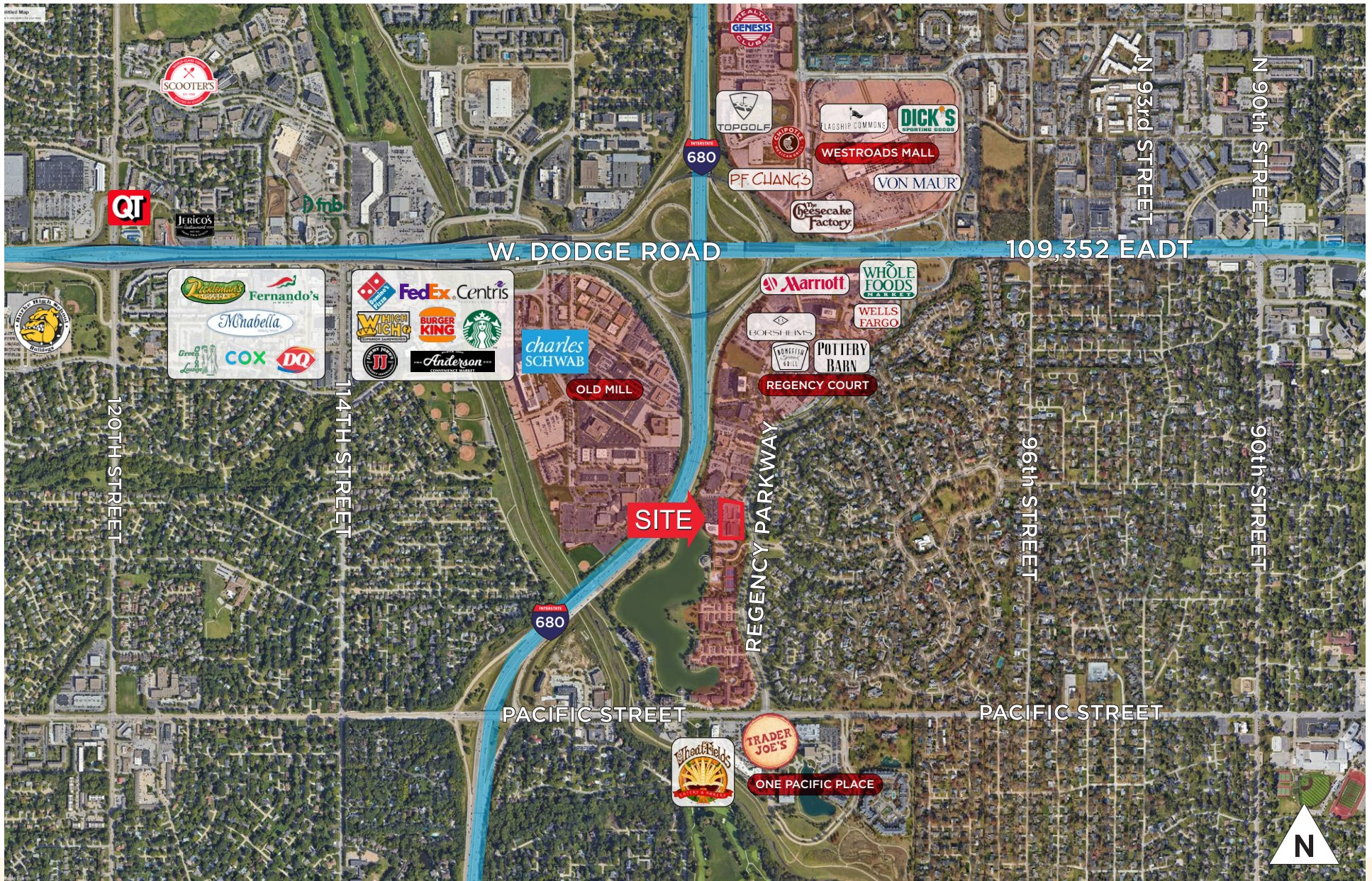
FLOOR PLAN

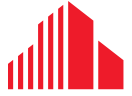


PROPERTY PHOTOS



TRADE MAP





CUSHMAN &
WAKEFIELD

LUND
COMPANY

450 REGENCY PARKWAY



CONTACT

CONNOR LUND

Senior Associate, Office Specialist
+1 402 548 4003
connor.lund@lundco.com

Cushman & Wakefield/The Lund Company
450 Regency Parkway, Suite 200
Omaha, NE 68114
402.393.8811
www.lundco.com

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

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS 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). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.