

CUSHMAN &
WAKEFIELD

LUND
COMPANY

11600 CENTER PLACE

11602 W. CENTER ROAD
OMAHA, NE 68144



BUILDING FEATURES:

- Central Location
- Immediate accessibility to West Center Road and I-680
- Plentiful Parking
- Lush Landscaping
- Quality Construction
- Meticulously Maintained

SPACE FEATURES:

“As Built”: (8,469 RSF)

- 19 Offices; 4 Conference Rooms; 1 Training Room

B
R
E
A
K
U
P

Area “A”: (6,196 RSF)

- 12 Offices; 3 Conference Rooms; 1 Training Room

Area “B”: (2,273 RSF)

- 7 Offices; 1 Conference Room

PROPERTY HIGHLIGHTS

Building Size:	67,339 SF
Space Available:	2,273 - 8,469 SF
Lease Rate:	\$14.50 - \$17.50/PSF NNN
2025 NNN Expenses:	\$11.50 PSF
Total Available:	8,469 SF
Year Built:	2003
Renovated:	2019
Numbers of Floors:	3
Total Site Area:	3.79 Acres
Zoning:	GO - General Office

AVAILABILITY

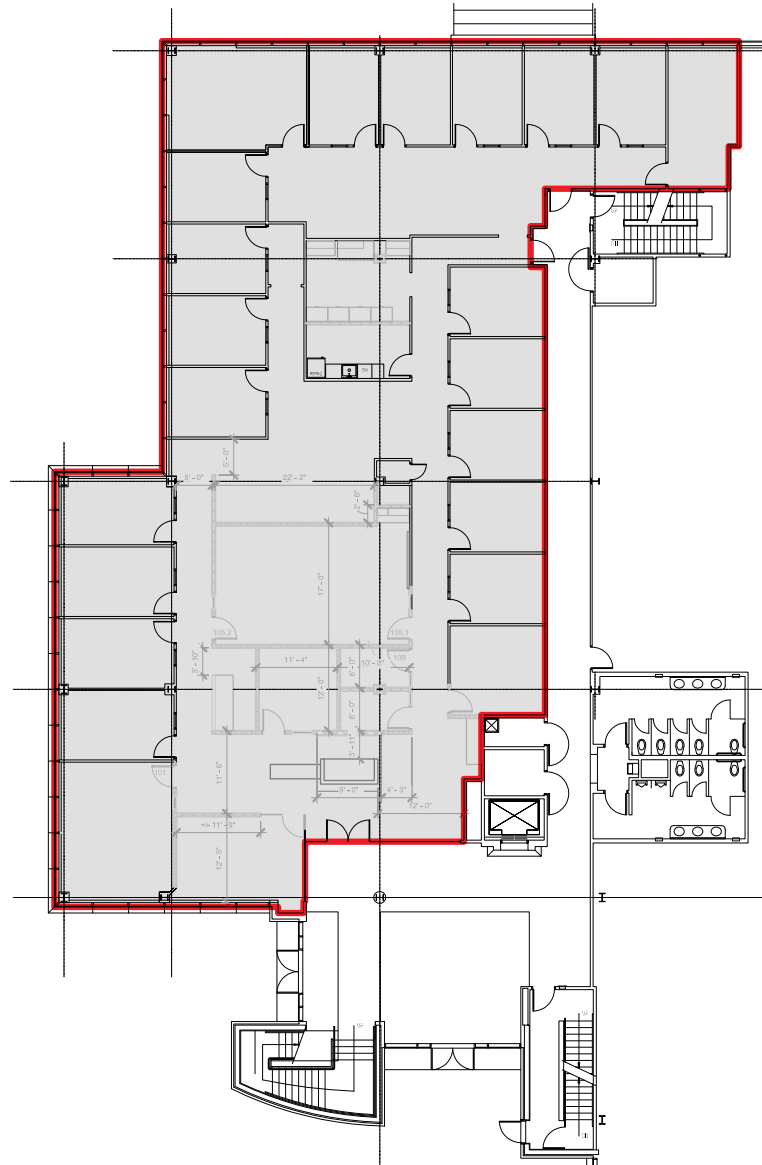
	SF	Price	Available
Suite 200 (whole)	8,469 SF	\$16.50/PSF	4/1/2026

BREAKUP	Suite 200 (Area "A")	6,196 SF	\$17.50/PSF	4/1/2026
	Suite 200 (Area "B")	2,273 SF	\$14.50/PSF	4/1/2026



SPACE PLAN

SECOND FLOOR - SUITE 200 | 8,469 RSF



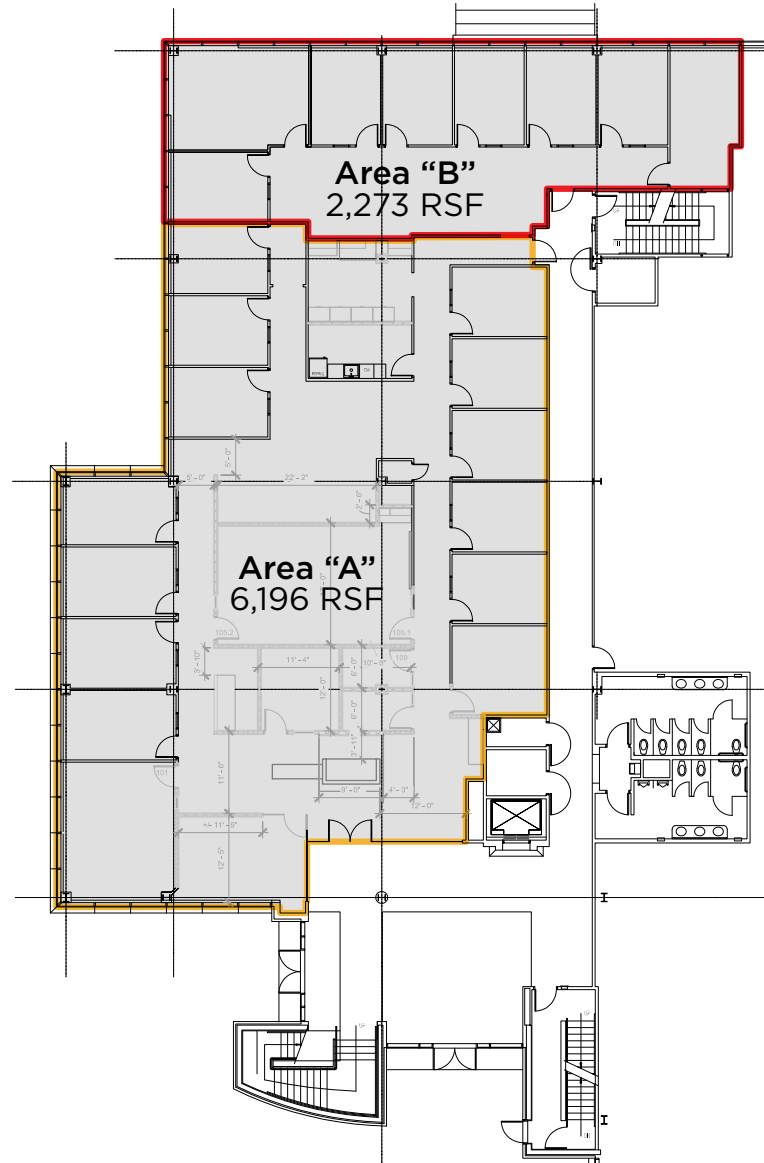
Space Features

19	Offices
4	Conference Rooms
1	Training Room



SPACE PLAN

SECOND FLOOR - SUITE 200 | "BREAK-UP" CONCEPT | 2,273 - 6,196 RSF



Space Features

Area "A"

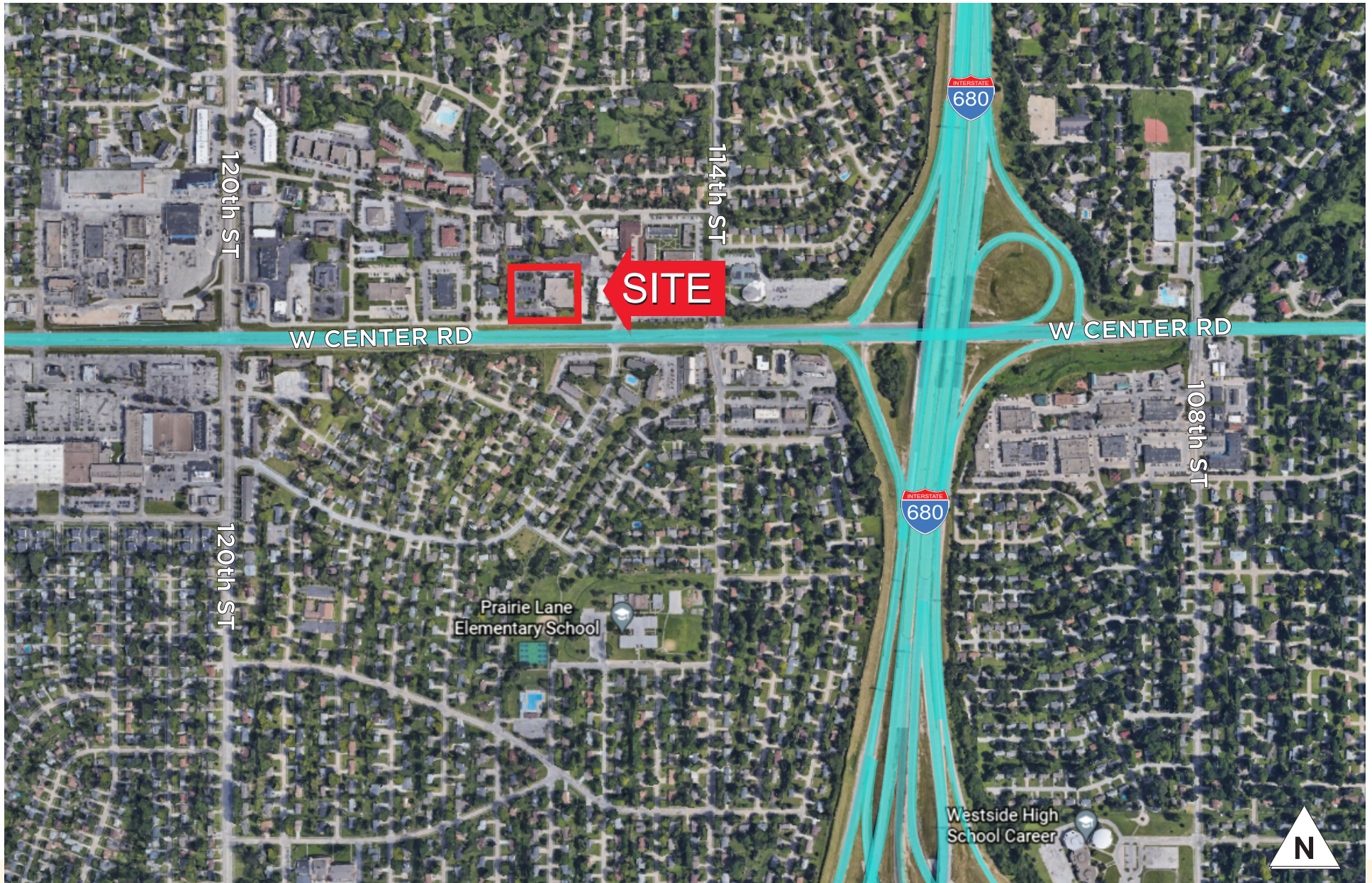
- 12 Offices
- 3 Conference Rooms
- 1 Training Room

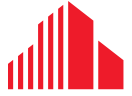
Area "B"

- 7 Offices
- 1 Conference Room



AERIAL MAP





CUSHMAN &
WAKEFIELD

LUND
COMPANY

11600 CENTER PLACE



CONTACT

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

RICHARD SECOR, JR., CCIM
+1 402 548 4010
richard.secor@lundco.com

**Agent has equity*

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.