



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
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

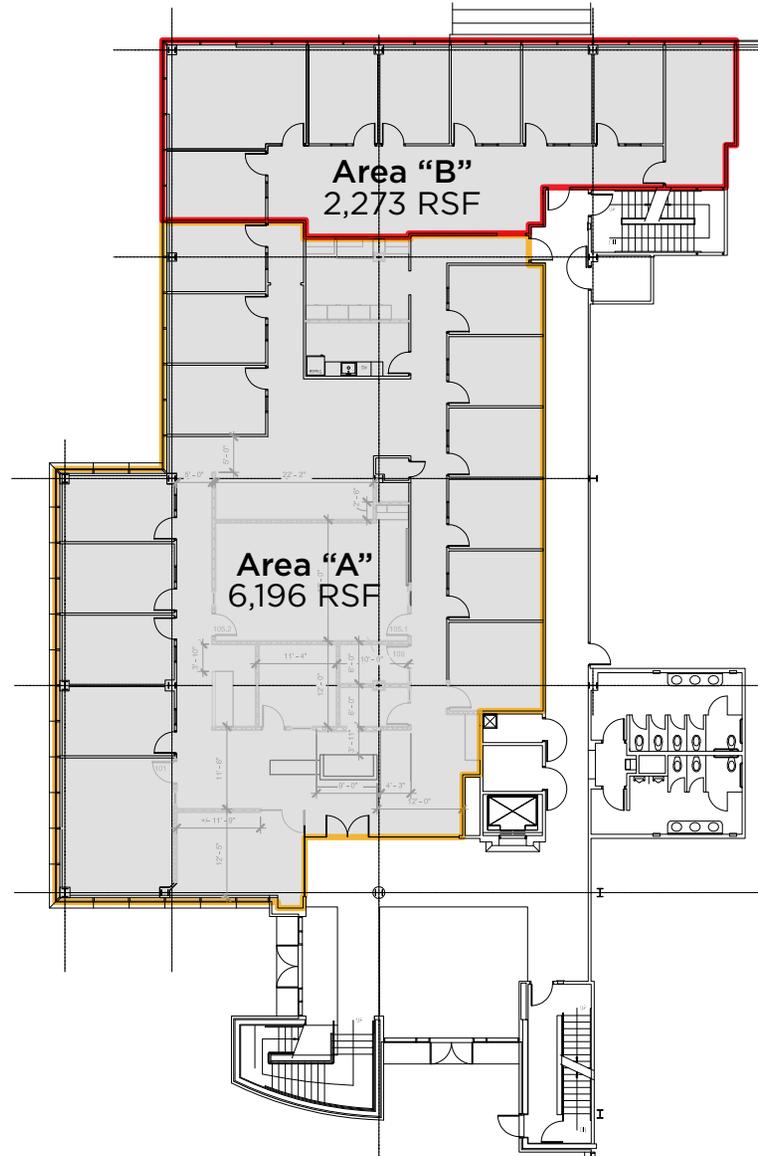
UP  
DOWN  
LEFT  
RIGHT





# SPACE PLAN

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



## Space Features

### Area "A"

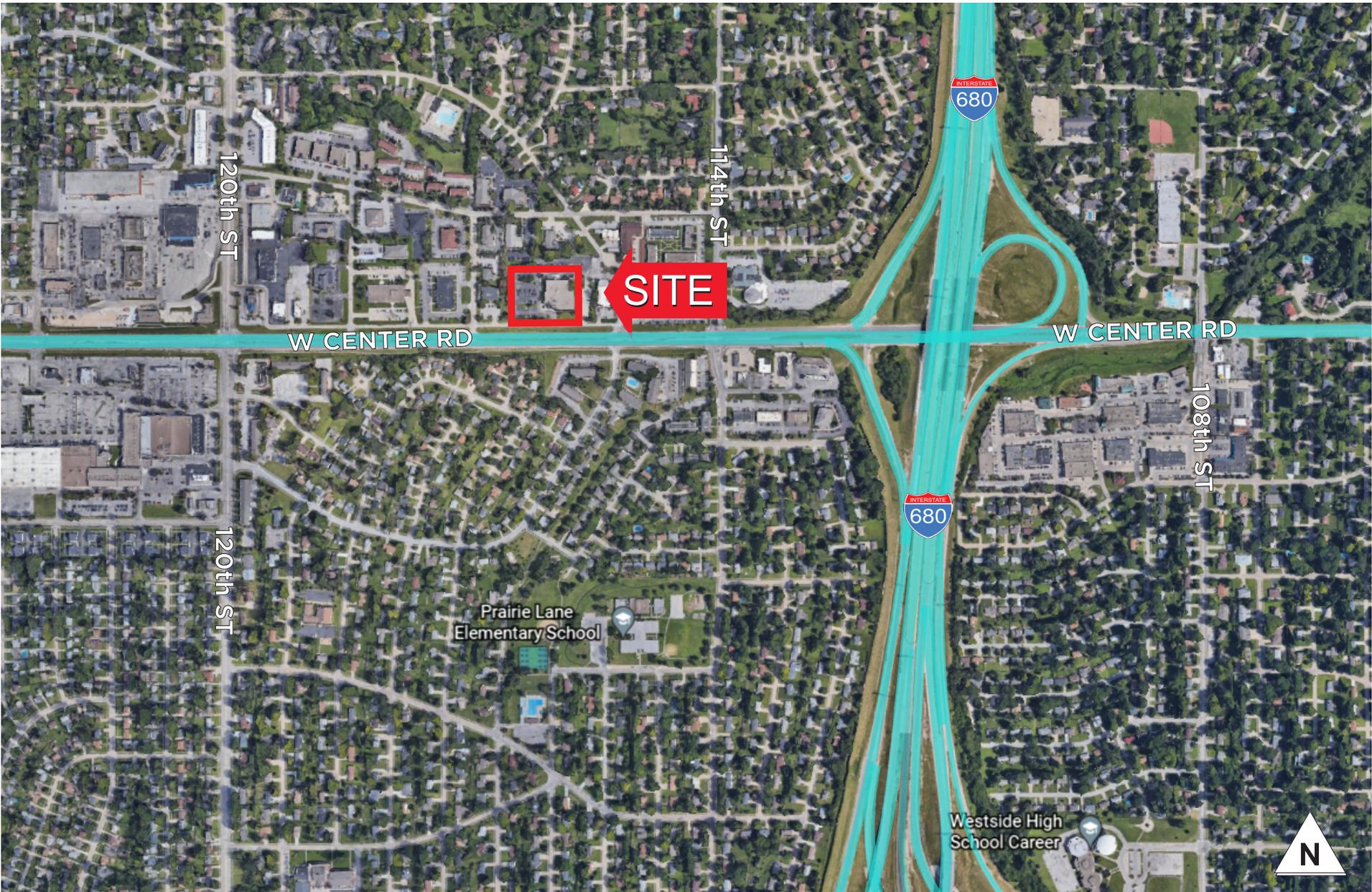
- 12 Offices
- 3 Conference Rooms
- 1 Training Room

### Area "B"

- 7 Offices
- 1 Conference Room



# AERIAL MAP





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## CONTACT

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*\*Agent has equity*

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