

FOR LEASE

9140 W. DODGE ROAD

Omaha, NE 68114

1,441 - 11,770 RSF Office Space Available

Lease Rate: \$16.75 PSF, NNN



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WAKEFIELD

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Building Commons Renovations Completed



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OVERVIEW

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

PROPERTY HIGHLIGHTS

Lease Rate \$16.75 PSF, NNN

NNN Expenses
CAM: \$6.61
INS: \$0.31
Taxes: \$2.20
Total: \$9.12

Total Available 34,175 RSF

Max Contiguous 11,770 RSF

Building Size 85,653 RSF

Year Built/Renovated 1982/2021

No. of Floors 4

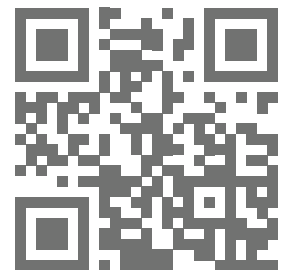
Total Site Area 3.5 AC

Zoning GO

Suite	Square Feet (min - max)	Price/SF NNN	Date Available
210	4,239 - 4,239	\$16.75	Immediately
285	11,607 - 11,607	\$16.75	Immediately
300	11,607 - 11,607	\$16.75	February 2026
400	5,118 - 5,118	\$16.75	July 2025
405	1,441 - 1,441	\$16.75	Immediately

Interior & Exterior Renovations Completed

VIEW OUR
PROPERTY VIDEO



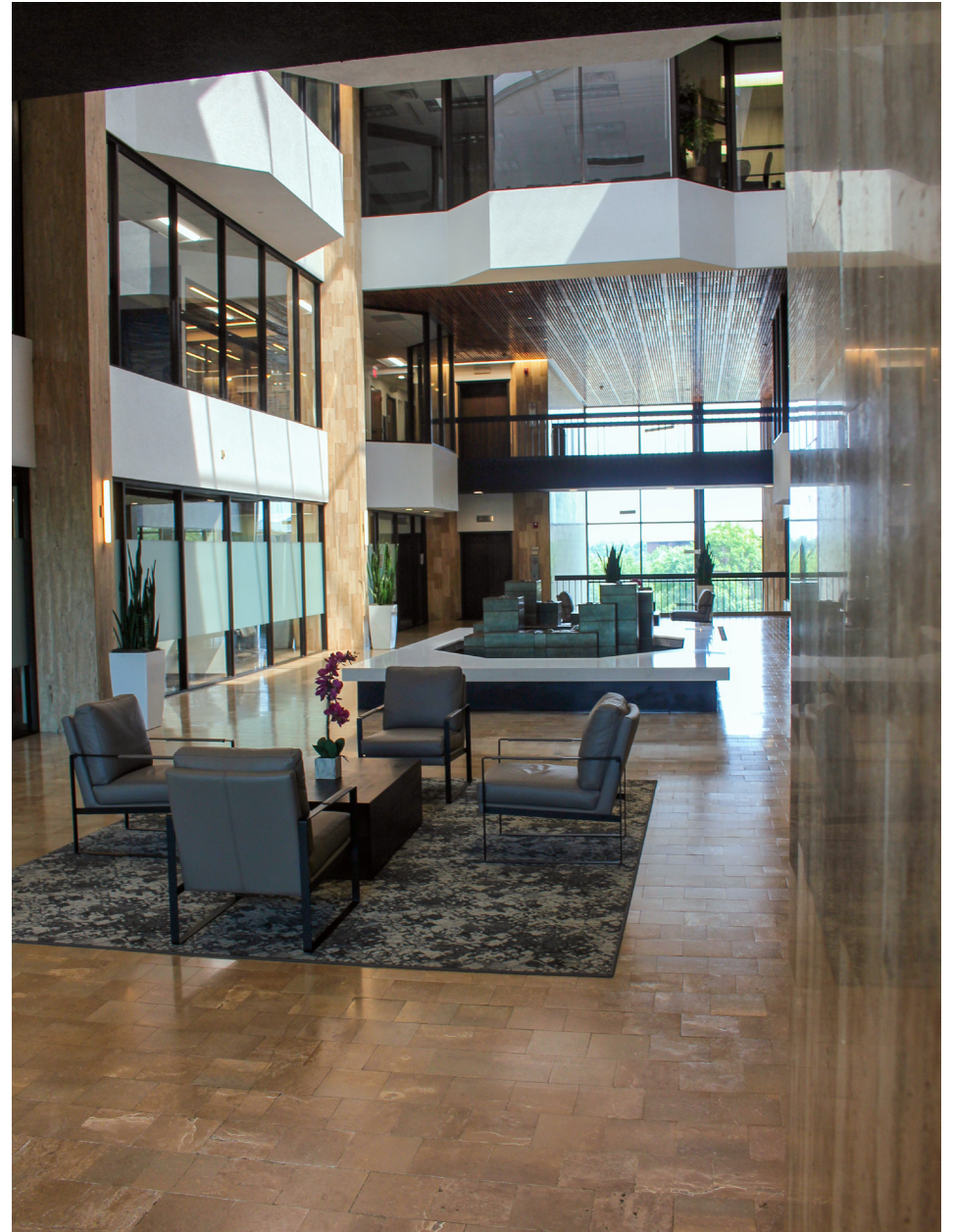
<https://bit.ly/9140video>

PHOTOS

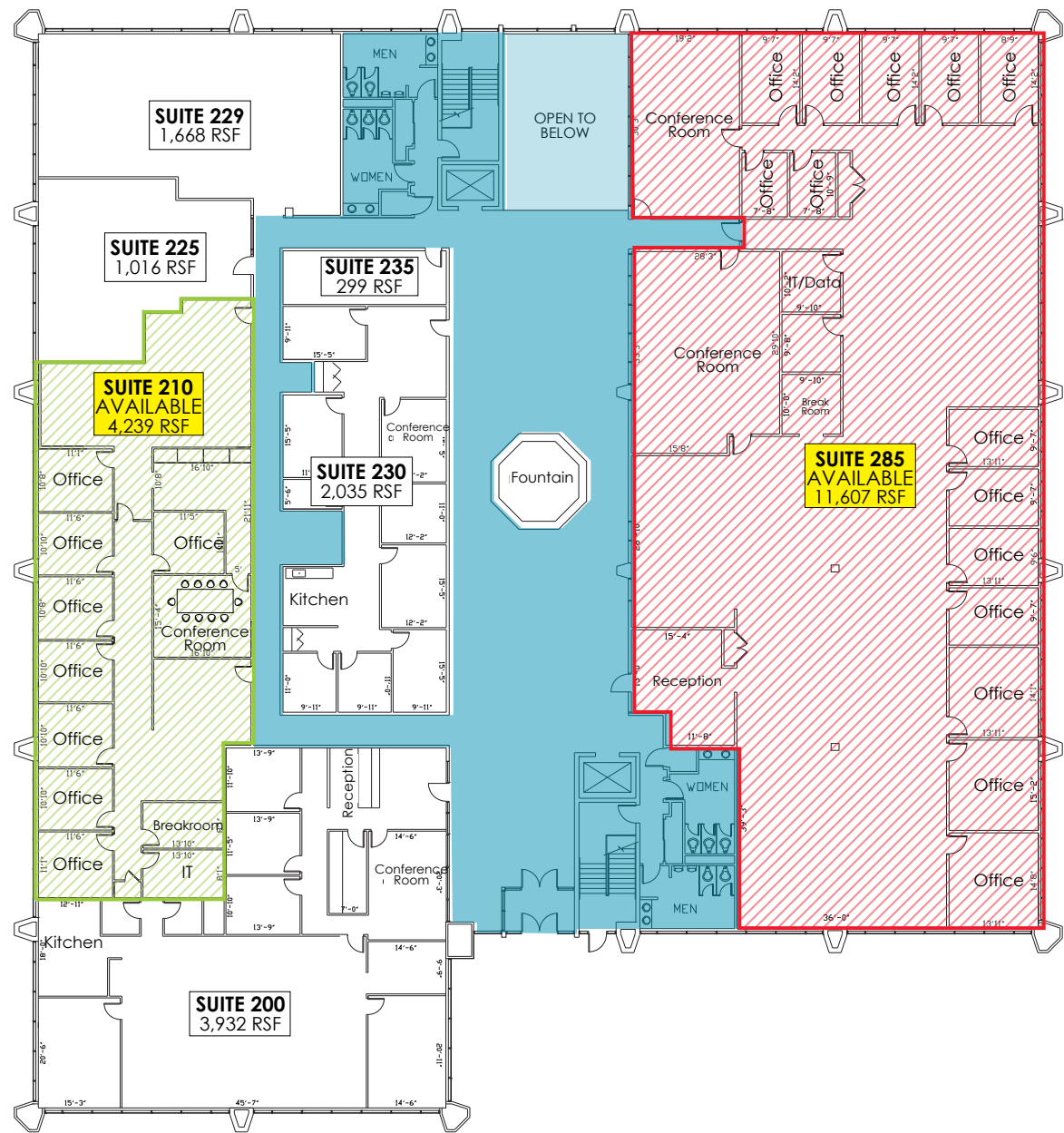


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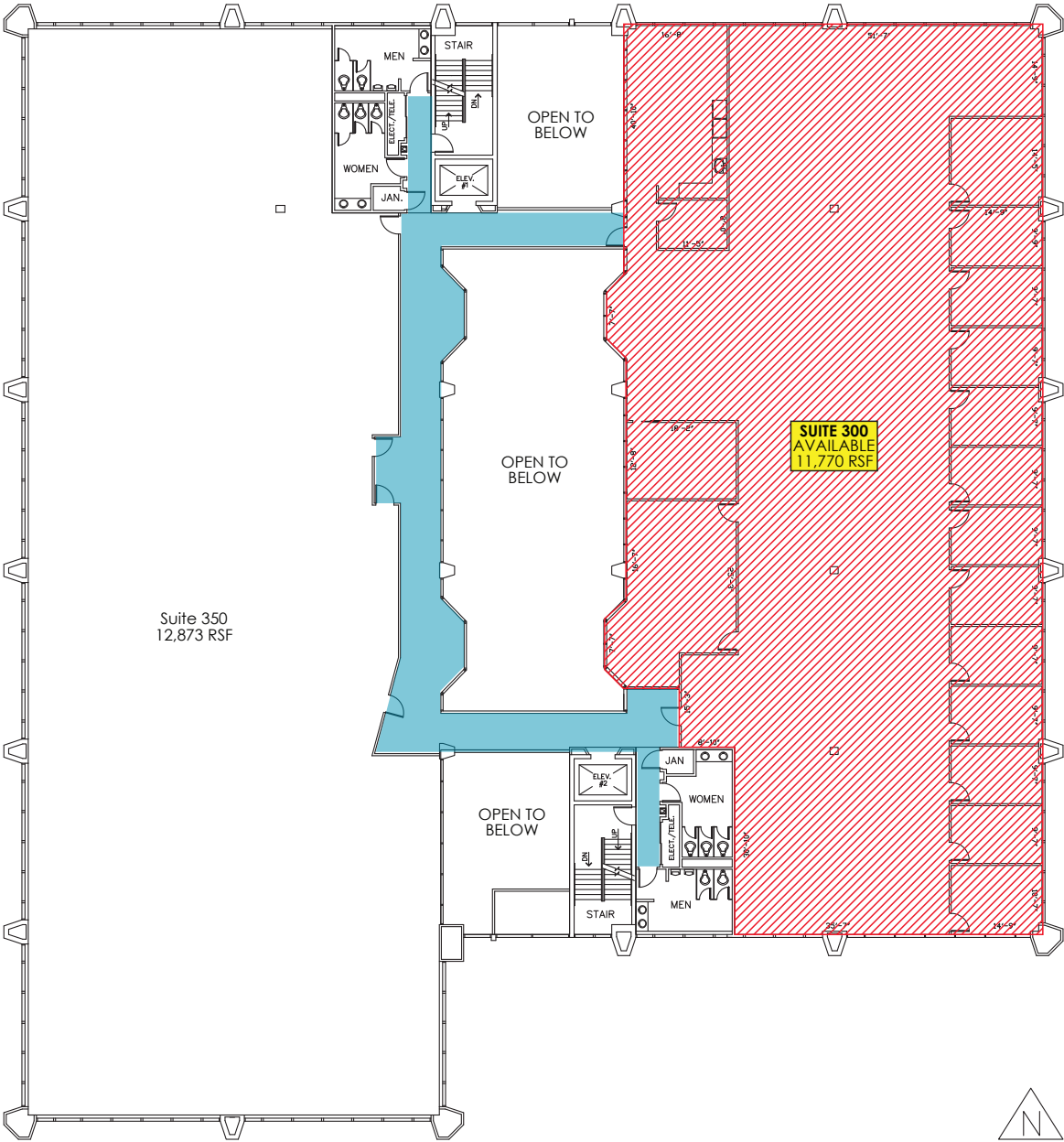
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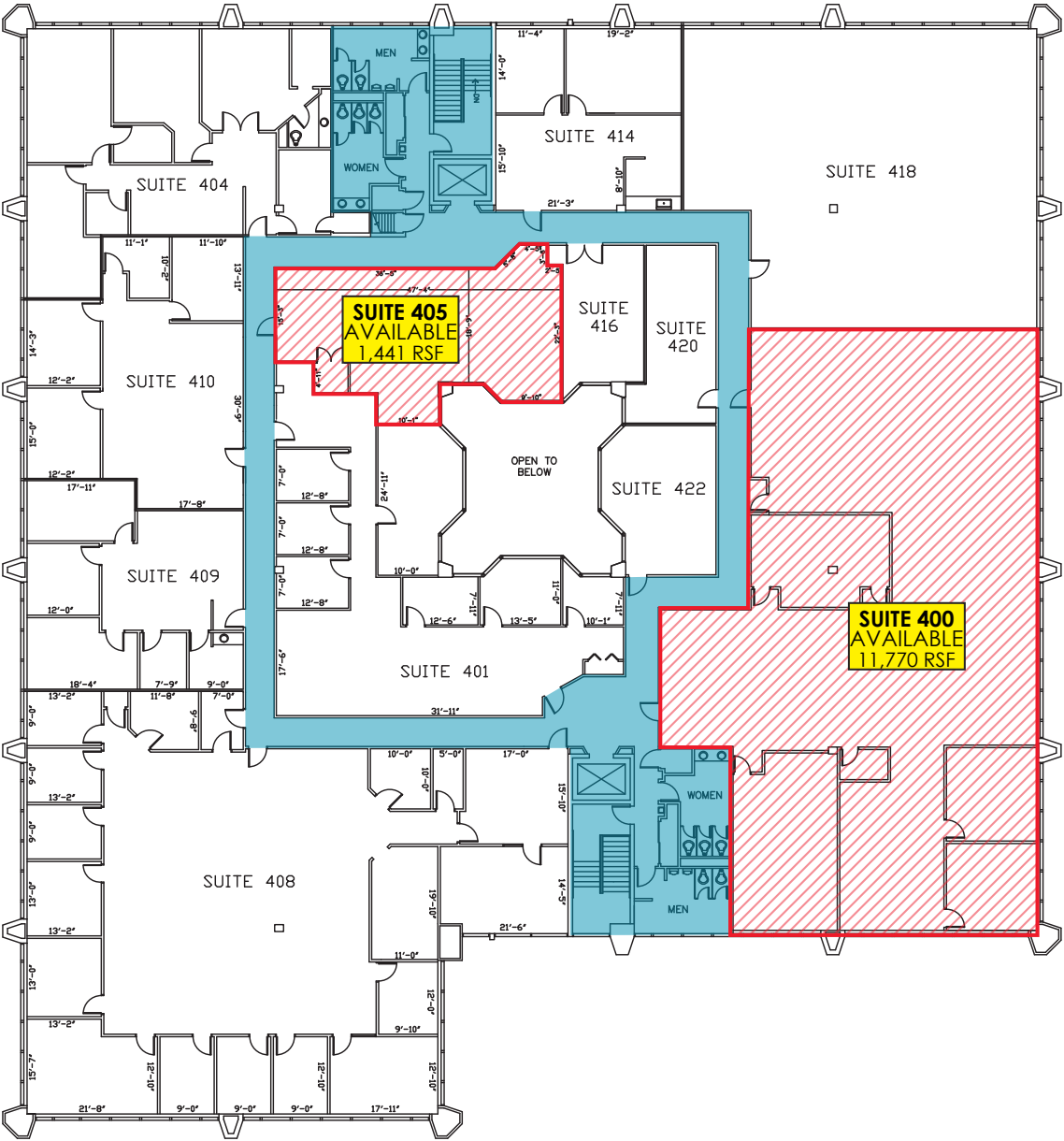
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



AREA MAP



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