

**FOR LEASE**

# 440 Regency Building

440 Regency Pkwy, Omaha, NE 68114



**CUSHMAN &  
WAKEFIELD**

**LUND**  
COMPANY



## **692 - 5,060 SF Office Space** **Lease Rate: \$18.50 PSF, Modified Full Service**

### **Property Highlights**

Rare opportunity to be conveniently located in Regency at an affordable modified full service rental rate. Easy access to I-680, Pacific Street and West Dodge Road. Advertised rental rate excludes janitorial services.

### **Contact Information**

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## Availability

Lease Rate	\$18.50 SF (Modified Full Service)
Total Available	14,455 SF
Max Contiguous	5,060 SF

## Property Highlights

Building Size	53,324 SF
Year Built	1973
No. of Floors	2
Total Site Area	2.93 AC

Suite	Square Feet (min - max)	Price/SF MFS	Date Available
100*	5,060 - 5,060	\$18.50	Immediately
134	692 - 692	\$18.50	12/1/2025
210	2,138 - 2,138	\$18.50	Immediately
222	3,545 - 3,545	\$18.50	12/1/2025
225	2,002 - 3,020	\$18.50	Immediately
227	1,018 - 3,020	\$18.50	Immediately

\*Former Bank Space

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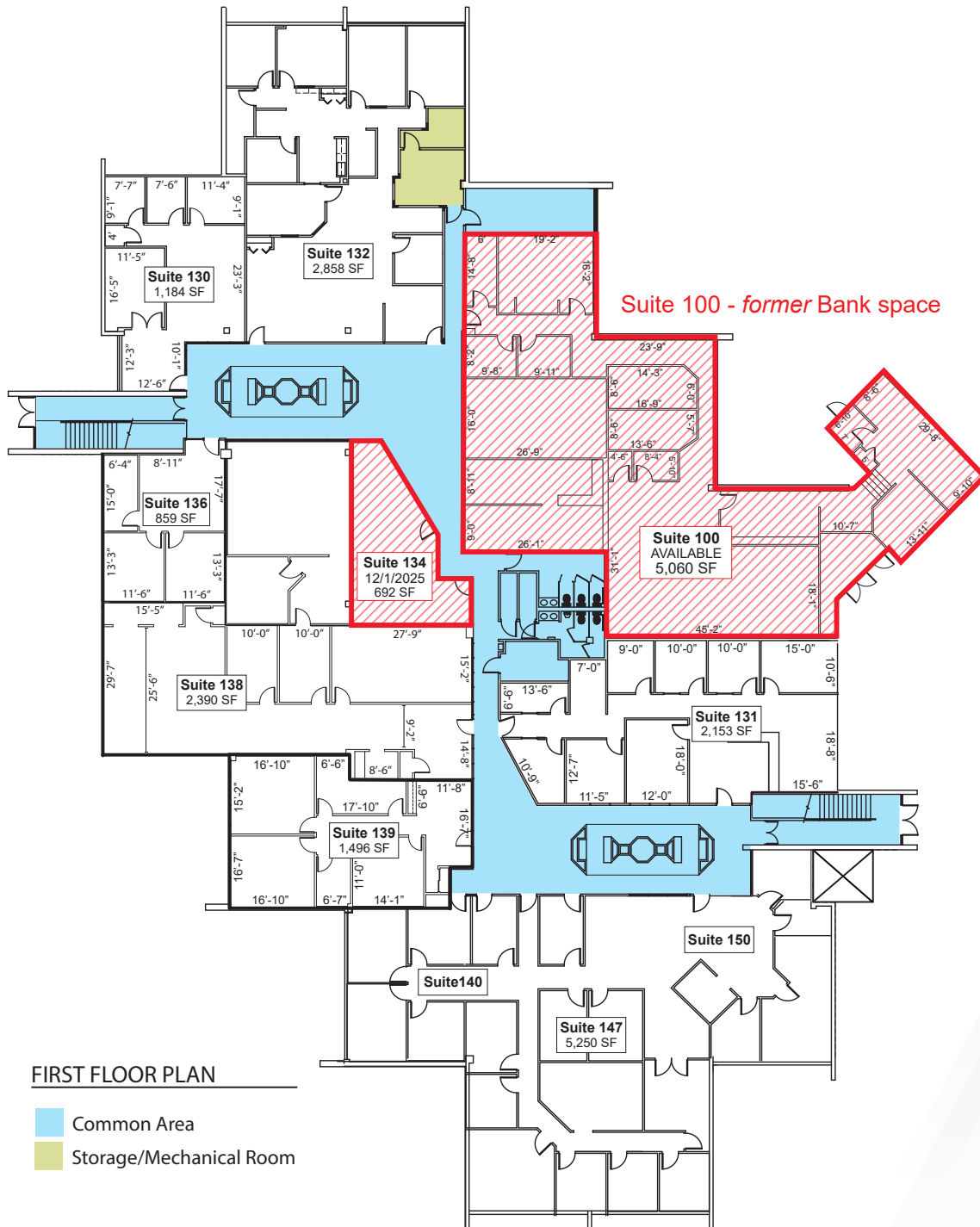
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## FIRST FLOOR PLAN



## FIRST FLOOR PLAN

- Common Area
- Storage/Mechanical Room

\*Floor plan measurements are approximate and are for illustration purposes only.

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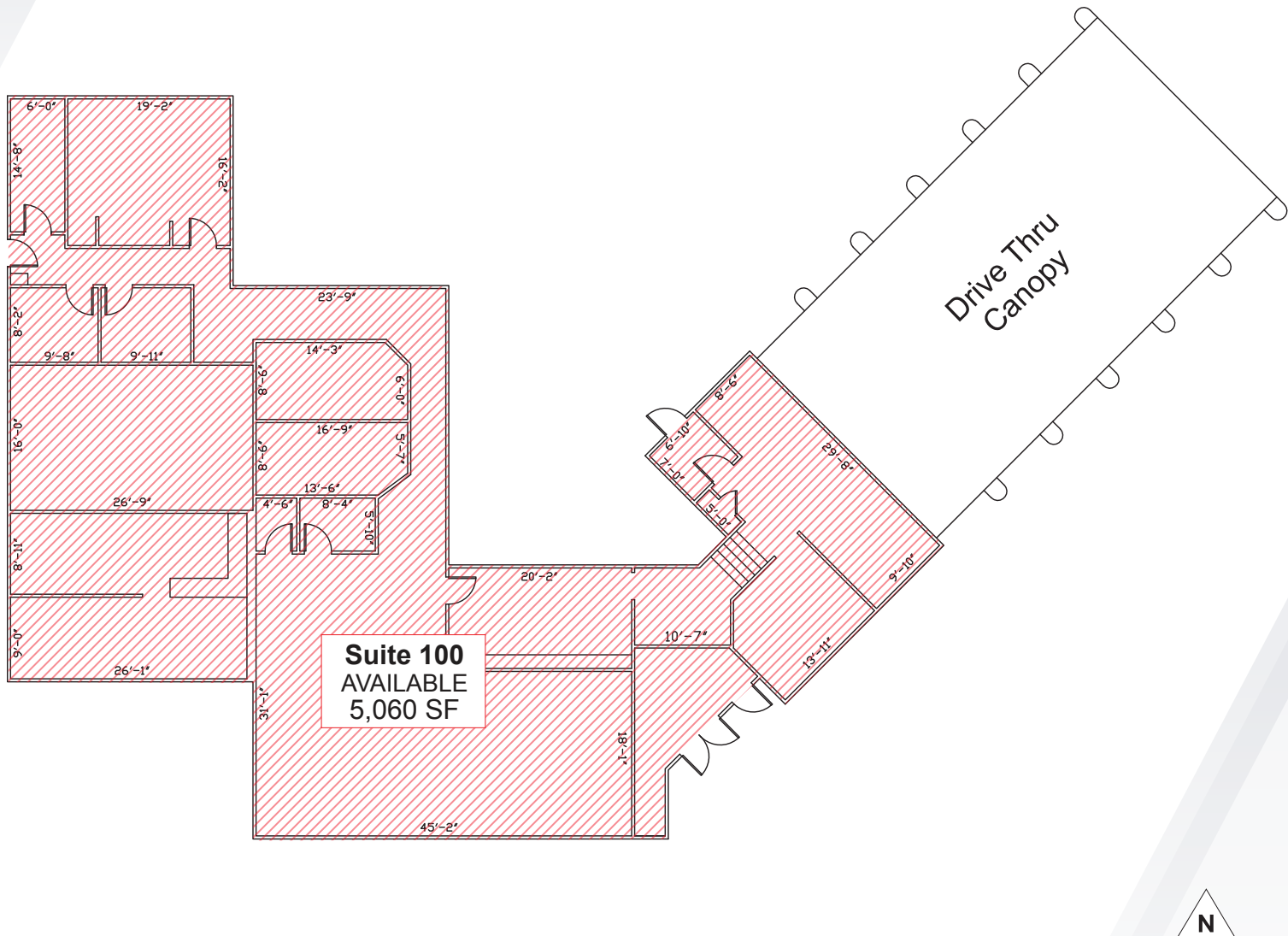
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## FLOOR PLAN: Suite 100 (former Bank space) - 5,060 SF



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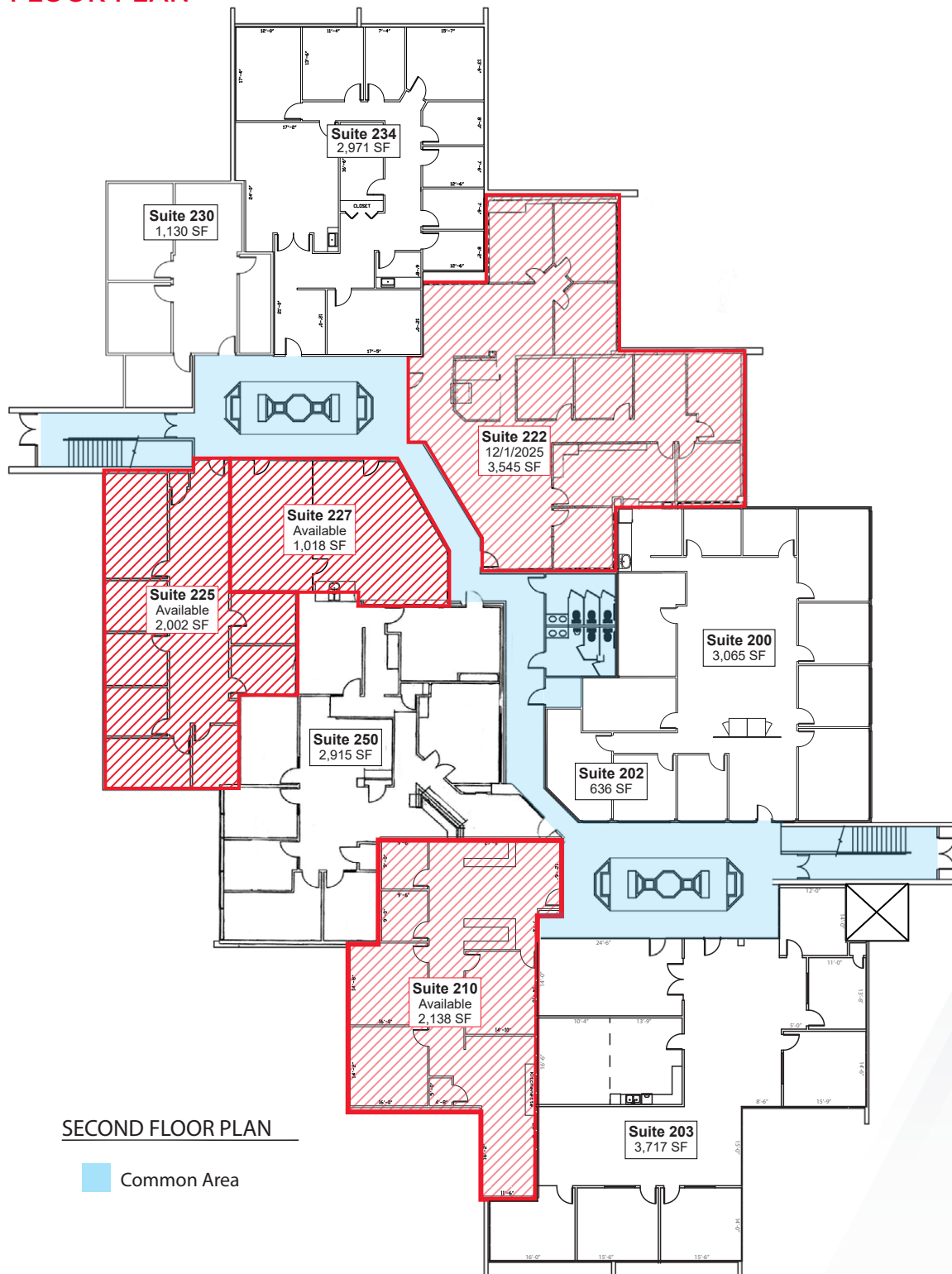
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## SECOND FLOOR PLAN



SECOND FLOOR PLAN

Common Area

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## AERIAL MAP

