

FOR LEASE

440 Regency Building

440 Regency Pkwy, Omaha, NE 68114



**CUSHMAN &
WAKEFIELD**

LUND
COMPANY



2,138 - 3,717 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 | 5,855 SF |
| Total Contiguous | 2,138 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 |
|-------|----------------------------|-----------------|-------------------|
| 203 | 3,717 - 3,717 | \$18.50 | 4/01/2025 |
| 210 | 2,138 - 2,138 | \$18.50 | Immediately |

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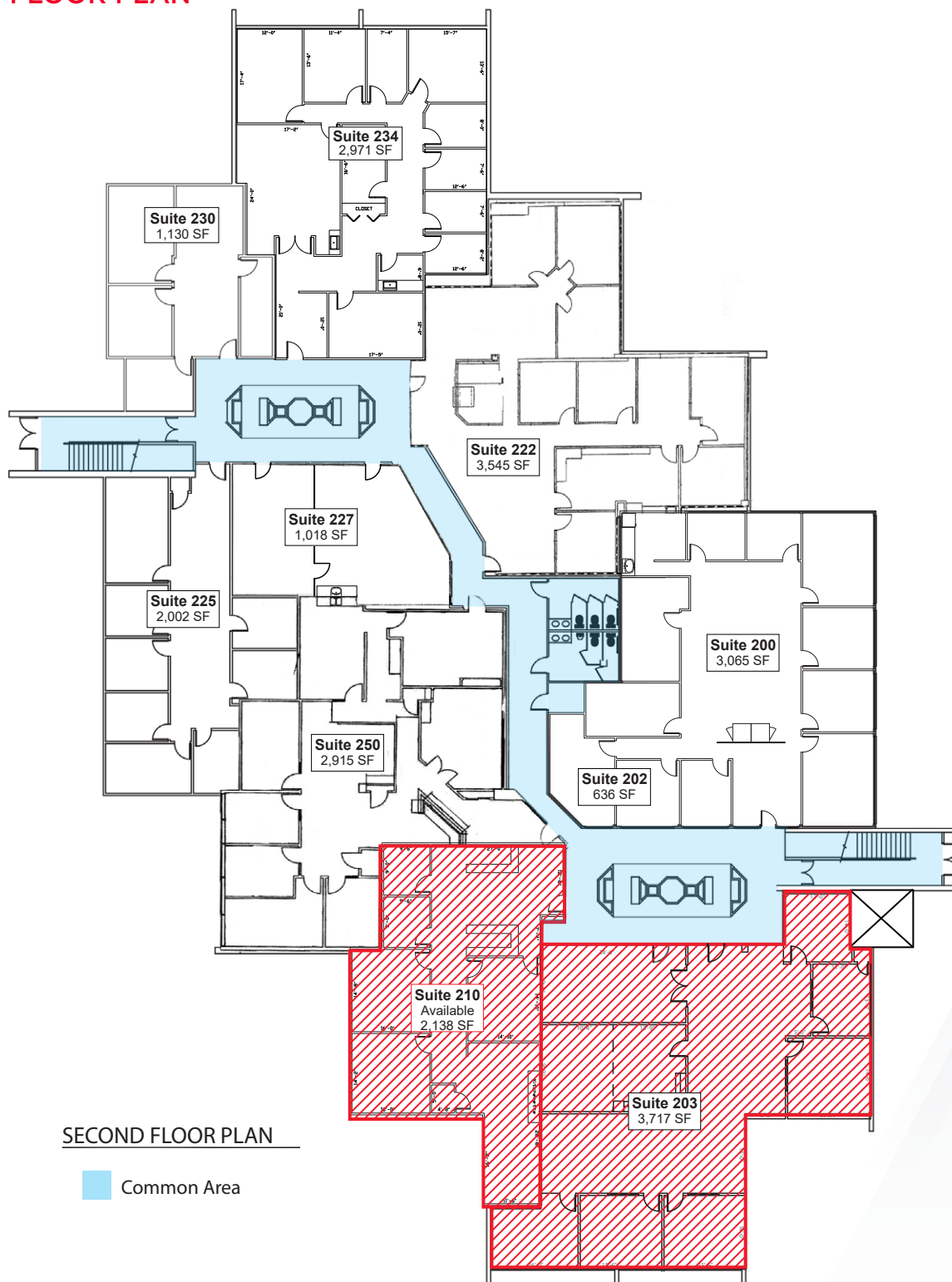
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SECOND FLOOR PLAN



SECOND FLOOR PLAN

Common Area

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

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AERIAL MAP

