

444 Regency Parkway
Omaha, NE 68144



CUSHMAN &
WAKEFIELD

LUND
COMPANY



Property Information

Lease Rate	\$17.50 PSF NNN
NNN Expenses	\$9.47 PSF
Available SF	812 SF - 3,952 SF
Total Building SF	47,191 SF
Zoning	CC
Floors	3
Year Built/Renovated	1986/2016

Property Highlights

- Premier central office location
- Small to medium sized suites
- Quite Lake Views
- Quick access to Pacific Street, Dodge Road & Interstate 680

Contact Information

MARTIN PATZNER, CCIM, SIOR, CPM, RPA
Vice President, Office Specialist
+1 402 548 4033
martin.patzner@lundco.com

450 Regency Parkway, Suite 200
Omaha, NE 68114
+1 402 393 8811
lundco.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made 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). As applicable, we make no representation as to the condition of the property (or properties) in question.



LUND
COMPANY

[illegible]

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made 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). As applicable, we make no representation as to the condition of the property (or properties) in question.

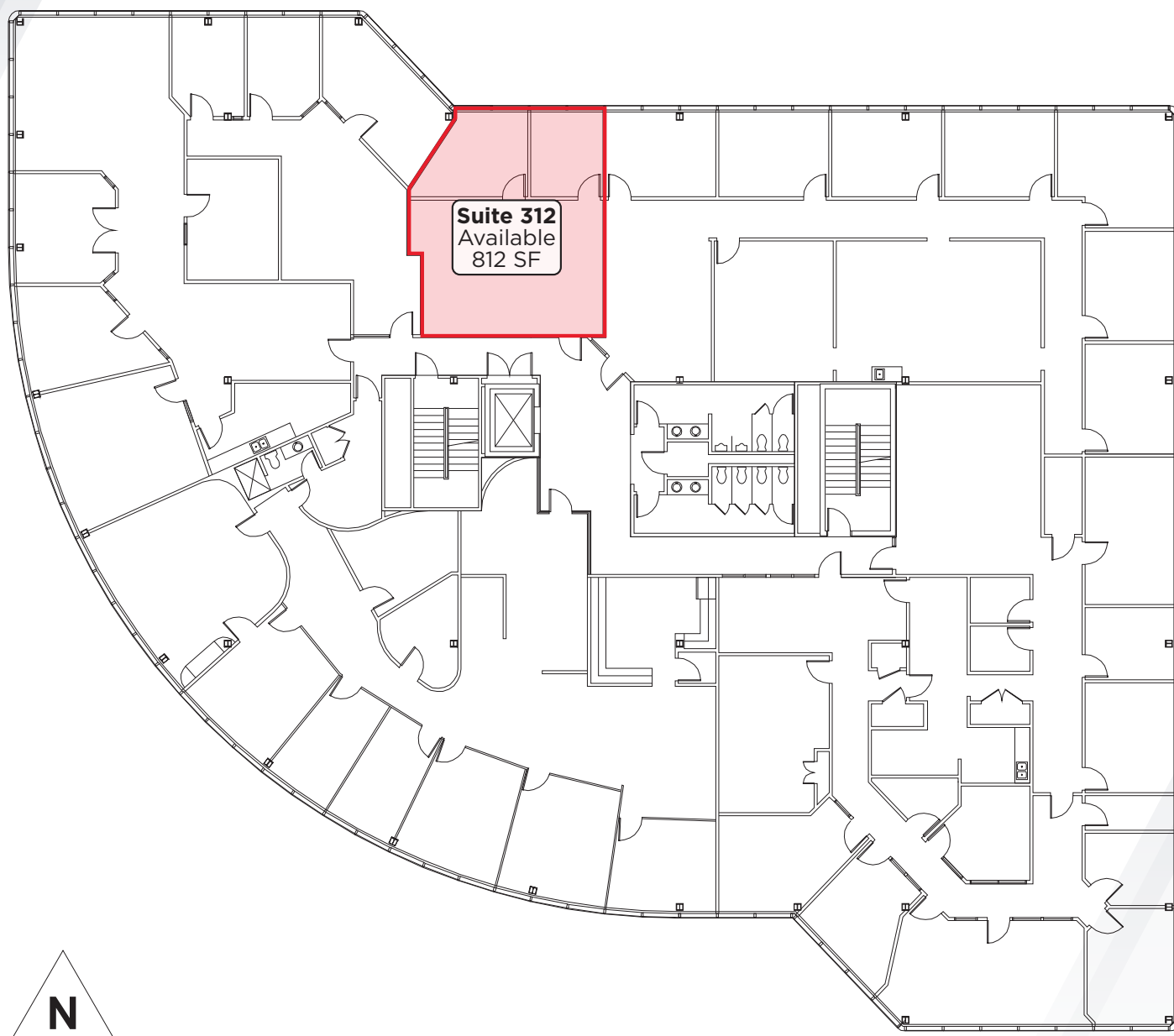
444 Regency Parkway
Omaha, NE 68144



CUSHMAN &
WAKEFIELD

LUND
COMPANY

Third Floor



Contact Information

MARTIN PATZNER, CCIM, SIOR, CPM, RPA
Vice President, Office Specialist
+1 402 548 4033
martin.patzner@lundco.com

450 Regency Parkway, Suite 200
Omaha, NE 68114
+1 402 393 8811
lundco.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made 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). As applicable, we make no representation as to the condition of the property (or properties) in question.

444 Regency Parkway
Omaha, NE 68144



CUSHMAN &
WAKEFIELD

LUND
COMPANY

Trade Map



Contact Information

MARTIN PATZNER, CCIM, SIOR, CPM, RPA
Vice President, Office Specialist
+1 402 548 4033
martin.patzner@lundco.com

450 Regency Parkway, Suite 200
Omaha, NE 68114
+1 402 393 8811
lundco.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made 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). As applicable, we make no representation as to the condition of the property (or properties) in question.