



CUSHMAN &
WAKEFIELD

LUND
COMPANY



REGENCY CENTER

10250 REGENCY CIRCLE
OMAHA, NE 68114

**Spec Suites and Full Floors
Opportunities Available**



PROPERTY HIGHLIGHTS

Five-story office building, which offers on-building signage to 150,000+ vehicles per day, four private balconies and updated common areas. Centrally located with easy access to I-680 and West Dodge Road. Area amenities include Westroads Mall, Top Golf, Regency Court Shopping Center, high-end restaurants, banks and hotels.

PROPERTY DETAILS

Lease Rate	\$17.50 - \$25.50 PSF NNN
Space Available	1,234 RSF - 16,131 RSF
Building Size	71,642 SF
Year Built/Renovated	1970/2019
Floors	Five (5)
Total Site Area	130,240 SF
Zoning	GC
Parking Ratio	4:1000 SF

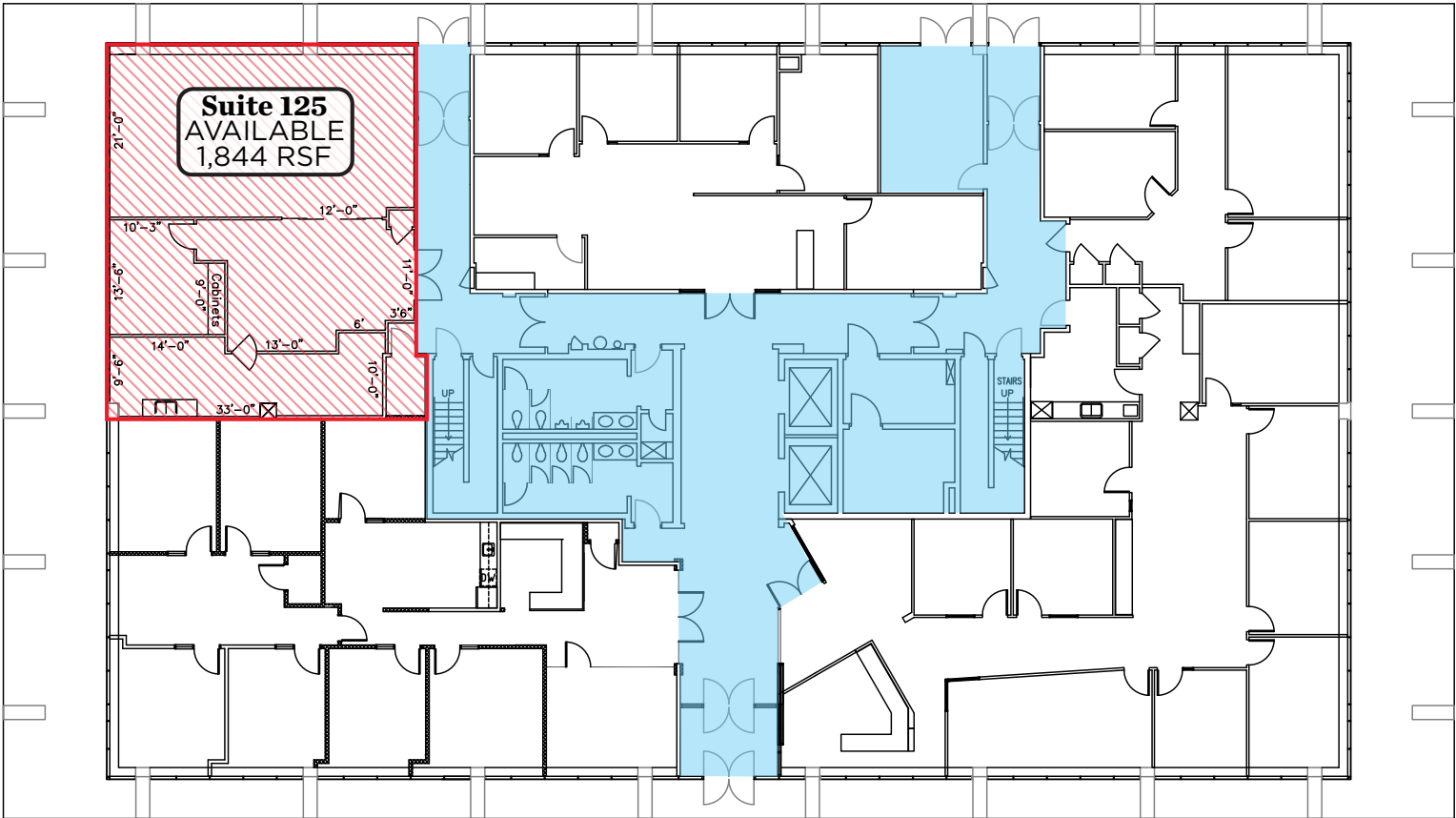
AVAILABILITY

Suite	Lease Rate	Square Feet
Suite 125	\$17.50/PSF NNN	1,844 - 1,844 RSF
Suite 200	\$25.50/PSF NNN	2,258 - 2,258 RSF
Suite 205	\$25.50/PSF NNN	2,246 - 2,246 RSF
Suite 210	\$25.50/PSF NNN	1,689 - 1,689 RSF
Suite 215	\$25.50/PSF NNN	2,803 - 2,803 RSF
Suite 220	\$25.50/PSF NNN	1,234 - 1,234 RSF
Suite 400	\$17.50/PSF NNN	8,065 - 16,131 RSF

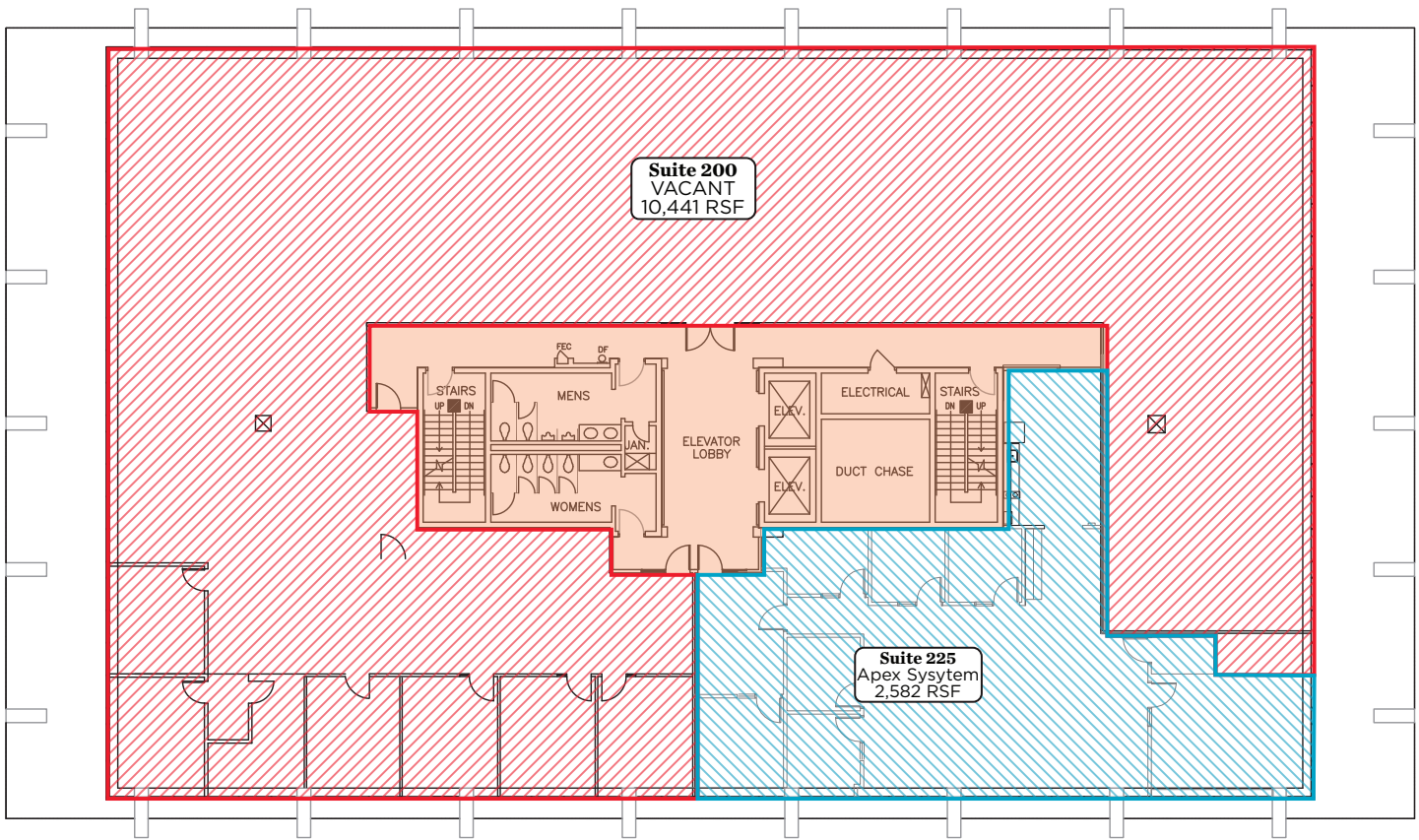
Operating Expenses (NNN)	CAM	\$7.37 PSF
	Taxes	\$1.74 PSF
	Insurance	\$0.58 PSF
	Total	\$9.69 PSF



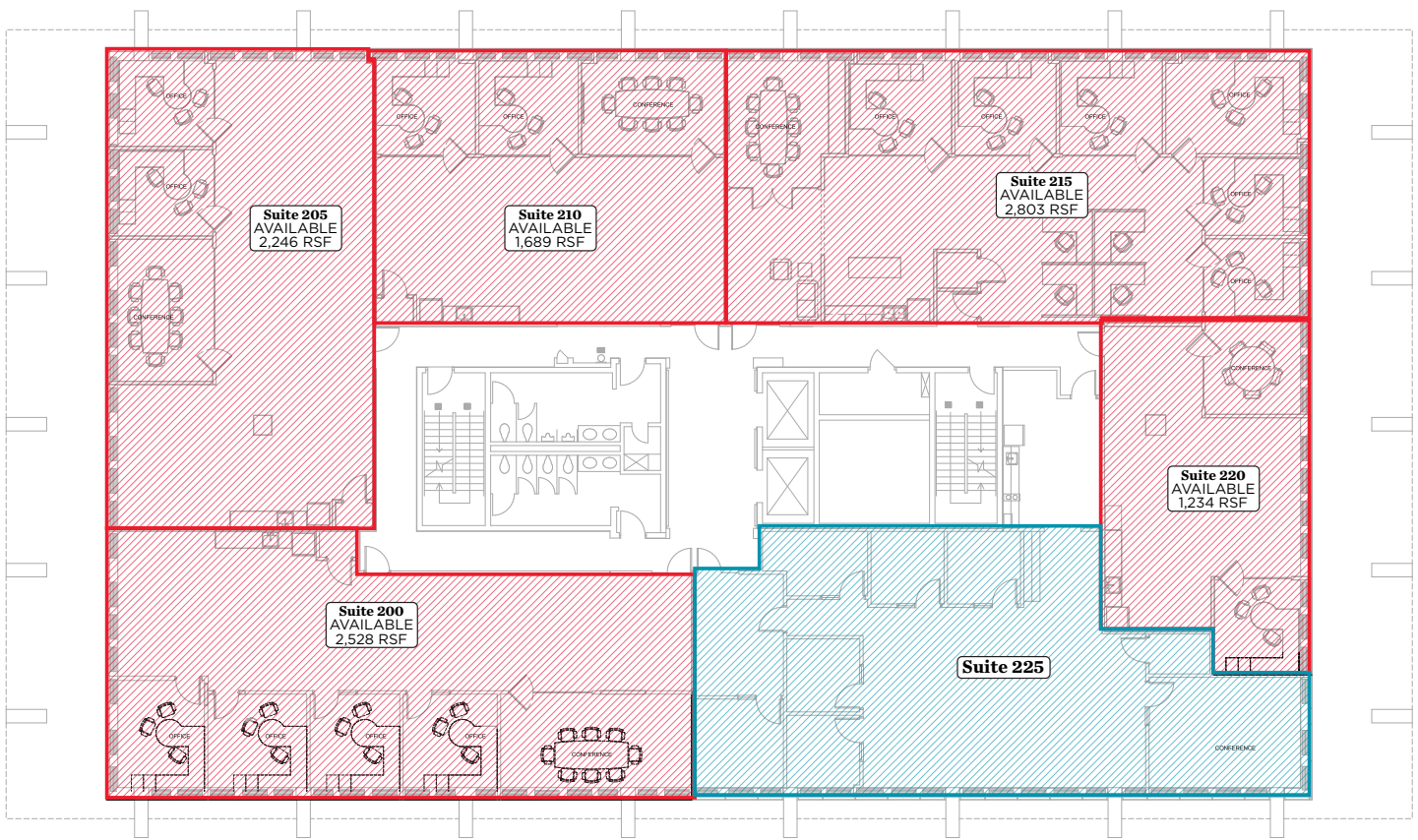
1ST FLOOR PLAN - EXISTING SPACE



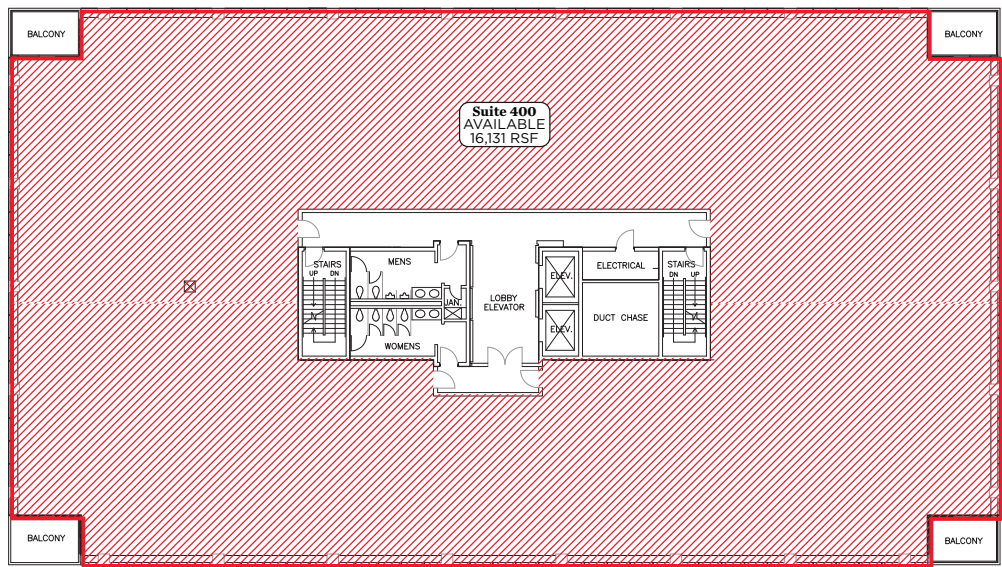
2ND FLOOR PLAN - EXISTING SPACE



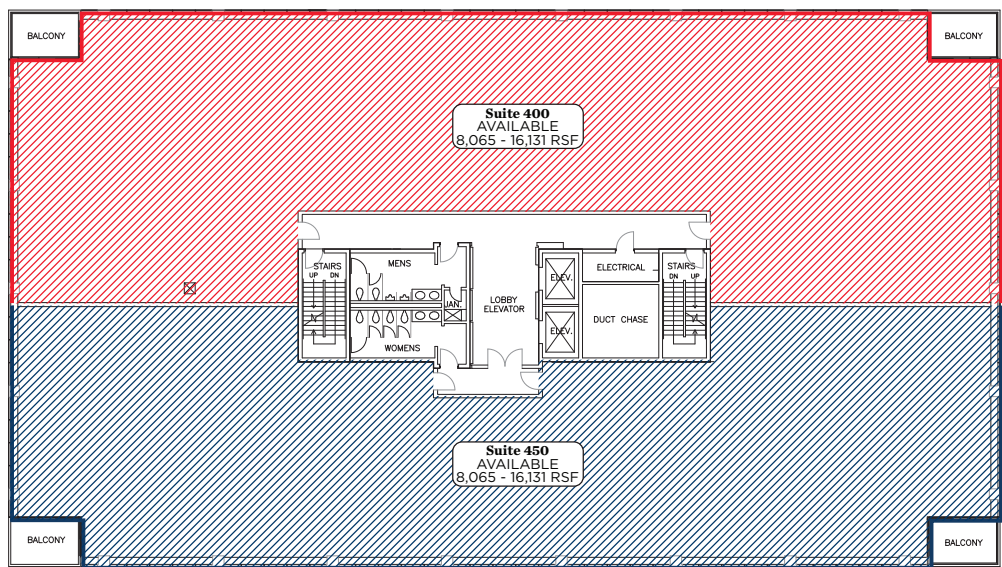
2ND FLOOR PLAN - PROPOSED SPEC SUITES



4TH FLOOR PLAN - EXISTING SPACE



4TH FLOOR PLAN - PROPOSED SPACE



AREA AMENITIES

RESTAURANTS

Flemings Prime Steakhouse
Bonefish Grill
Cheesecake Factory
P.F. Chang's
Wheatfields Eatery & Bakery
Pokeworks
Scooter's Coffee
Runza
Subway
Early Bird

RETAIL OPTIONS

Regency Court Shopping Center
• Pottery Barn, Borsheims, Williams
Sonoma, Anthropologie and more
Whole Foods
Top Golf
Westroads Mall
One Pacific Place
• Trader Joes, Club Champion,
Sur La Table and more

HOTELS

Marriott
AmericInn by Wyndham
TownePlace Suites by Marriott
Hampton Inn
MainStay Suites
Best Western





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Regency Center

For more information,
please contact:

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