



CUSHMAN &  
WAKEFIELD

LUND  
COMPANY



15950 W. DODGE ROAD

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OMAHA, NE 68154

## PRIVATE EXTERIOR ENTRANCE



## Availabilities

First Floor 1,500 - 22,154 SF

## Property Highlights

Lease Rate \$22.00 RSF NNN

NNN Expenses \$0.44 Taxes

\$1.54 Insurance

\$7.60 CAM

\$9.54 Total

Tenancy Multiple

Site Area 4.93 Acres

Year Built 2009

No. of Floors 4

Class A

Elevators 2



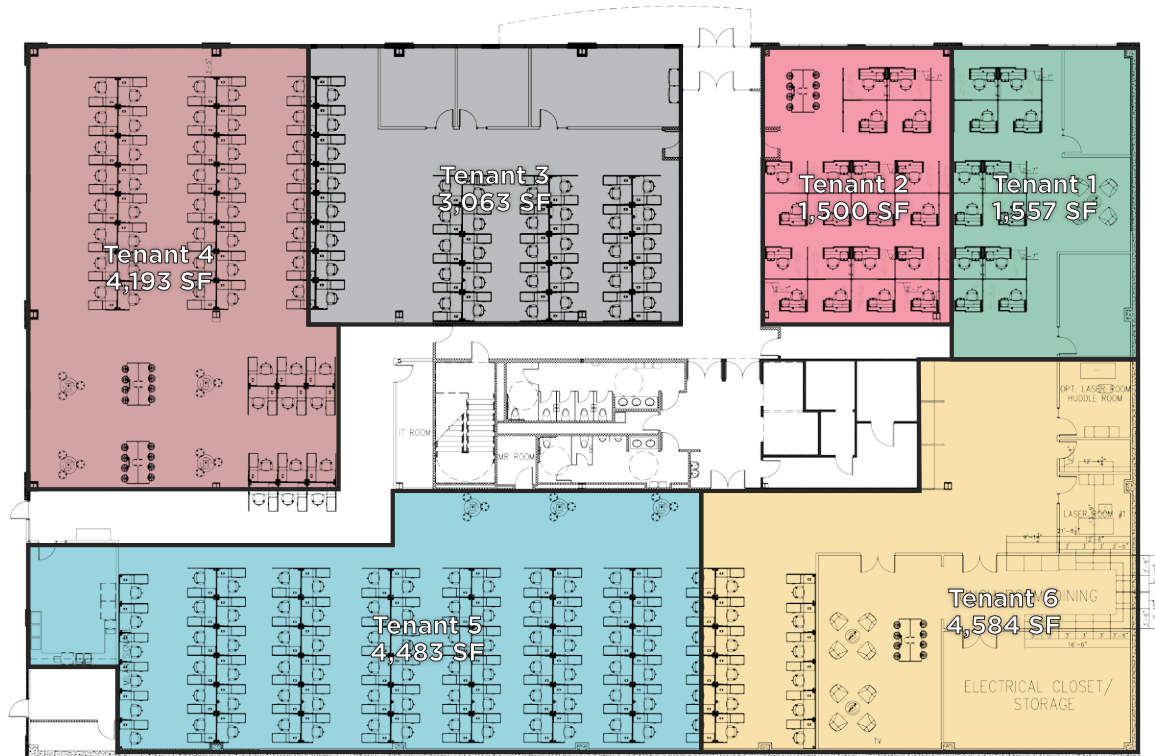
Private Exterior  
Entrance



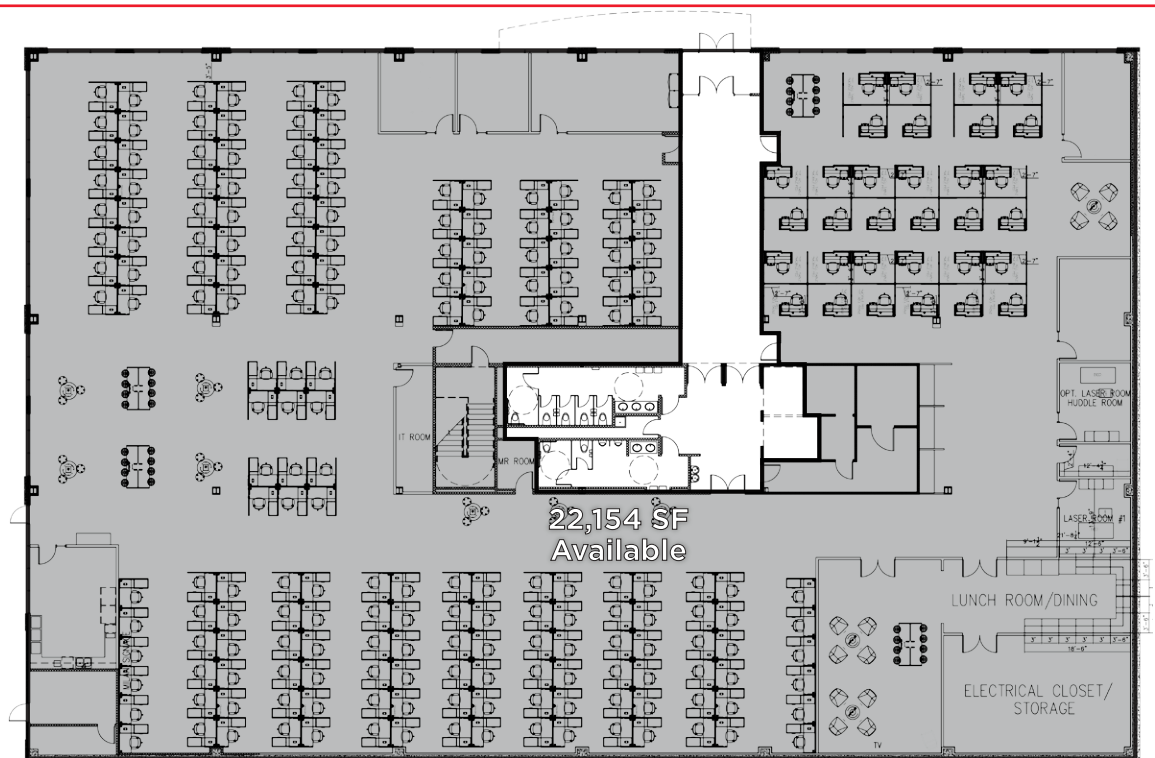
Climate Controlled  
Parking

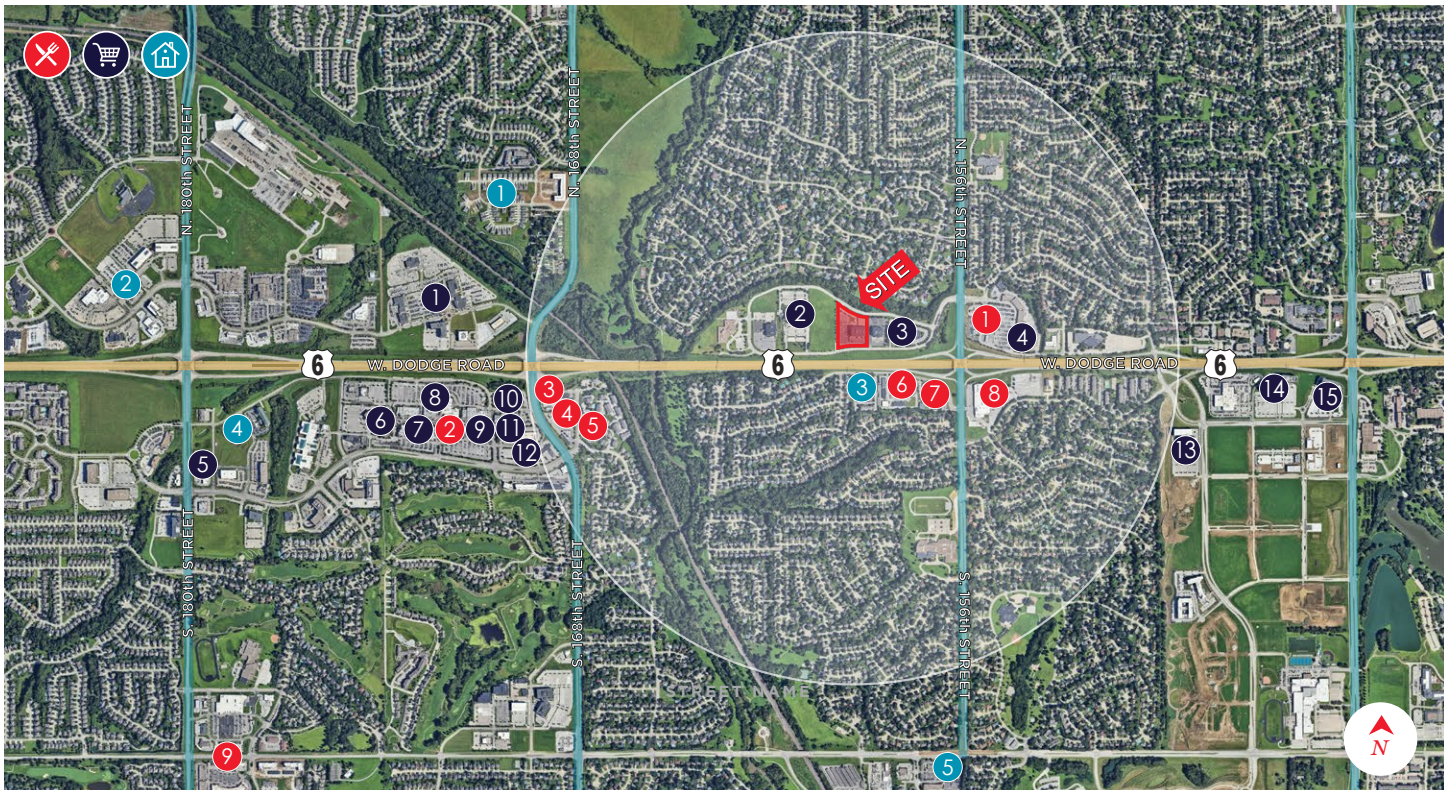
1,500 - 22,154 SF

## 1st Floor - Proposed Tenant Breakdown



## 1st Floor - Full Floor Option





# Area Amenities

## *RESTAURANTS*

1. Texas Roadhouse
2. Scooter's Coffee
3. Runza
4. Burger King
5. Subway
6. Starbucks
7. Little Caesars
8. Stories Coffee
9. Smoothie King

## *RETAIL OPTIONS*

1. West Dodge Point Office Park
2. Methodist Physicians Clinic
3. First Westroads Bank
4. Bakers
5. Walgreens
6. Marcus Theaters
7. Apple
8. Scheels
9. Village Pointe
10. Best Buy
11. Bed Bath and Beyond
12. Bentley
13. Valmont
14. Carson Wealth
15. Union Bank and Trust

## *HOTELS/APARTMENTS*

1. Briar Hills
2. Marriott
3. Greenfield Apartments
4. Hilton
5. Broadmoor Apartments

7

*RESTAURANTS*  
within one mile

6

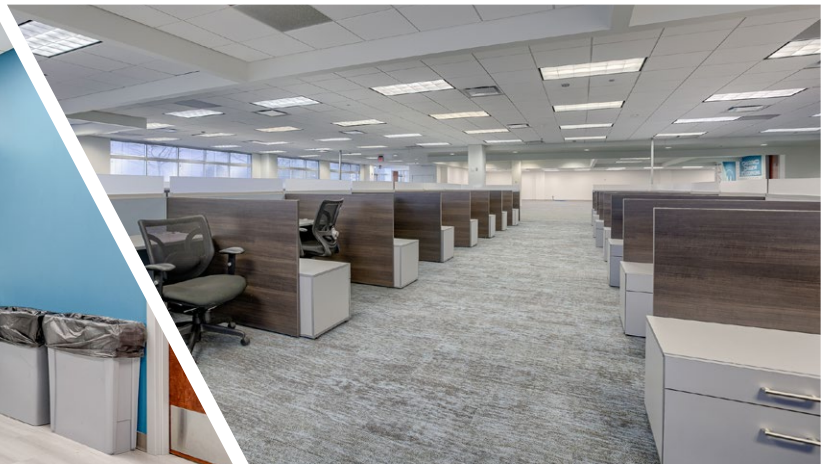
*RETAIL OPTIONS*  
within one mile

3

*APARTMENTS*  
within one mile

92,148 TOTAL RSF

# Property Photos





## CONTACT INFORMATION

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