



OFFICE BUILDING FOR SUBLEASE

9412 GILES ROAD

LA VISTA, NE 68128 | 2,133 SF



CUSHMAN &
WAKEFIELD

LUND
COMPANY

Property Highlights

Take advantage of this newly renovated office space located on the highly-trafficked corner of 96th Street and Giles Road in LaVista. Offering excellent visibility with frontage along Giles Road, this location provides a perfect opportunity to get your business seen. The space is available for sublease for three years and features multiple private offices, a large conference room and a reception area. For more information contact the listing agents.

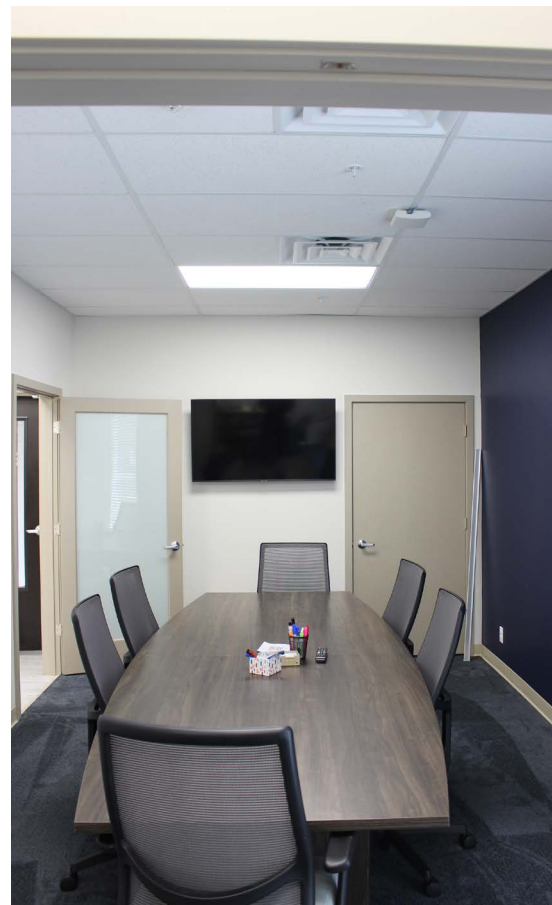


Building Size	7,255 SF
Total Available	2,133 SF
Year Built	2000
Sublease Rate	\$17.50/SF NNN
NNN Expenses	\$6.55/SF
Total Site Area	1.09 AC
Zoning	C-1

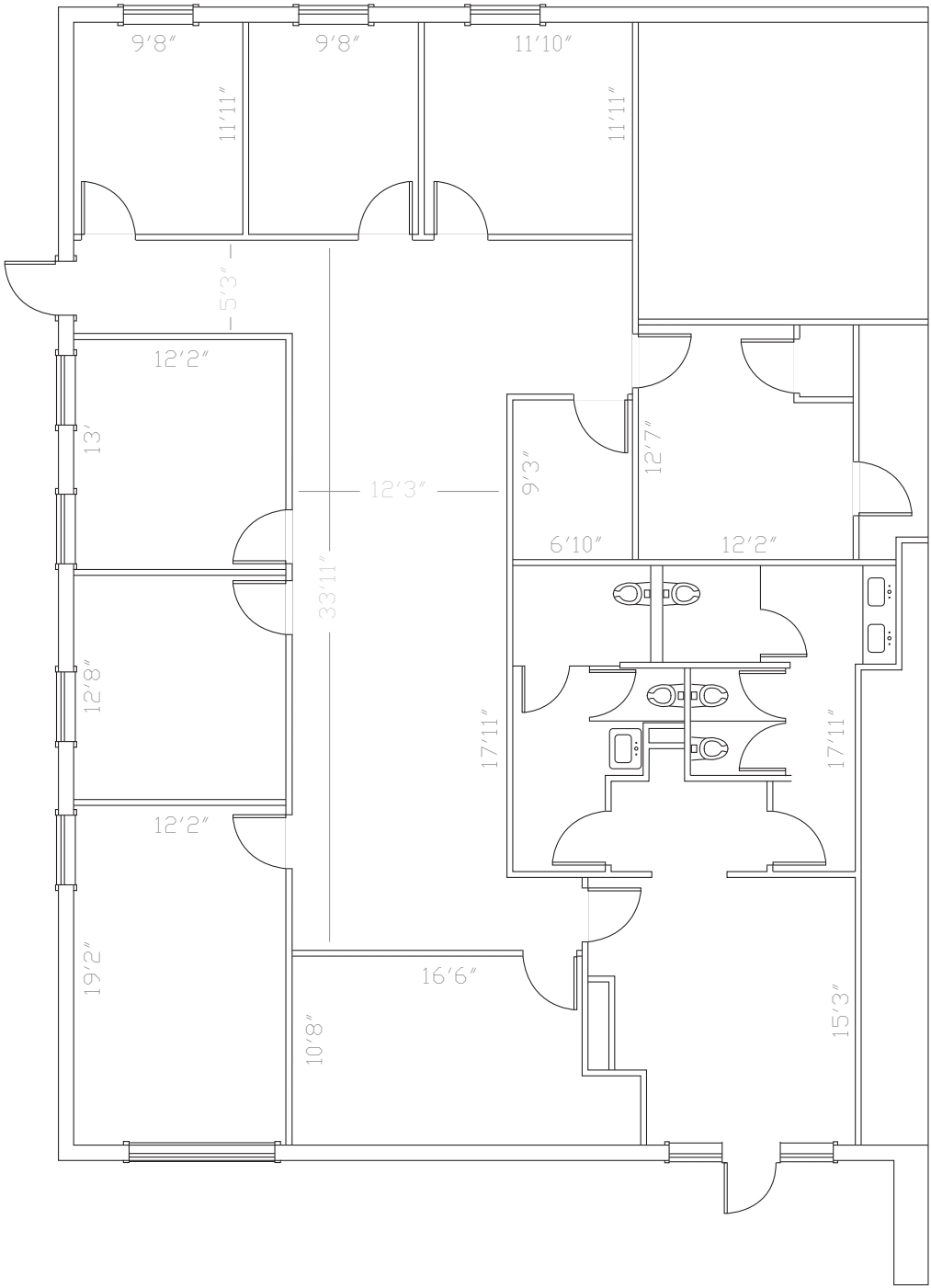


Availability

SUITE	SF	PRICE/SF	AVAILABLE
101	2,133	\$17.50/SF	2,133 SF

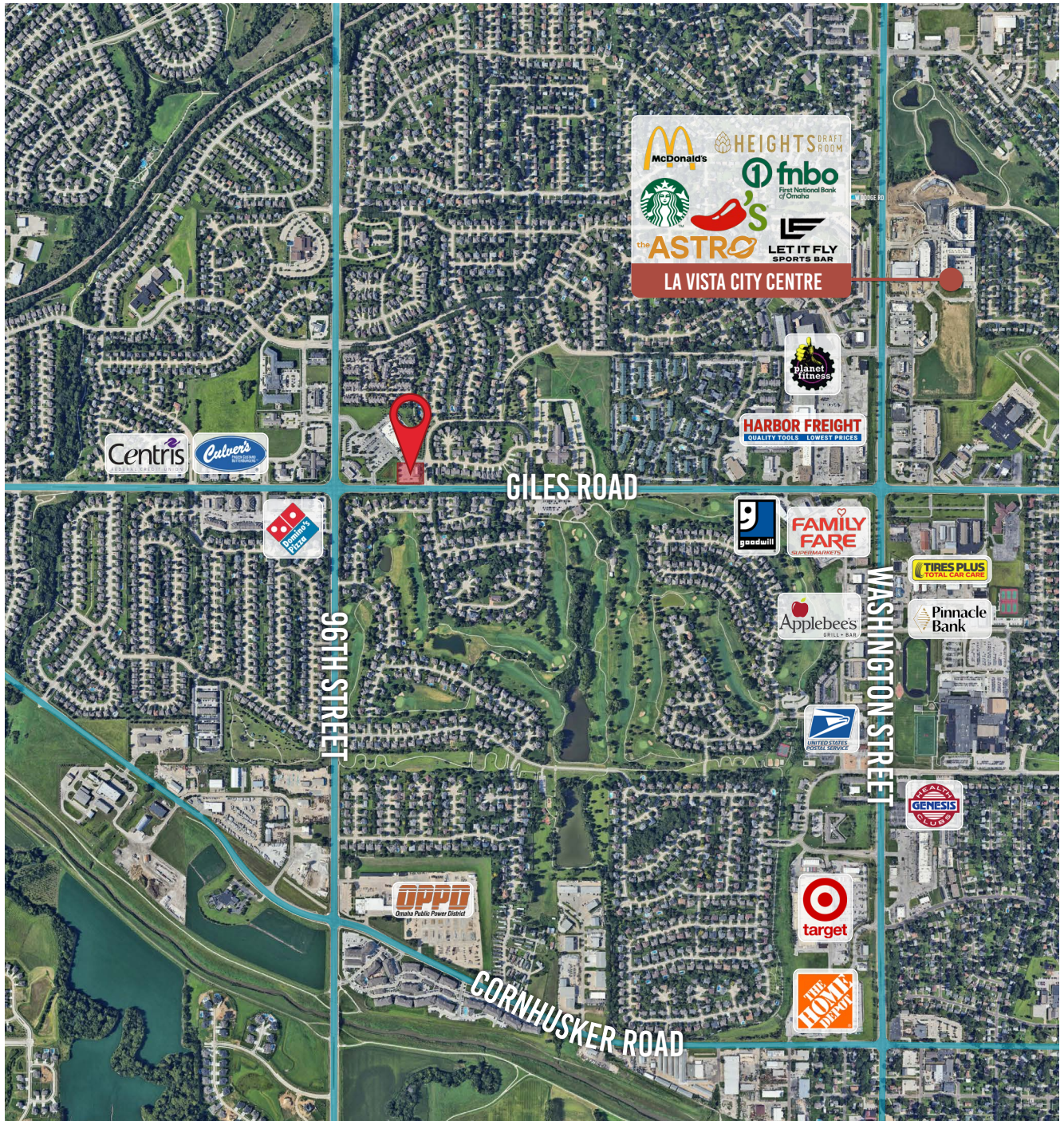


FLOOR PLAN



**Floor plans are approximate and for illustration purposes only.*

AERIAL



TYLER CULLOR

Associate

+1 913 909 2514

tyler.cullor@lundco.com

MARTIN PATZNER, SIOB, CCIM, CPM, RPA

Vice President, Office Specialist

+1 402 548 4033

martin.patzner@lundco.com



**CUSHMAN &
WAKEFIELD**

LUND
COMPANY

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS 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). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.