OFFICE BUILD-TO-SUIT OR LAND SALE

440 Regency Parkway Drive

Omaha, NE 68144



For more information, please contact:

Spencer Secor, CCIM
Senior Associate
(402) 548 4069
spencer.secor@lundco.com

Martin J. Patzner, CCIM, SIOR, CPM, RPA
Vice President, Office Specialist
(402) 548 4033
martin.patzner@lundco.com

Cushman & Wakefield | The Lund Company
450 Regency Parkway, Suite 200 | Omaha, NE
(402) 393 8811 | **lundco.com**

Cushman & Wakefield Copyright 2026. 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.

440 REGENCY PARKWAY | BUILD-TO-SUIT

Single-Story Concept

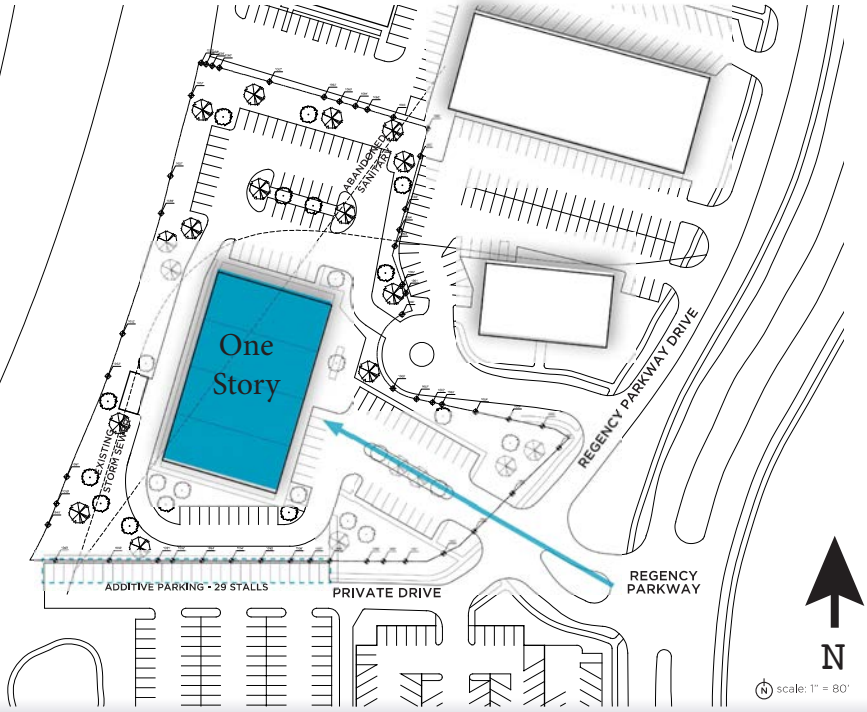


# OF STORIES	**One**
TOTAL BUILDING AREA	**19,440 GSF**

PARKING
89 SURFACE STALLS - SUBJECT PROPERTY
29 SURFACE STALLS - ADJACENT PROPERTY
118 TOTAL SURFACE STALLS (Estimated 6.6:1)

SITE MODIFICATIONS

- REDEFINED ENTRY POINT FROM REGENCY PARKWAY WITH IMPROVED SITE LINES
- CURB CUT ENTRY MODIFICATIONS
- EXISTING SEWER TO REMAIN
- PERIMETER LANDSCAPE BUFFER



For more information, please contact:

Spencer Secor, CCIM
Senior Associate
(402) 548 4069
spencer.secor@lundco.com

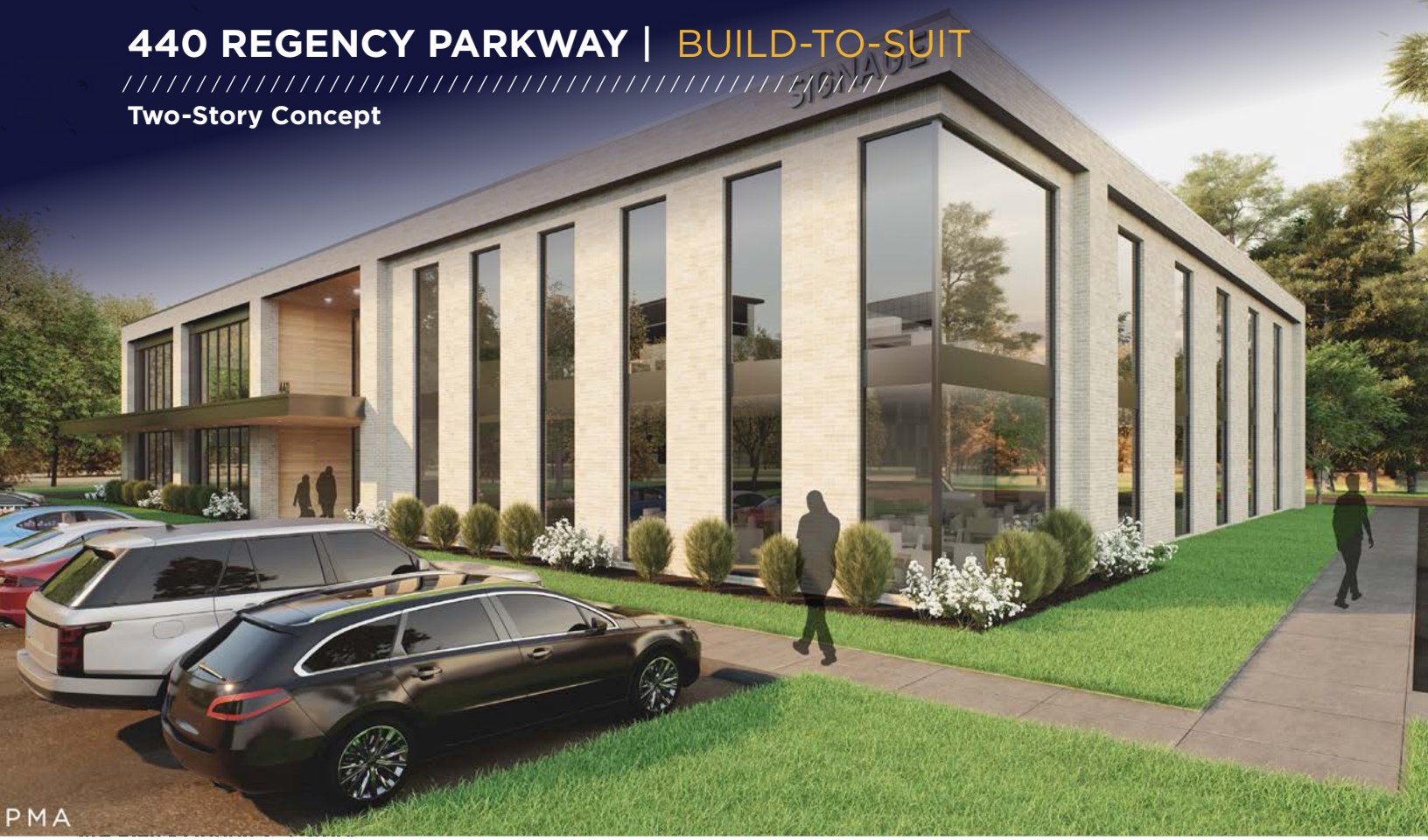
Martin J. Patzner, CCIM, SIOR, CPM, RPA
Vice President, Office Specialist
(402) 548 4033
martin.patzner@lundco.com

Cushman & Wakefield | The Lund Company
450 Regency Parkway, Suite 200 | Omaha, NE
(402) 393 8811 | **lundco.com**

Cushman & Wakefield Copyright 2026. 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.

440 REGENCY PARKWAY | BUILD-TO-SUIT

Two-Story Concept



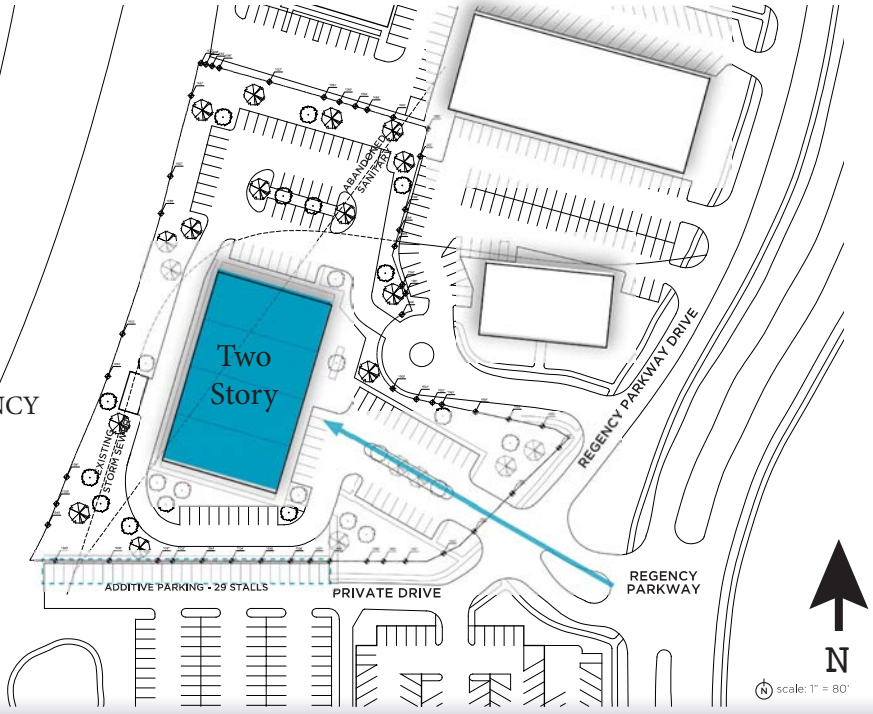
# OF STORIES	**Two**
MAIN LEVEL OFFICE	16,200 GSF
SECOND LEVEL OFFICE	16,200 GSF
TOTAL BUILDING AREA	**32,400 GSF**

PARKING

120 SURFACE STALLS - SUBJECT PROPERTY
29 SURFACE STALLS - ADJACENT PROPERTY
149 TOTAL SURFACE STALLS (Estimated 5.4:1)

SITE MODIFICATIONS

- REDEFINED ENTRY POINT FROM REGENCY PARKWAY WITH IMPROVED SITE LINES
- CURB CUT ENTRY MODIFICATIONS
- EXISTING SEWER TO REMAIN
- PERIMETER LANDSCAPE BUFFER



Spencer Secor, CCIM
Senior Associate
(402) 548 4069
spencer.secor@lundco.com

Martin J. Patzner, CCIM, SIOR, CPM, RPA
Vice President, Office Specialist
(402) 548 4033
martin.patzner@lundco.com

Cushman & Wakefield | The Lund Company
450 Regency Parkway, Suite 200 | Omaha, NE
(402) 393 8811 | **lundco.com**

Cushman & Wakefield Copyright 2026. 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.

440 REGENCY PARKWAY | LAND



LEGAL DESCRIPTION	LOTS 162-E AND 162-F, REGENCY OFFICE PARK, AN ADDITION TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA
ACRES	APPROXIMATELY. 2.94
SF	APPROXIMATELY 128,080
ZONING	GC (GENERAL COMMERCIAL)
PERMITTED USES	GENERAL & MEDICAL OFFICE, FINANCIAL SERVICES, GENERAL RETAIL, HOTEL, RESTAURANT, AMONG OTHERS
SALE PRICE	$4,482,800
SALE PRICE PSF	$35.00

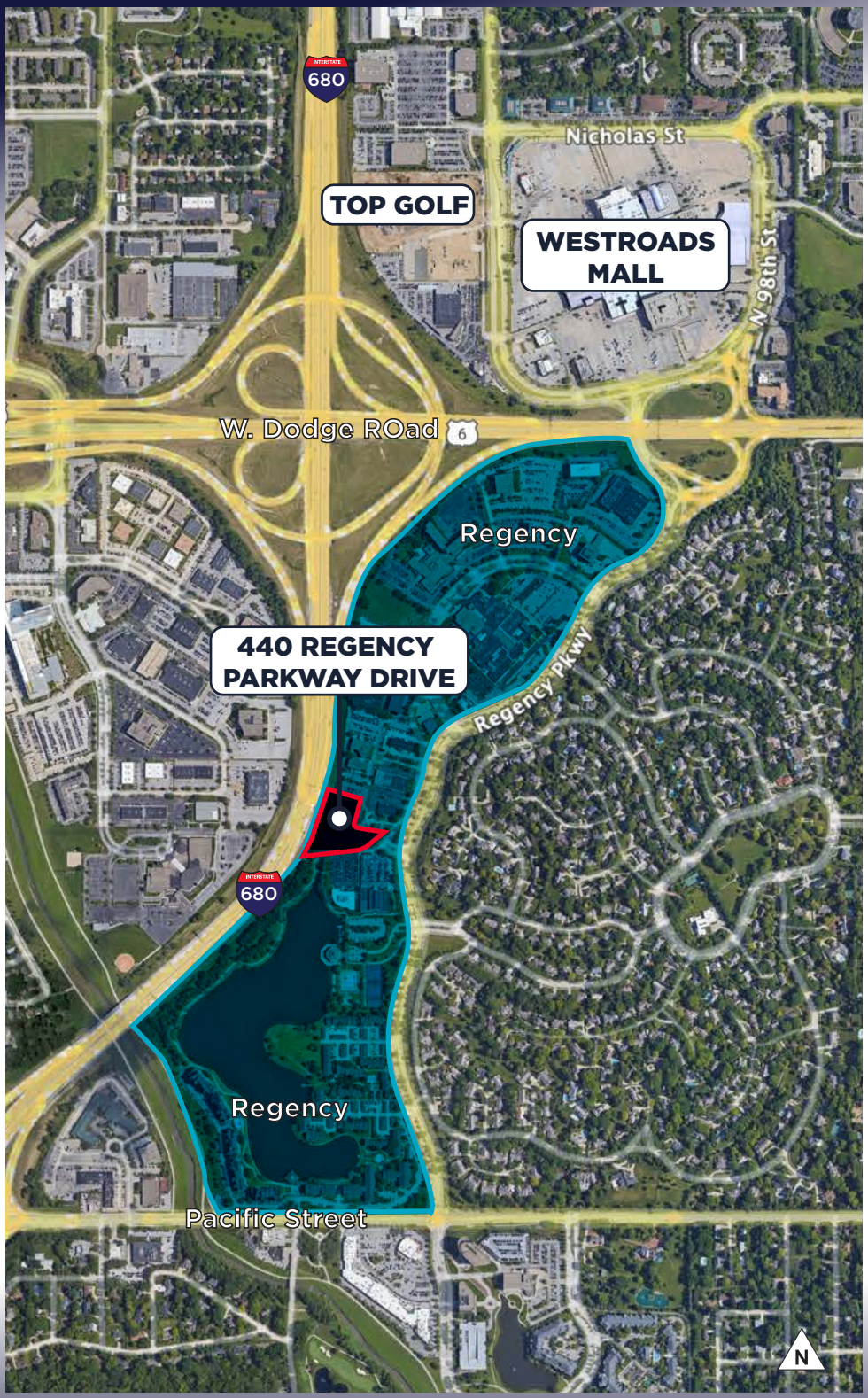
Spencer Secor, CCIM
Senior Associate
(402) 548 4069
spencer.secor@lundco.com

Martin J. Patzner, CCIM, SIOR, CPM, RPA
Vice President, Office Specialist
(402) 548 4033
martin.patzner@lundco.com

Cushman & Wakefield | The Lund Company
450 Regency Parkway, Suite 200 | Omaha, NE
(402) 393 8811 | **lundco.com**

Cushman & Wakefield Copyright 2026. 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.

OFFICE BUILD-TO-SUIT OR LAND SALE



IDENTIFIABLE
(REGENCY)

EPICENTER
(WEST DODGE ROAD & I-680)

ACCESSIBLE
(WEST DODGE ROAD, REGENCY PARKWAY, & PACIFIC STREET)

VISIBLE
(LINE OF SIGHT FROM I-680)

For more information, please contact:

Spencer Secor, CCIM
Senior Associate
(402) 548 4069
spencer.secor@lundco.com

Martin J. Patzner, CCIM, SIOR, CPM, RPA
Vice President, Office Specialist
(402) 548 4033
martin.patzner@lundco.com

Cushman & Wakefield | The Lund Company
450 Regency Parkway, Suite 200 | Omaha, NE
(402) 393 8811 | **lundco.com**

Cushman & Wakefield Copyright 2026. 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.