

FOR LEASE

440 Regency Building

440 Regency Pkwy, Omaha, NE 68114



2,130- 5,060 SF Office Space Lease Rate: \$18.50 PSF, Modified Full Service

Property Highlights

Rare opportunity to be conveniently located in Regency at an affordable modified full service rental rate. Easy access to I-680, Pacific Street and West Dodge Road. Advertised rental rate excludes janitorial services.

Contact Information

SPENCER SECOR, CCIM
Senior Associate, Office Specialist
+1 402 548 4069
spencer.secor@lundco.com

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

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Availability

Lease Rate	\$18.50 SF (Modified Full Service)
Total Available	7,198 SF
Total Contiguous	5,060 SF

Property Highlights

Building Size	53,324 SF
Year Built	1973
No. of Floors	2
Total Site Area	2.93 AC

Suite	Square Feet (min - max)	Price/SF MFS	Date Available
100*	5,060 - 5,060	\$18.50	Immediately
210	2,138 - 2,138	\$18.50	Immediately

*former Bank Space

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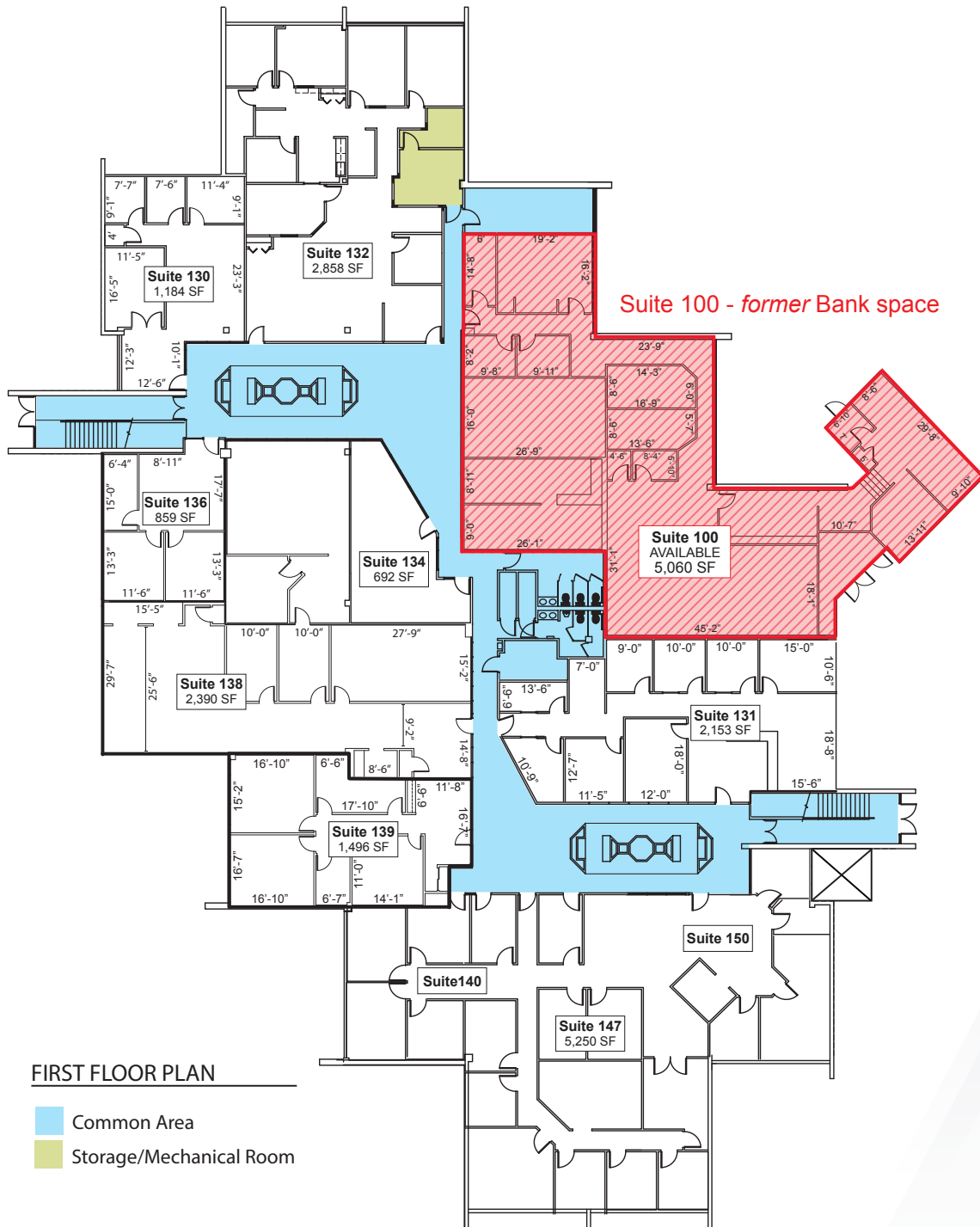
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FIRST FLOOR PLAN



FIRST FLOOR PLAN

- Common Area
- Storage/Mechanical Room

*Floor plan measurements are approximate and are for illustration purposes only.

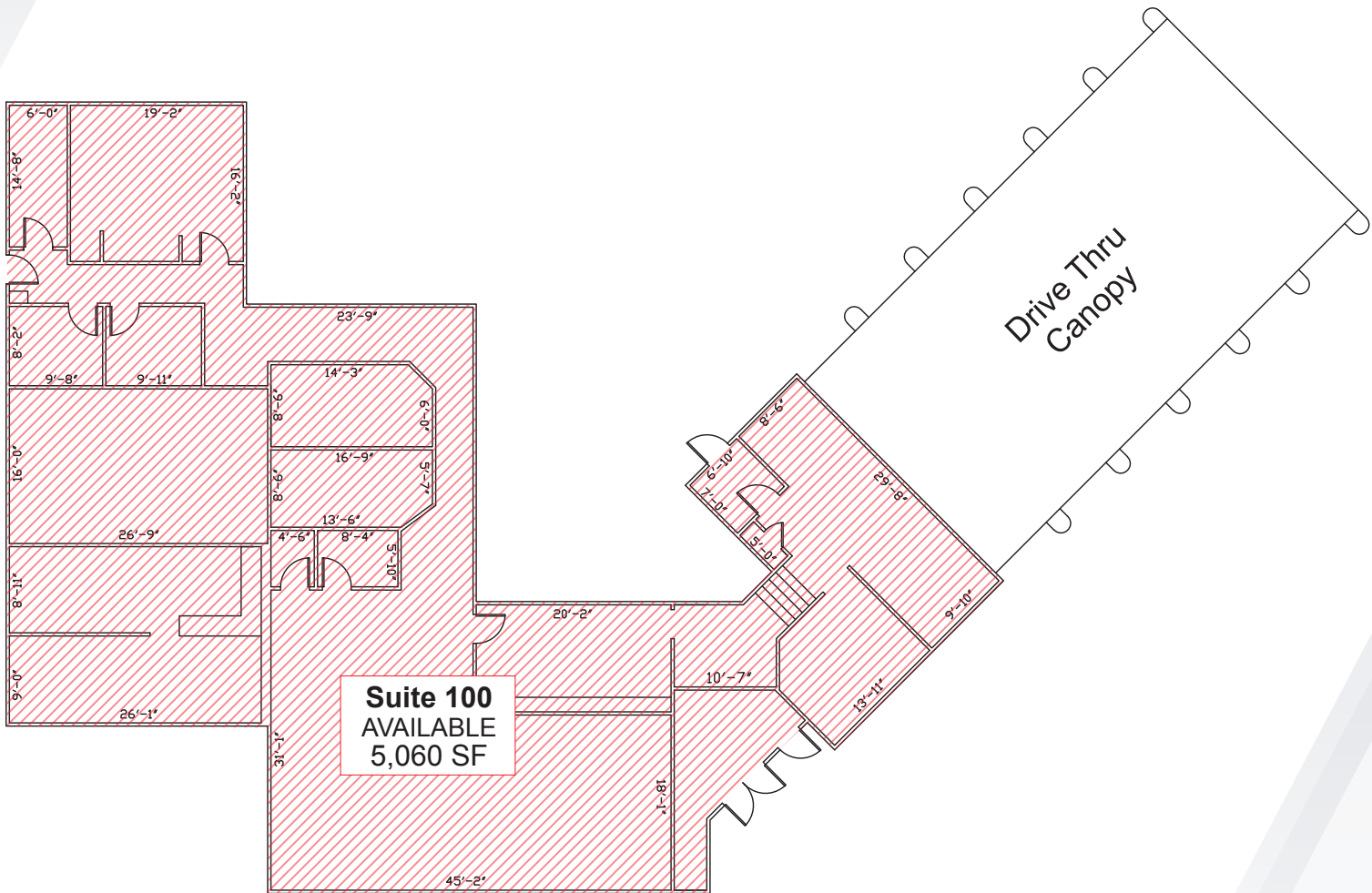
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FLOOR PLAN: Suite 100 (former Bank space) - 5,060 SF



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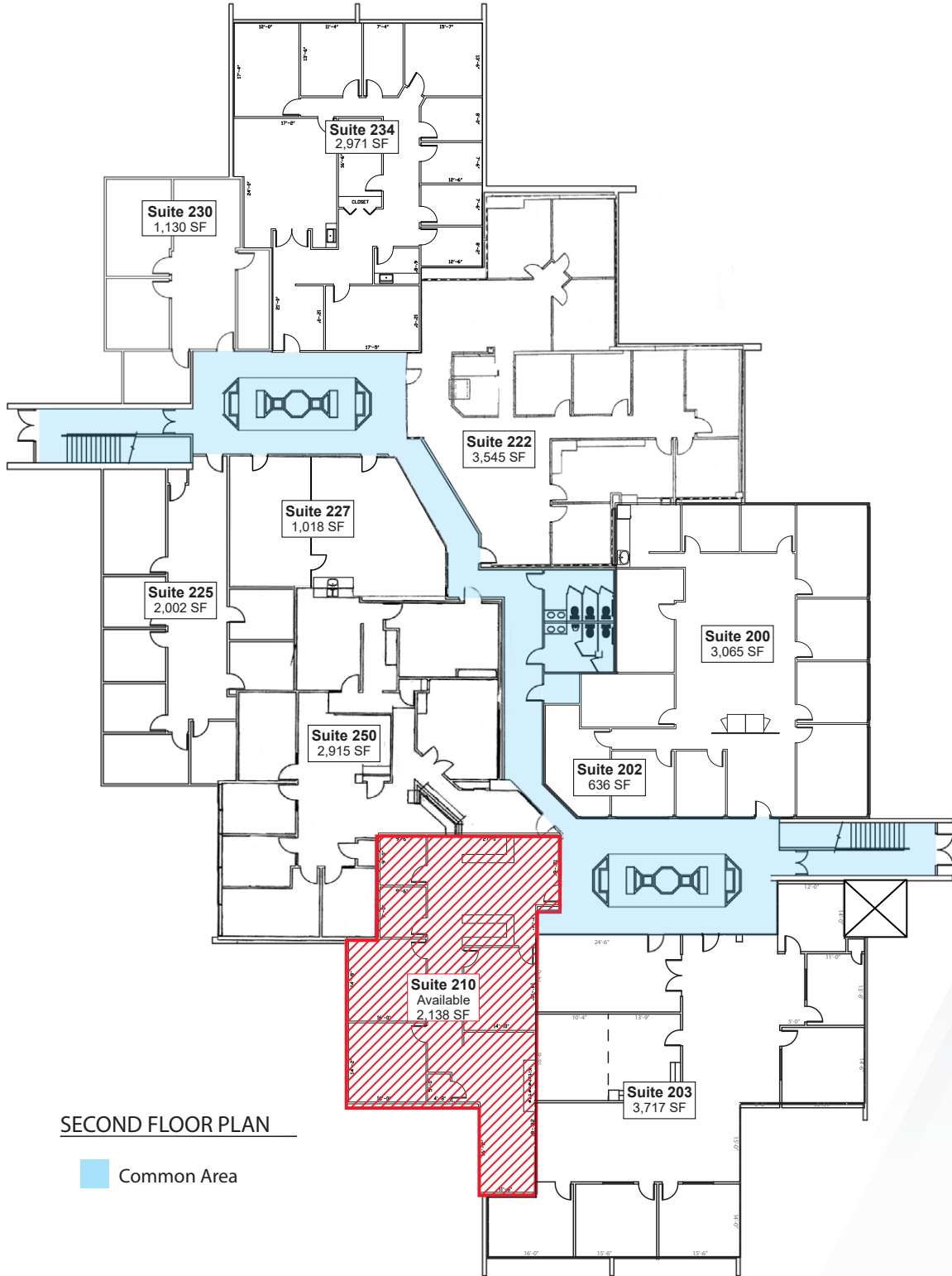
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SECOND FLOOR PLAN



SECOND FLOOR PLAN

Common Area

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AERIAL MAP

