

FOR LEASE



Regency Court Office

120 Regency Parkway / Omaha, NE 68114



6,079 - 29,338 SF Available Lease Rate: \$15.00 (Full Service)

29,338 SF office space located in the heart of Regency. Over 17,000 SF of space on the second floor. Plug and play with over 120 cubes in place. Space also includes nine offices and two conference rooms. Situated among high-end retail, restaurants, hotels and entertainment. Located off Regency Parkway between West Dodge Road and Pacific Street with easy access to I-680 and the West Dodge Expressway.

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Property Highlights

Lease Rate	\$16.50 PSF, Full Service (minus Janitorial)
Total Available	29,338 SF
Building Size	51,641 SF
Year Built/Renovated	1975/2008
No. of Floors	2
Total Site Area	14.64 AC
Zoning	CC
Traffic Counts	19,300 EADT

<u>Suite</u>	<u>Square Feet (min - max)</u>	<u>Price/SF Full Service</u>	<u>Date Available</u>
115	5,975 - 12,054	\$16.50*	Immediately
116	6,079 - 12,054	\$16.50*	Immediately
202	17,284 - 17,284	\$16.50*	Immediately

* Rental rate is based on "as is" condition and no janitorial services

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Interior Photos



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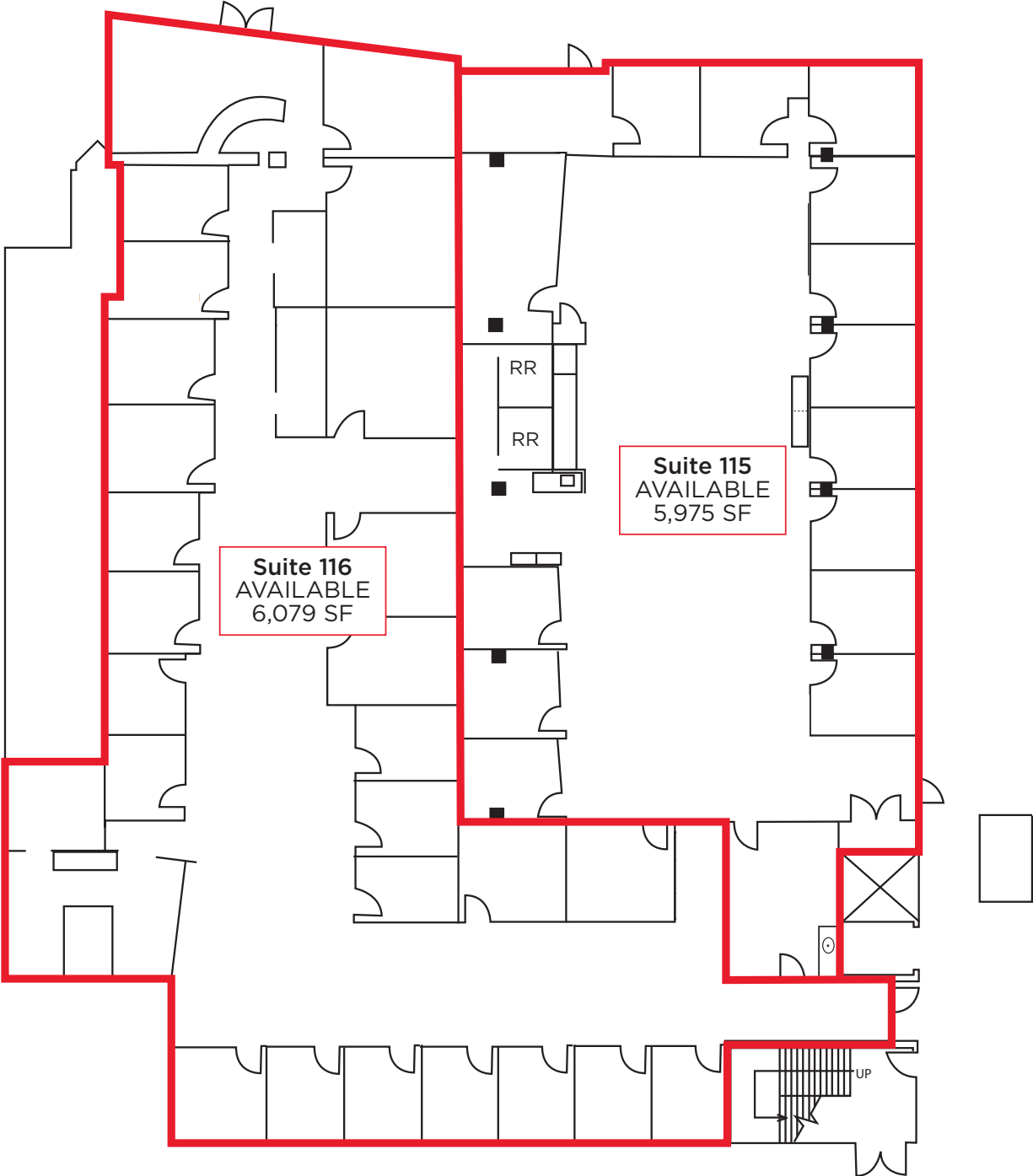
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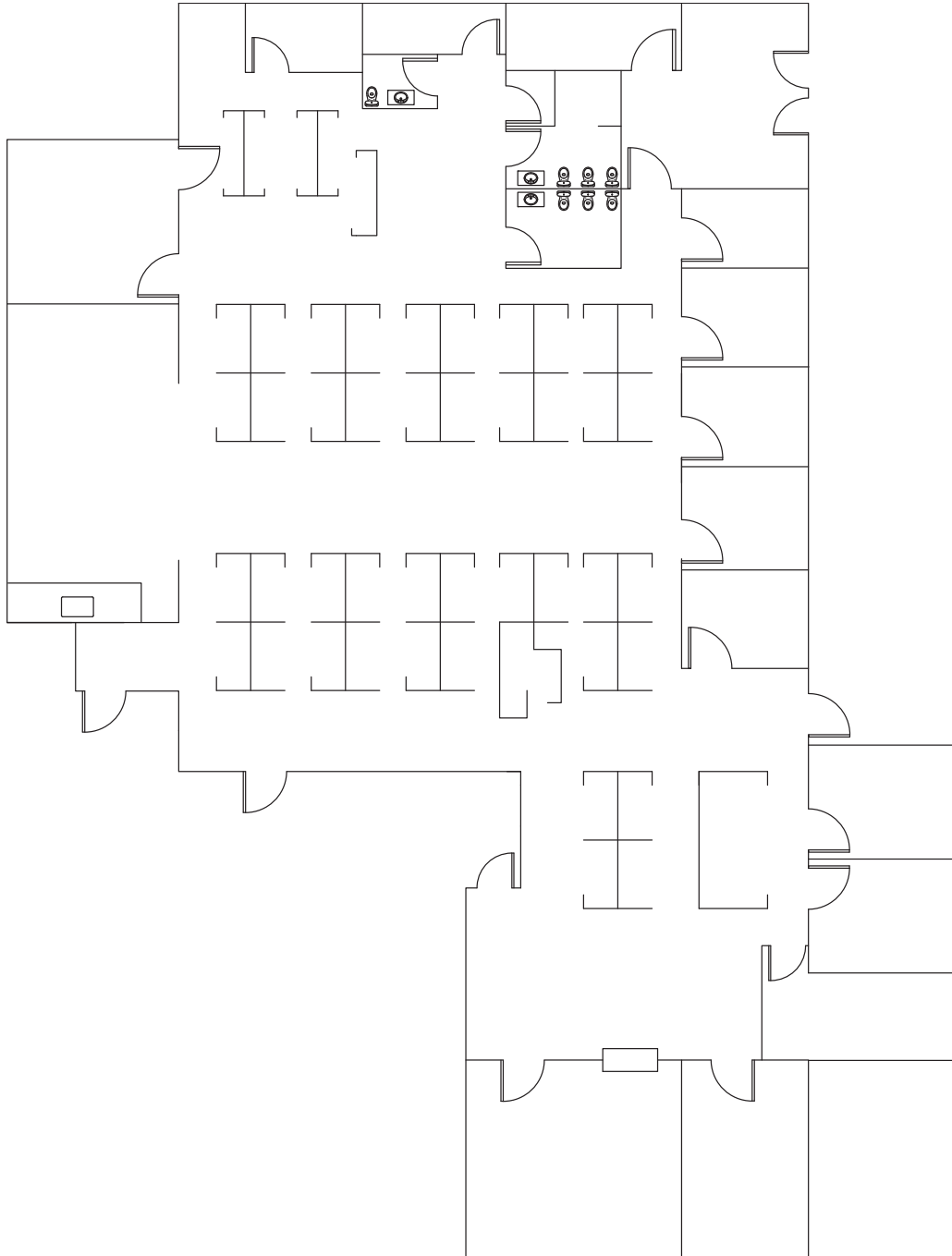
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Floor Plan: First Floor



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

Floor Plan: Suite 202 - 17,284 SF



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