



Medical Space (4,402 RSF) & Traditional Office Space (7,917 RSF)

Building Features:

- Central location
- Immediate accessibility to West Center Road and I-680
- Plentiful parking
- Lush landscaping
- Quality construction
- Meticulously maintained

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

Richard Secor, Jr., CCIM
(402) 548 4010
richard.secor@lundco.com

**Agent has equity*

450 Regency Parkway, Suite 200
Omaha, NE 68114
+1 402 393 8811
lundco.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2024. 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.



Space Highlights

Building Size	67,339 SF
Total Available	12,319 SF
Max Contiguous	7,917
Price/SF NNN	\$12.50 - \$17.50

Suite	Square Feet	Lease Rate	Availability
100	7,917	\$12.50	1/1/2025
150	4,402	\$17.50	Now

Property Highlights

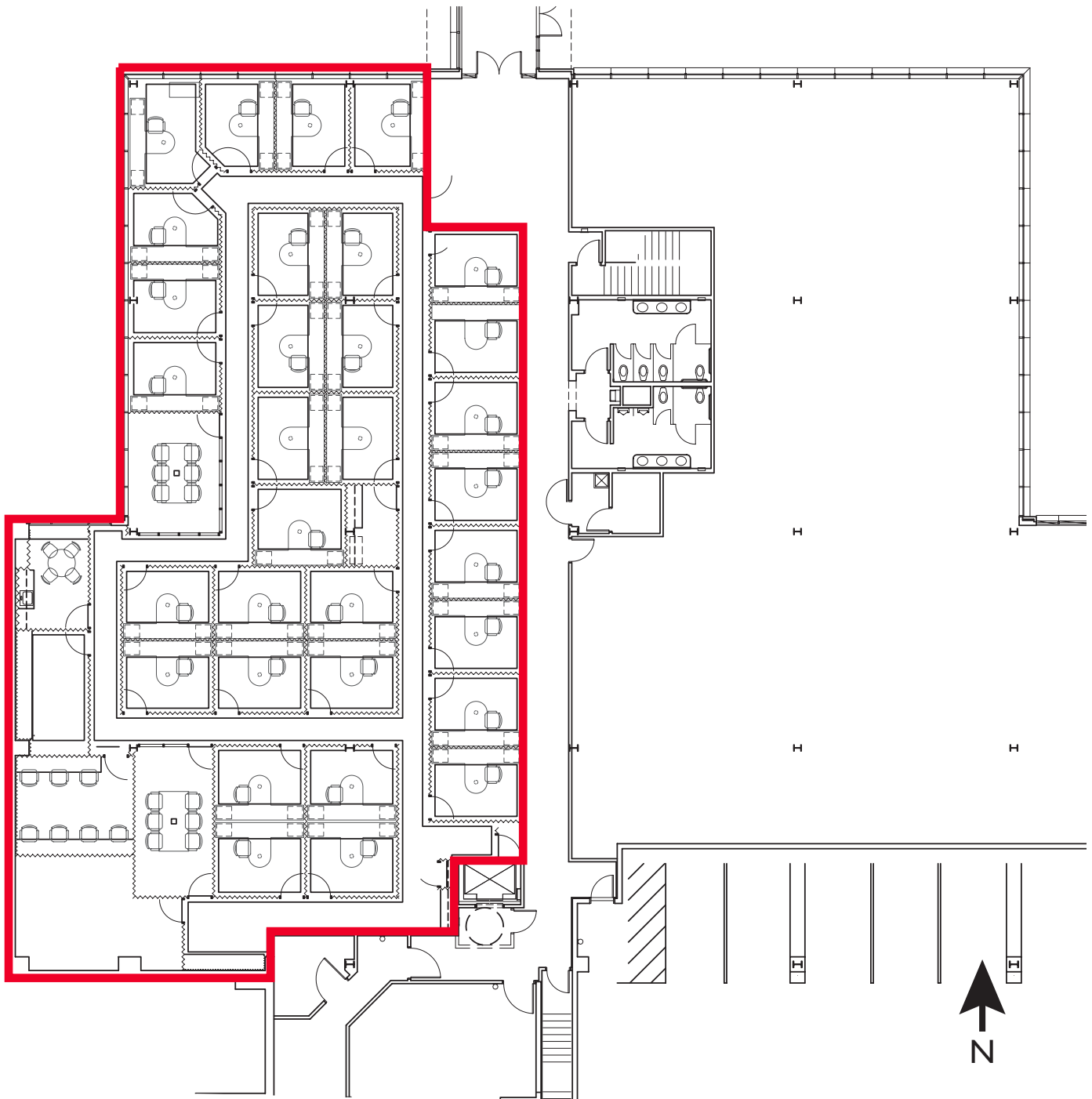
Building Size	67,339 SF
Year Built/Renovated	2003/2019
No. of Floors	3
Total Site Area	3.79 AC
Zoning	GO-General Office
Parking	5.43:1000 SF
2025 Budgeted Operating Expenses	\$11.50 PSF

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2024. 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.

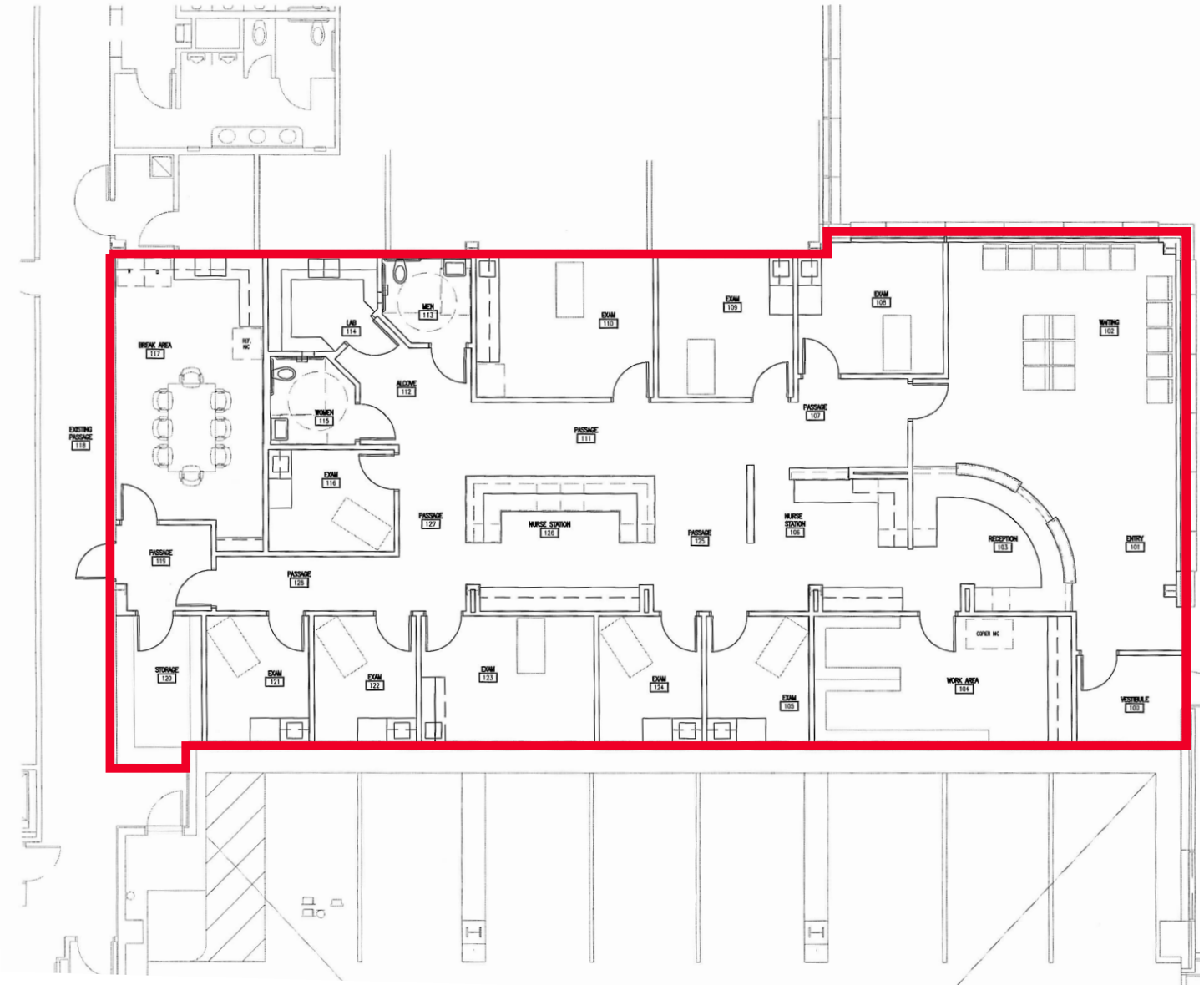
Space Plan - Suite 100

7,917 RSF

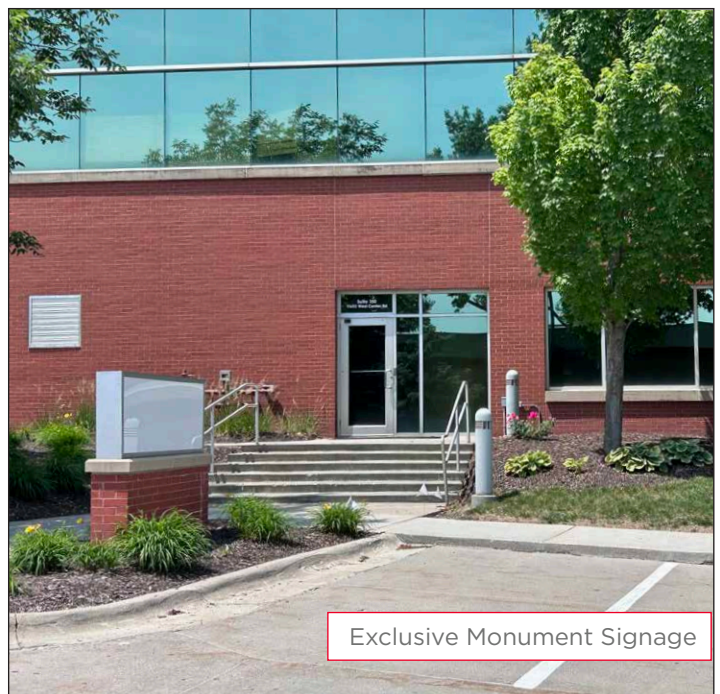


Space Plan - Suite 150

4,402 RSF



Suite 150 Premises Photos



FOR LEASE

11600 Centre Place

11602 W. Center Road / Omaha, NE 68144

Aerial

