



CUSHMAN &  
WAKEFIELD

LUND  
COMPANY

# 450 REGENCY

450 Regency Parkway . Omaha, Nebraska

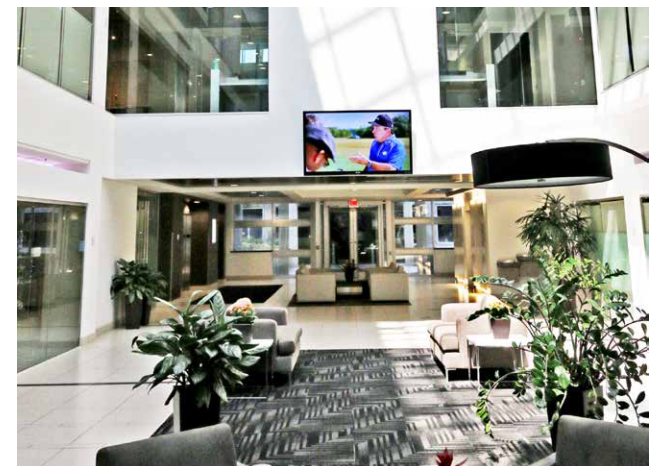
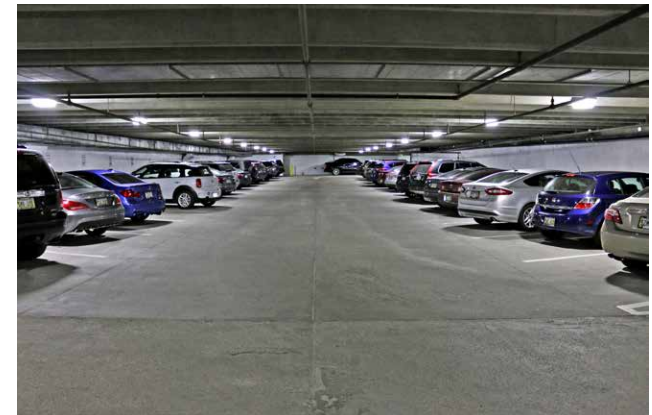
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## OVERVIEW

Rare vacancy located in Regency. Class A+ build-out in Omaha's most unique, Class A office building.

Amenities include lake views, attached underground parking garage, on-site property management and common area Wi-Fi.



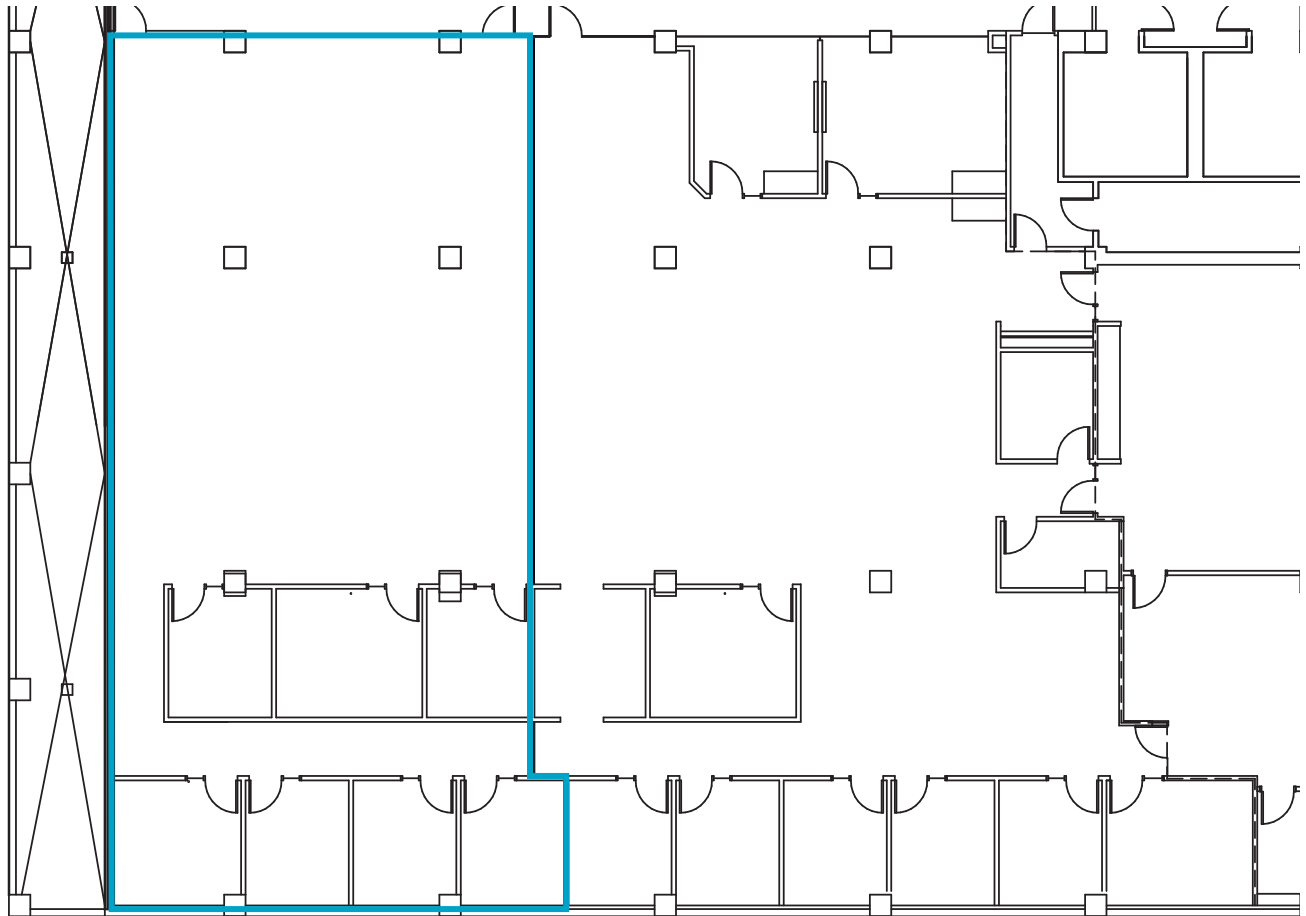
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## BUILDING DETAILS

Total Available	3,733 RSF
Lease Rate	\$16.00 PSF, NNN
Building Size	94,335 RSF
No. of Floors	4
Total Site Area	2.69 Acres
Zoning:	Limited Commercial (LC)
Parking Ratio	4:1,000 SF
2024 Budgeted Operating Expenses	\$2.75 Taxes \$0.29 Insurance \$9.47 CAM <hr/> \$12.51 PSF TOTAL

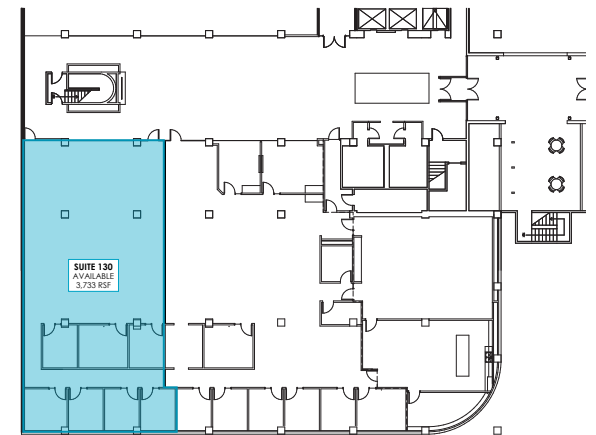
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## LEVEL 1

### SUITE 130

Available SF	3,733 RSF
Rental Rate	\$16.00 PSF NNN
Date Available	Immediately



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## CONTACT INFORMATION

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*Excellent waterfront view from your office*