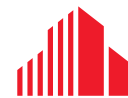




PRICE REDUCTION!

STARWOOD

6916 N. 97TH CIRCLE
OMAHA, NE 68122



**CUSHMAN &
WAKEFIELD**

LUND
COMPANY

STARWOOD

6916 N. 97TH STREET / OMAHA, NE 68122

Property Features

7,600 SF of flex space for sublease located in Starwood Business Park. This property is located less than a mile from Interstate 680 access. 7,000 SF of office space combined with approximately 600 SF of open warehouse. Space has a large elevated floor server room with backup generator.

Property Highlights

Sublease Rate: \$6.56 PSF

Sublease Expiration: 10/31/2025

**Lease term can be extended

Operating Expenses: \$4.30 PSF

Total Building SF: 23,745 SF

Site Area: 4.11 AC

Max Contiguous: 7,600 SF

Warehouse SF: 600 SF

Overhead Drive Door: 1 (10'x12')



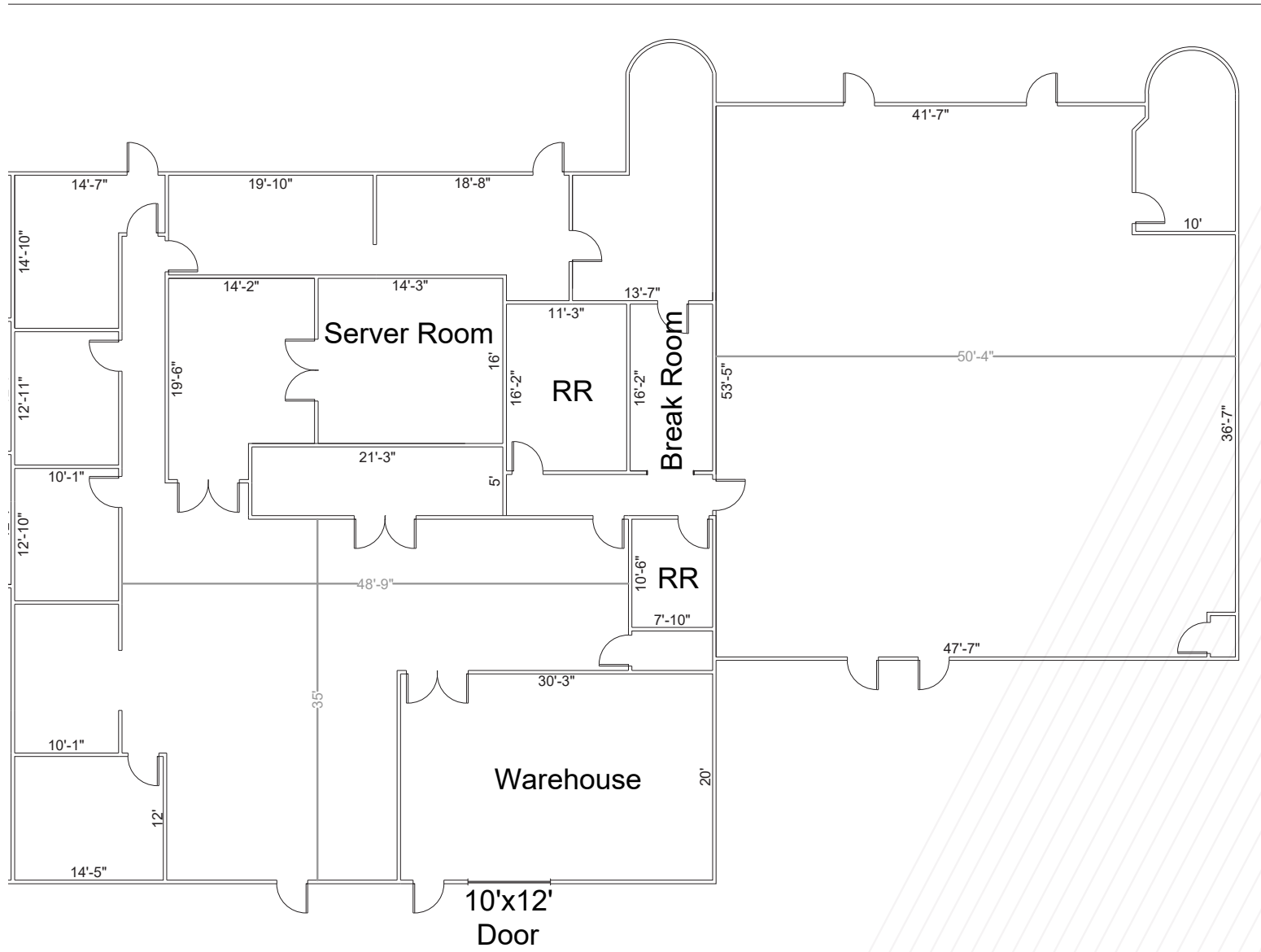
STARWOOD

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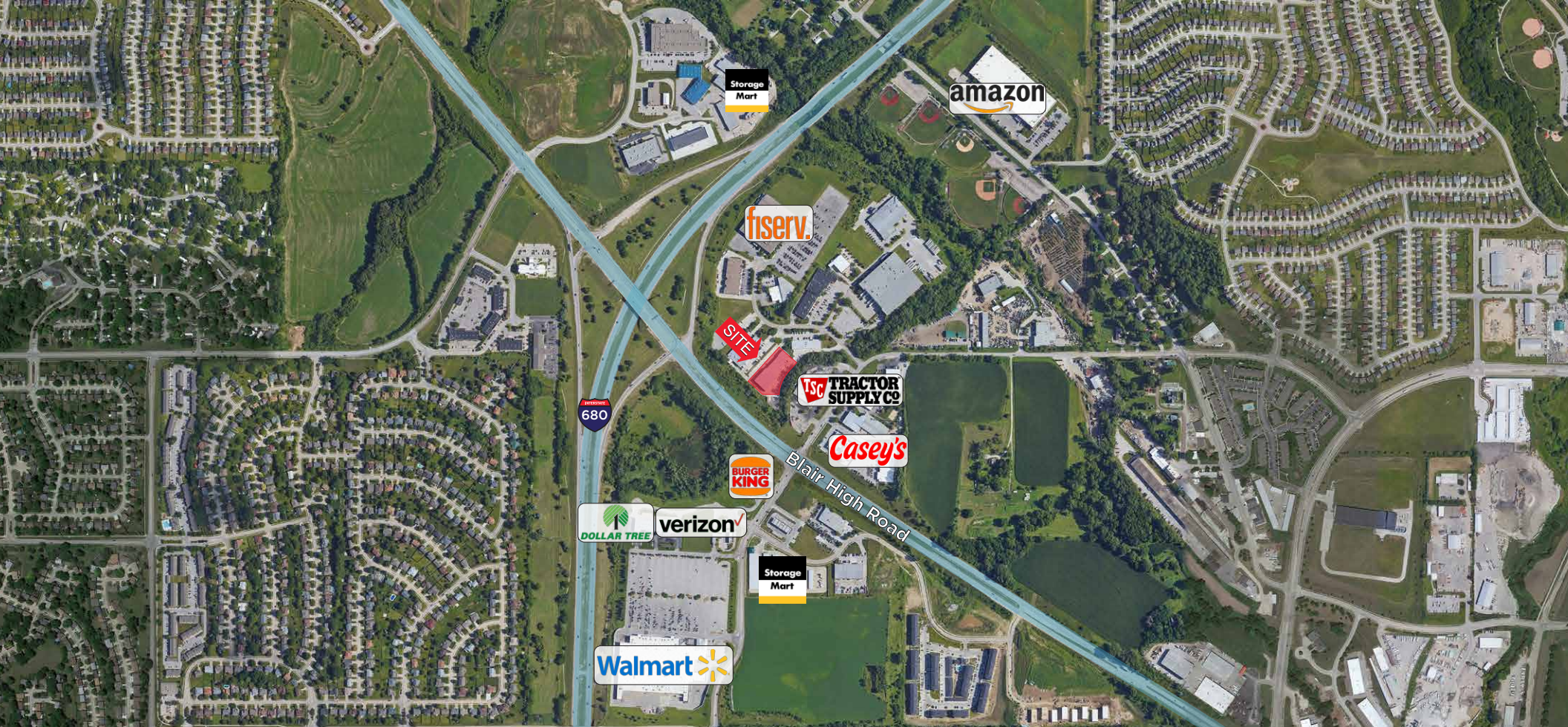


STARWOOD

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*Floor plan is for Illustration purposes only



FOR MORE INFORMATION, CONTACT:

MICHAEL EARL

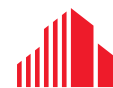
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