

# FOUR REGENCY

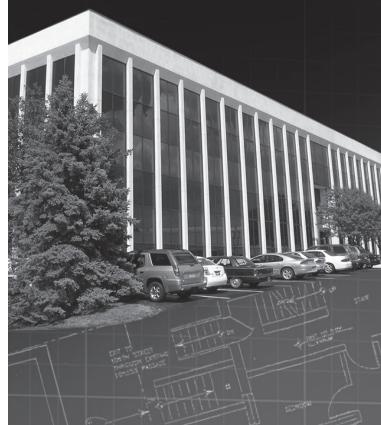
**SLOSBURG**  
REAL PROPERTY®

10040 Regency Circle • Omaha, NE

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## Features

- Centrally located in Regency with on-site ownership and management.
- Underground Parking.
- Shared conference facility.
- Ample natural light, efficient space planning with floor to ceiling glass.
- Next door to Whole Foods and within walking distance to Regency Fashion Court, and the Marriott Hotel. Minutes from Westroads Mall.
- Easy access to I-680 and West Dodge Road and Pacific Street.
- Building common area breakroom.



## PROPERTY INFORMATION

Year Built/Renovated: 1980/2007  
 Floors: 3  
 GLA: 46,525 SF  
 Typical Floor Plate: 13,416  
 Elevators: 2  
 Sprinklers: Yes  
 HVAC Zoning: Yes  
 On Site Management: Yes  
 ADA Access: Yes  
 Parking: 204 Surface Stalls  
                   31 Garage Stalls



## OFFICE SPACE

### FOR LEASE

Term: 5 Years  
 Base Rent: \$15.50 PSF NNN  
 Lease Type: NNN  
 Maximum Contiguous: 1,877 SF  
 TI Allowance: Negotiable

### AVAILABLE SPACE

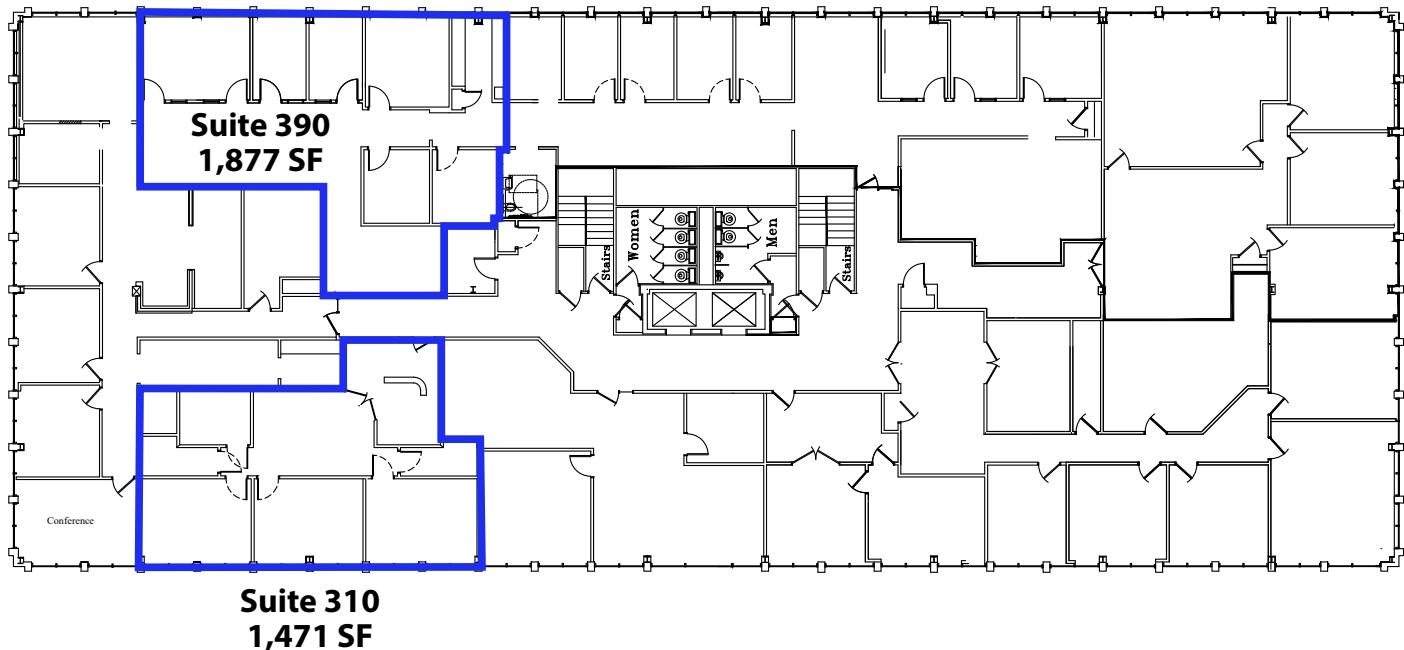
- Suite 390: 1,877 SF
- Suite 310: 1,471 SF



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Third Floor Floorplan



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Suite 310



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