

# 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.

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## 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



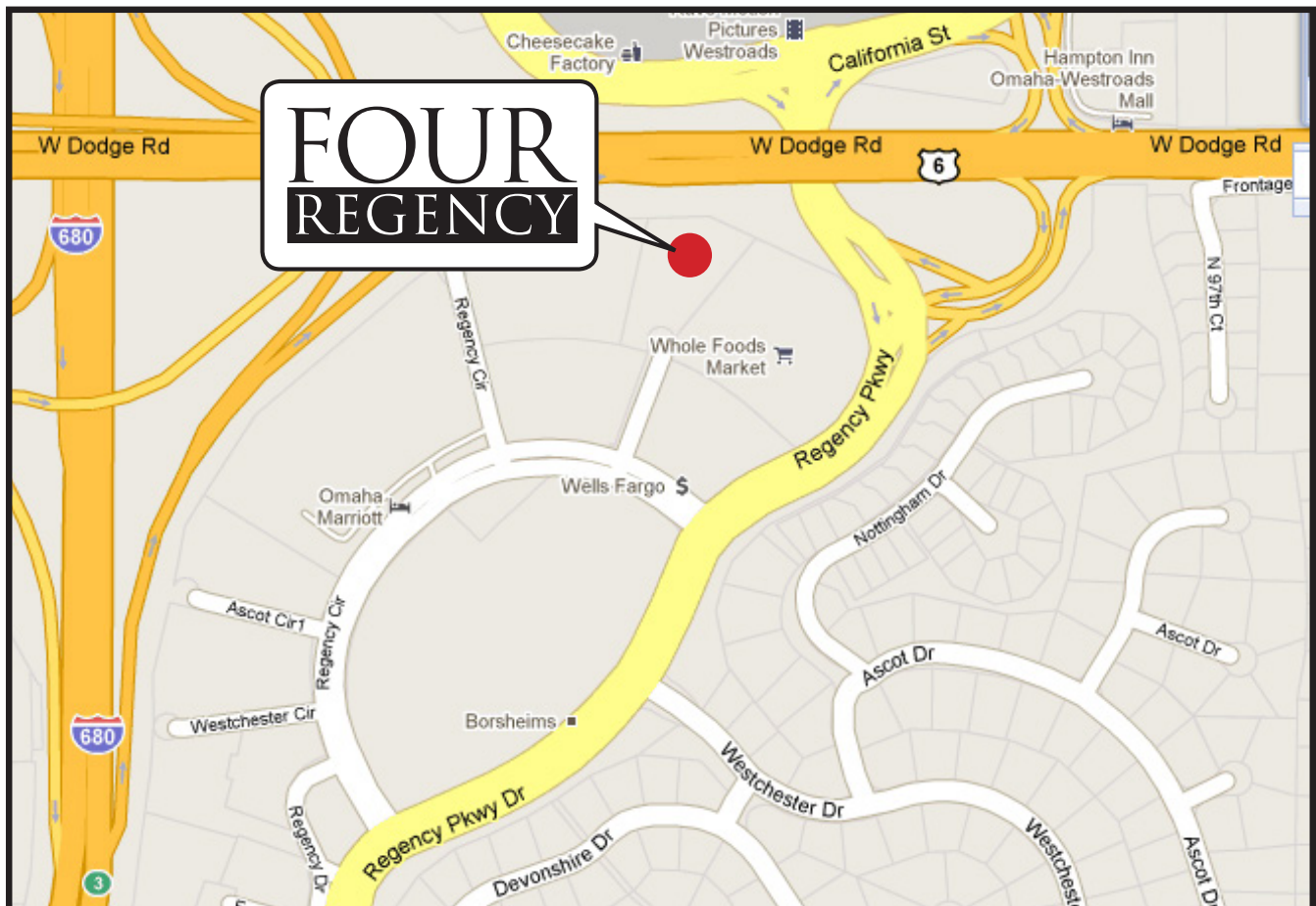
## OFFICE SPACE

### FOR LEASE

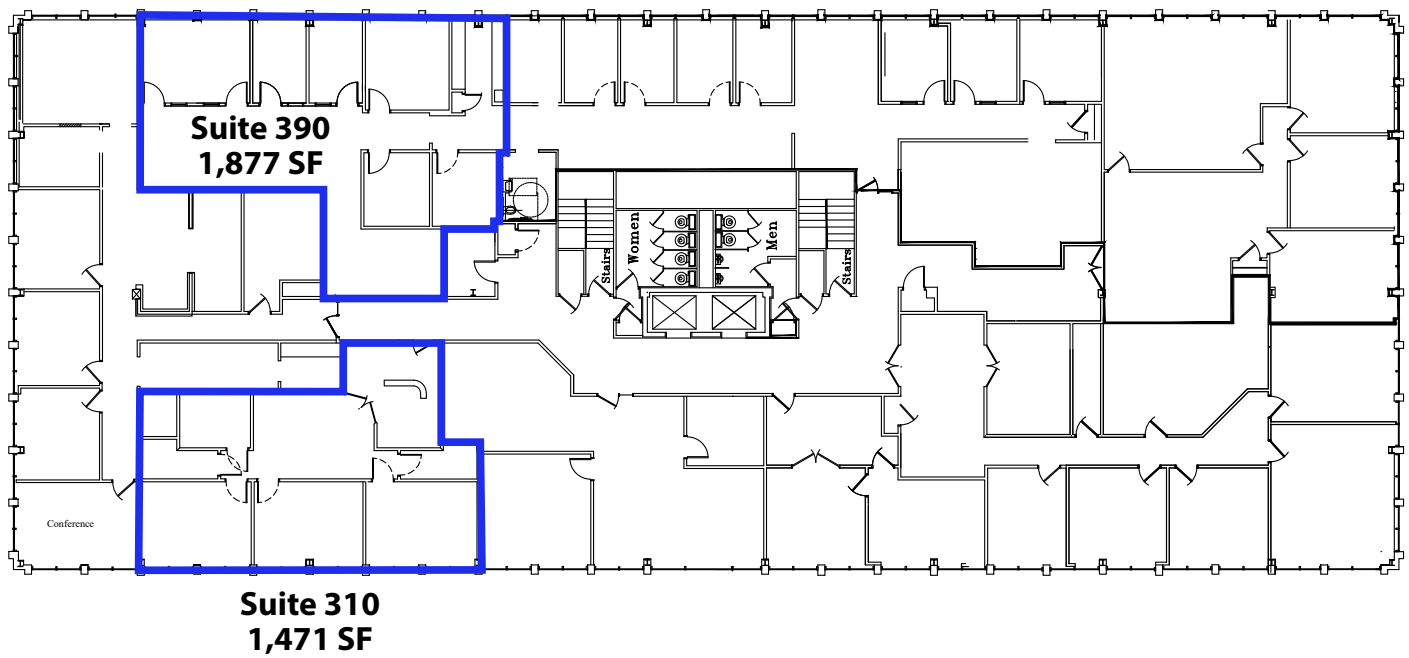
Term:	5 Years
Base Rent:	\$15.50 PSF NNN
Lease Type:	NNN
Maximum Contiguous:	1,877 SF
TI Allowance:	Negotiable

### AVAILABLE SPACE

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



## Third Floor Floorplan



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Suite 310



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