

# 22010 Fowler Drive Building D – FOR LEASE

Gretna, Nebraska 68028

2,250 – 4,500 SF New Development Office

Brand-New Fully Built-Out Office Space (2 Floors)



**Available For Lease: Building D**

2,250 - 4,500 SF Office: AVAILABLE 1-1-2026

7,500 SF Warehouse: LEASED



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Listing Offered by Nebraska Realty – Commercial Division | 17117 Burt Street, Omaha, NE 68118

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## Offering Summary



## PROPERTY SUMMARY

<b><u>Lease Rate:</u></b>	<b>\$15.00 NNN</b>
Available Space:	2,250 SF
Estimated NNN:	~\$4.25
Office Space Floor:	2 <sup>nd</sup> Floor
Heated:	Yes
Cooled/AC:	Yes
Year Built:	2025 / 2026
Available:	February 15, 2026
Parking:	~4.5:1

## Fly Through Video Tour Link:

[https://drive.google.com/file/d/19VZRIWxhkHYpQ\\_n\\_bM7wIKha5DHy7rzh/view?usp=drive\\_web](https://drive.google.com/file/d/19VZRIWxhkHYpQ_n_bM7wIKha5DHy7rzh/view?usp=drive_web)

## PROPERTY OVERVIEW

Brand new, fully-built out office opportunity located less than a mile from the Nebraska Crossing Gretna/I-80 exit. This prime location offers convenient accessibility for clients, customers, and staff. The new construction layout provides a new tenant with the term flexibility that is hard to find and an entire floor of thoughtfully built-out office space with private restrooms, coffee bar, meeting/open space, private office(s) potential, and break-room. Estimated availability/occupancy is February 15, 2026.

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Renderings/Finished Photos



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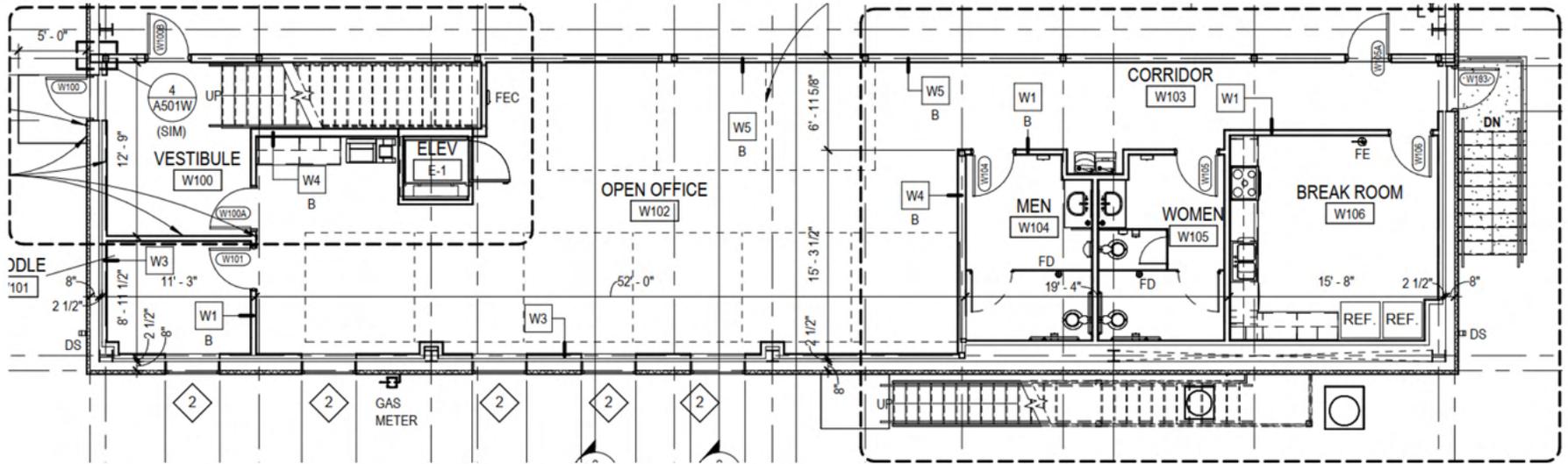


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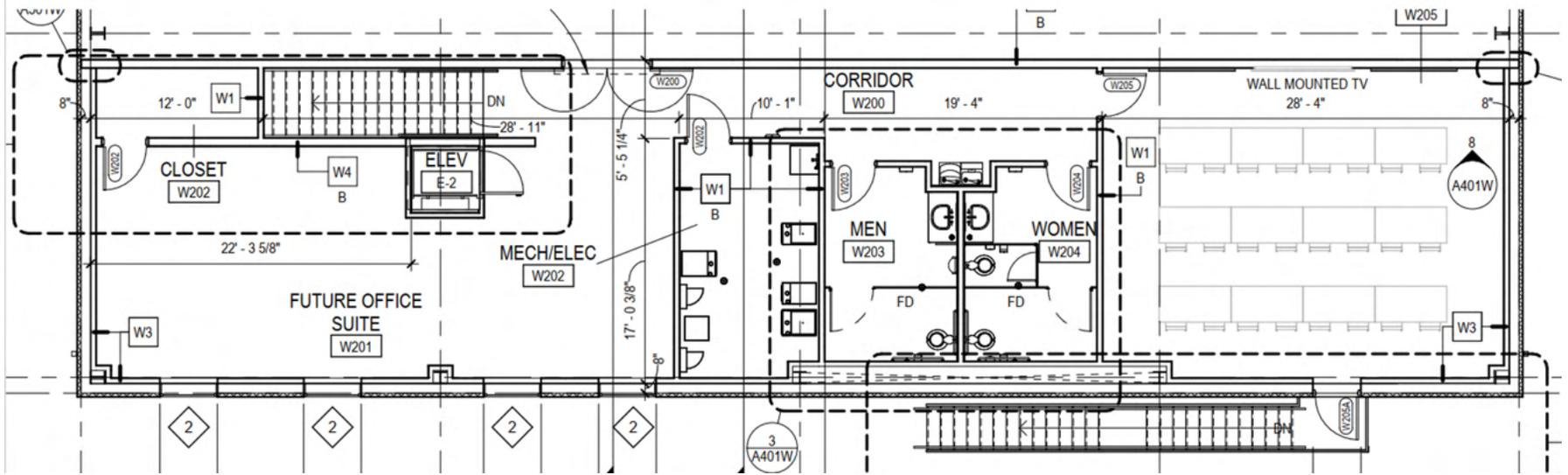
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## Office Floor Plans

### 1<sup>st</sup> Floor - LEASED



### 2<sup>nd</sup> Floor - AVAILABLE



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