



FOR LEASE

THE WATERFORD BUILDING
18881 West Dodge Road | Omaha, NE 68022

R&R
REALTY GROUP





Fountain Ridge Office Park

Fountain Ridge will put your business in the heart of a vibrant, expertly-planned, live-work-play community. Make your address begin working for you as both a benefit to your employees and an easy-to-access destination for your clients, customers, and partners.

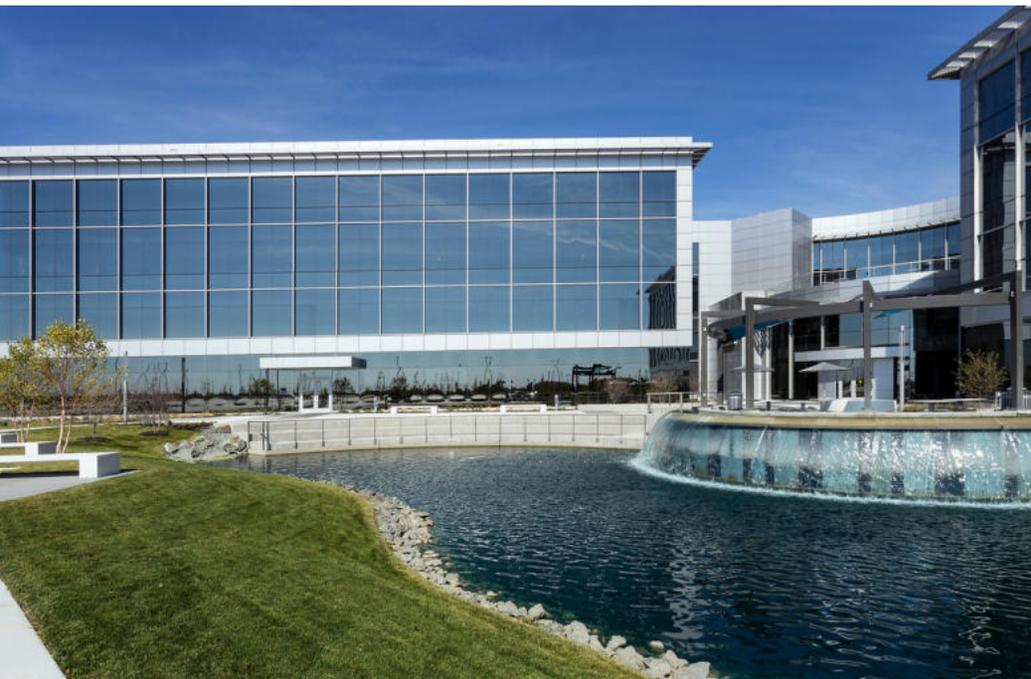
INDOOR AMENITIES

Large Inviting Lobby, Water Features, Conference Space, Board Rooms, Starbucks Coffee Break, Exercise Facility, Climate Controlled Underground Parking



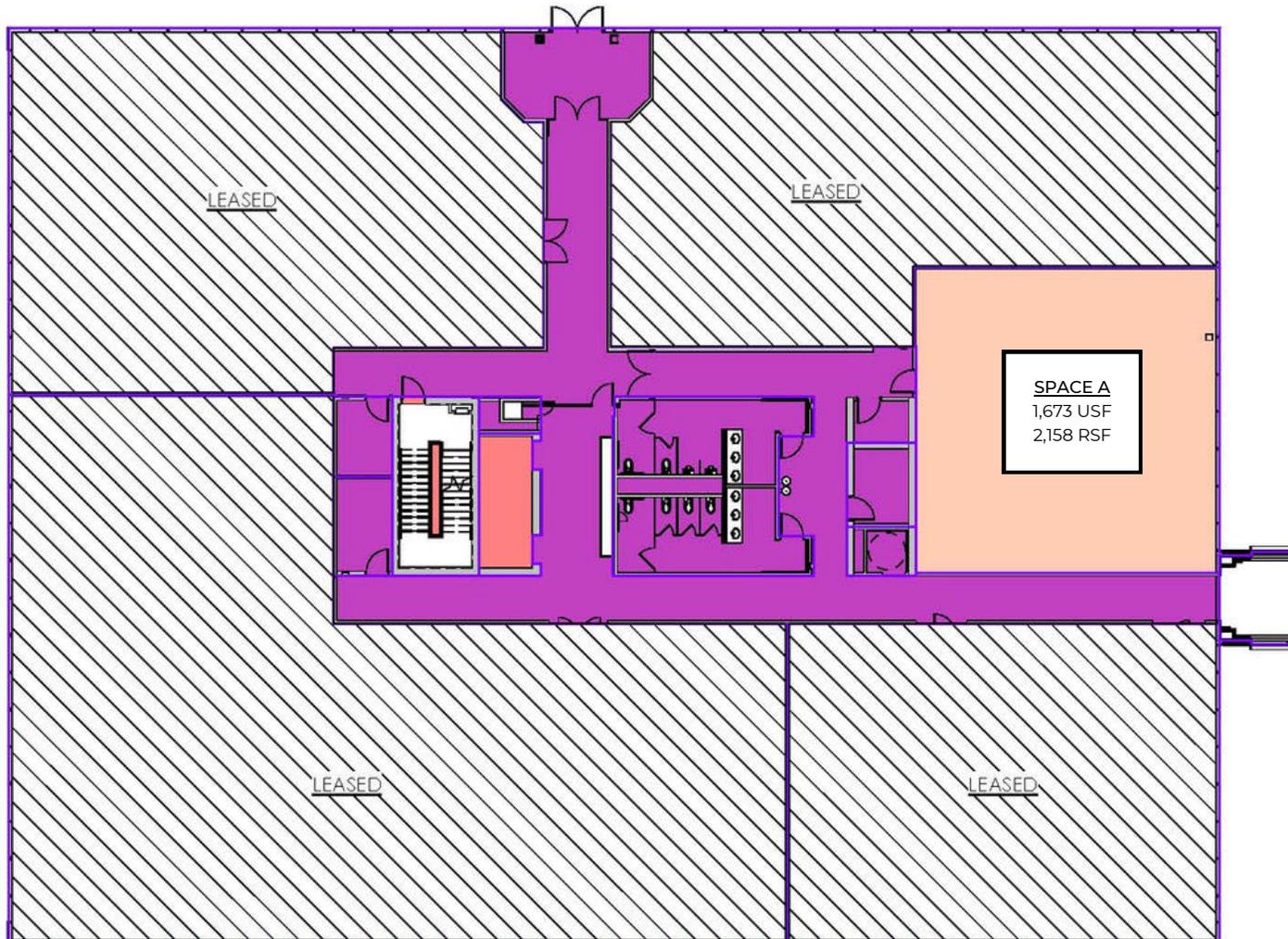
OUTDOOR AMENITIES

Rooftop, Amphitheater, Food Truck Parking
Signage Opportunities, Water Features



FLOOR PLAN FIRST FLOOR - EAST WING

WATERFORD
FIRST FLOOR- EAST BUILDING
RSF IS SUBJECT TO CHANGE
BASED ON FINAL REVIEW

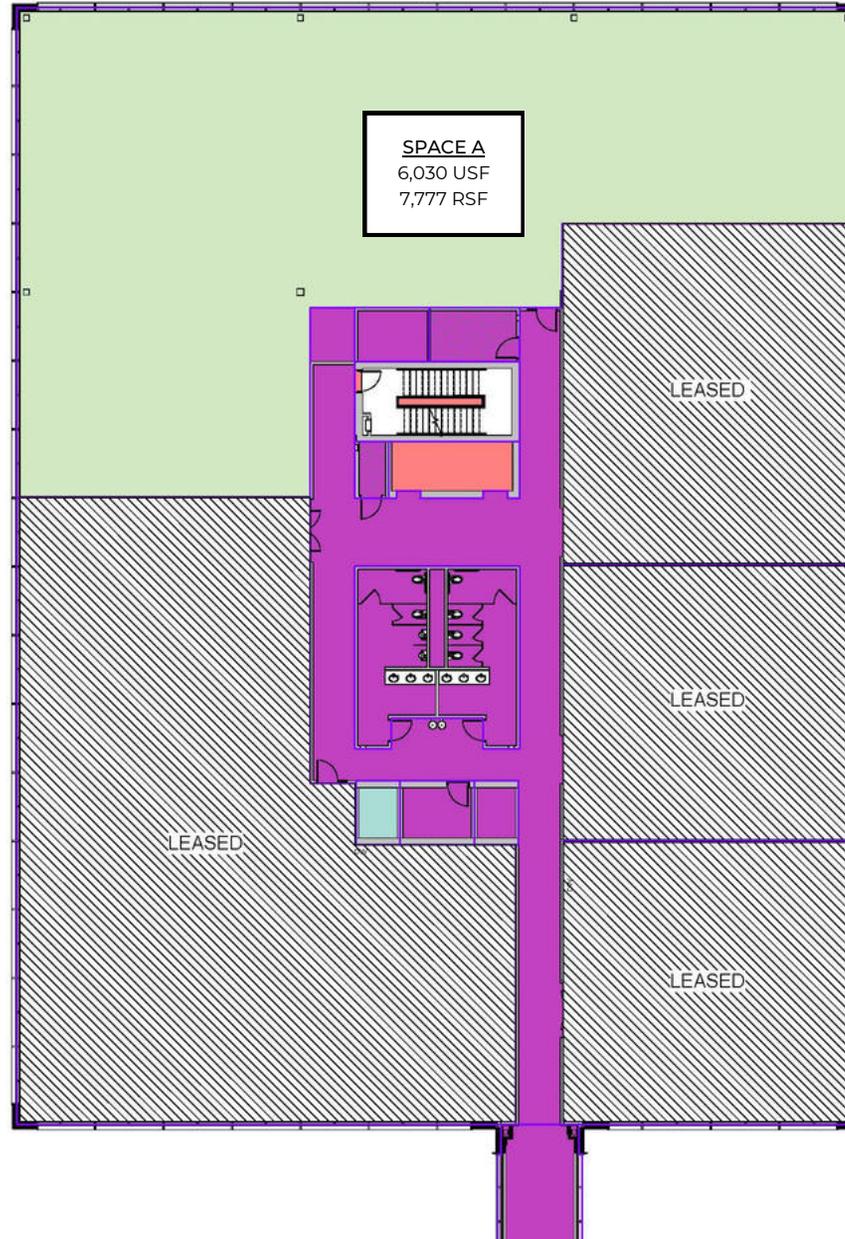


TOTAL AVAILABLE: 2,158 RSF

**Space layout and square footage subject to change*

FLOOR PLAN SECOND FLOOR - WEST WING

WATERFORD
SECOND FLOOR-WEST BUILDING
RSF IS SUBJECT TO CHANGE BASED
ON FINAL REVIEW



TOTAL AVAILABLE: 7,777 RSF

**Space layout and square footage
subject to change*

LOCATION DETAILS



BUILDING SPECIFICATIONS

| | |
|---------------------|--|
| Type of Listing: | Office For Lease |
| Price: | \$ 25.95 / RSF |
| Operating Type: | NNN |
| Operating Expenses: | \$13.46 (2026) |
| Available: | Immediately |
| Total SF Available: | 9,935 SF |
| Total Building SF: | 174,582 SF |
| Minimum/ Maximum: | 2,158 SF / 7,777 SF |
| Available: | 1st Floor East- 2,158 SF 2nd Floor West- 7,777 SF |
| Year Built: | 2021 |
| Number of Floors: | 4 |
| Parking: | Underground & Surface |



Let's get in touch.



Mike Homa

President

R&R Nebraska Division

Homa.Mike@rrrealty.com

(402) 819-0459



Cooper Wilson

Brokerage Manager

R&R Nebraska Division

Wilson.Cooper@rrrealty.com

(402) 659-8442



R&R Realty Group | Nebraska Division
18881 West Dodge Road, Suite 100 West
Omaha, NE 68022
(402) 885-4002 | RRRealty.com/Waterford

