

Office Space For Lease

6400 Cornhusker Hwy

NAIFMA Realty



For more information:

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For Lease

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Available Suites

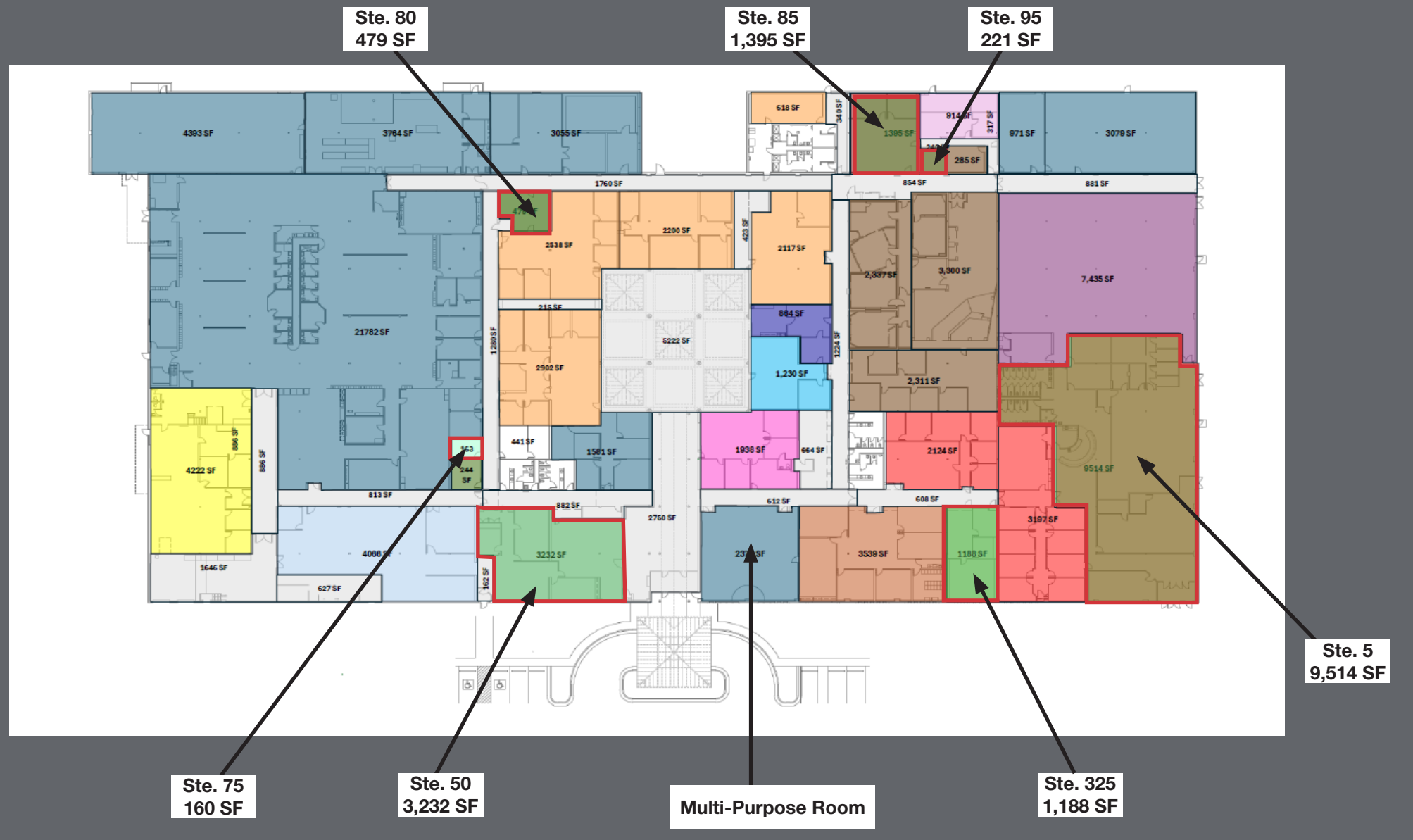
Property Features

- Ste. 5: 9,514 SF @ \$8.75/SF NNN
 - Ste. 50: 3,232 SF @ \$8.75/SF NNN
 - Ste. 75: 160 SF @ \$260/Month FS*
 - Ste. 80: 479 SF @ \$485/Month FS*
 - Ste. 85: 1,395 SF @ \$6.75/SF NNN
 - Ste. 95: 221 SF @ \$350/Month FS*
 - Ste. 325: 1,188 SF @ \$7.75/SF NNN
- (*This is the total monthly rate, includes all expenses)
- Affordable flex space available in multi-tenant building
 - The site has a large parking lot with adequate parking for the building
 - Tenants may rent out the 2,253 SF multi-purpose room on an as needed basis
 - Free dock access
 - Zoned I-1
 - NNN Charge (For-Profit Tenants, 2026) \$4.09/SF
 - NNN Charge (Non-Profit Tenants, 2026) \$2.85/SF



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Suite 5

