

# 4530

## MAASS ROAD

Office | For Lease





4530 | Maass Road



## Building Features



Join a professional mix of companies engaged in Law, Engineering and the Defense Industry.



Located near shopping, entertainment, restaurants and medical



Class A office building



Minutes to Offutt Air Force Base



Fully sprinklered building



Convenient access to major highways, interstate and all points in Metro Omaha



State of the art conference room available for lease



Spacious parking area



Abundant natural light throughout



Vehicles Per Day - Highway 370  
36,000



Excellent Hwy 370 exposure



Built by OPUS





# Offering Highlights

## Lease Rate

\$16.00 PSF, Full Service\*

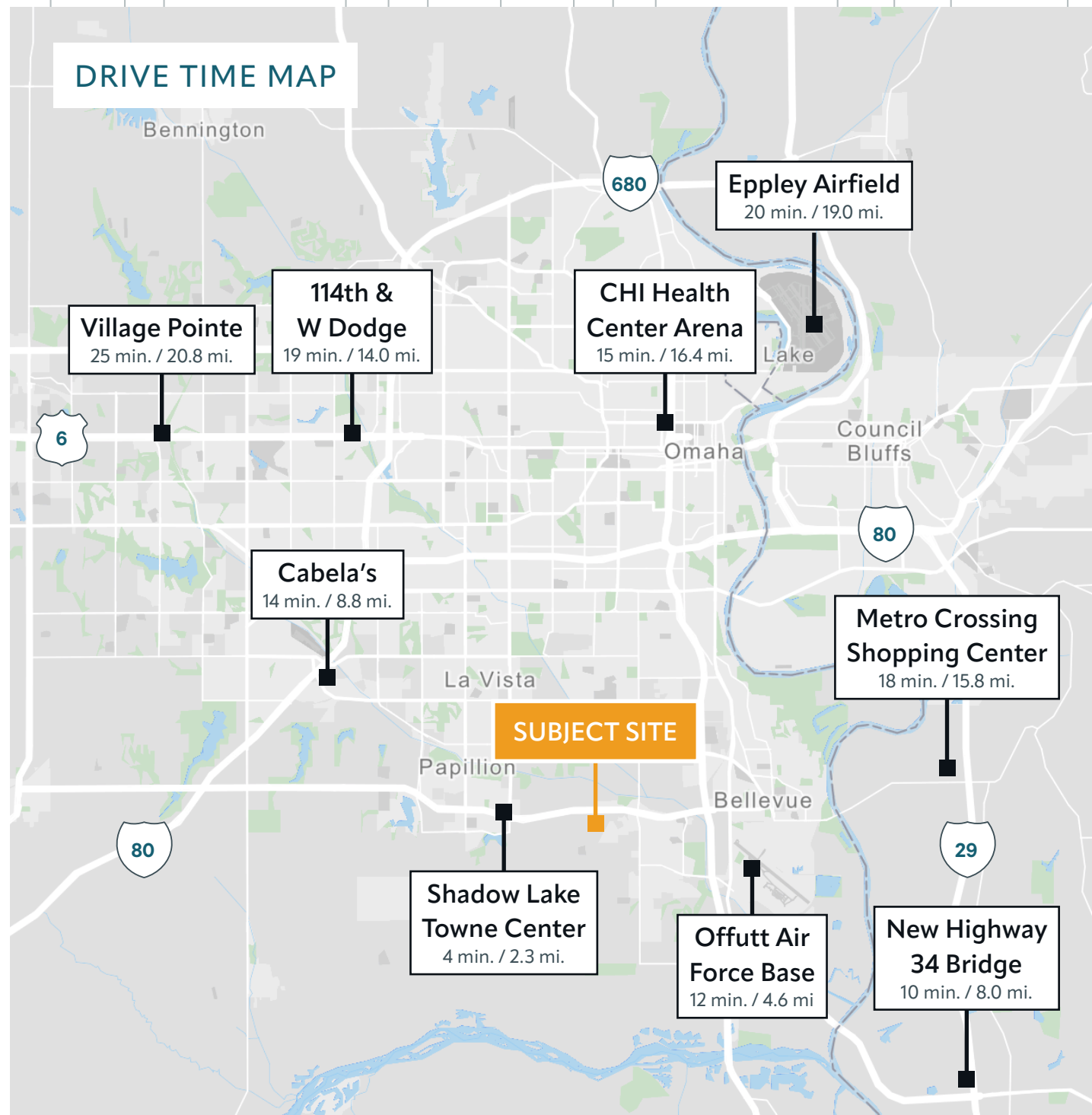
*\*Excluding janitorial*

## Space Available

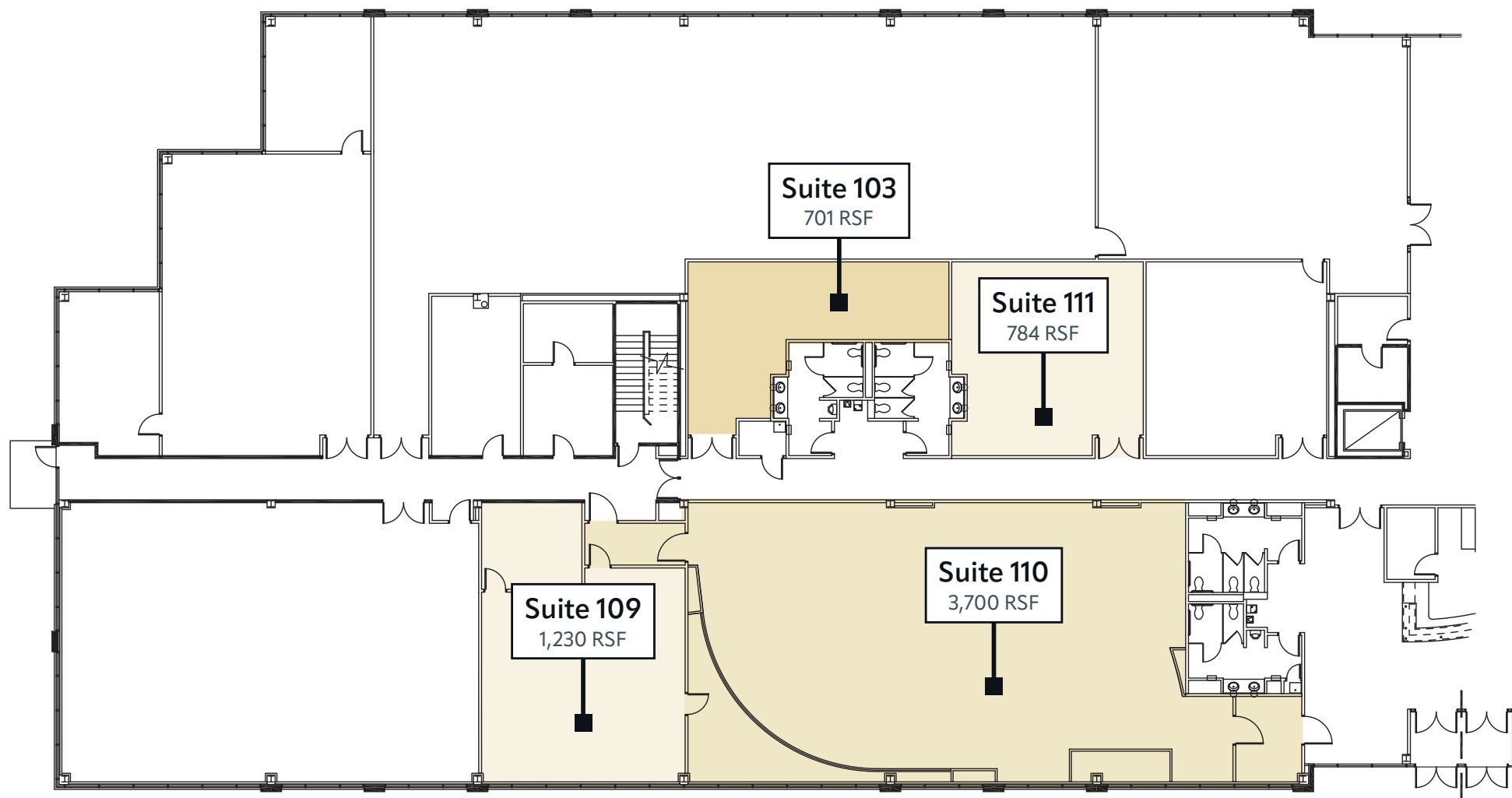
701-6,415 RSF

### PROPERTY INFORMATION

Building Size	85,863 SF
Year Built	2006
Stories	2
Lot Size	6.72 AC
Parking Ratio	4.6 : 1



## SPACE AVAILABLE



### SPACE AVAILABLE

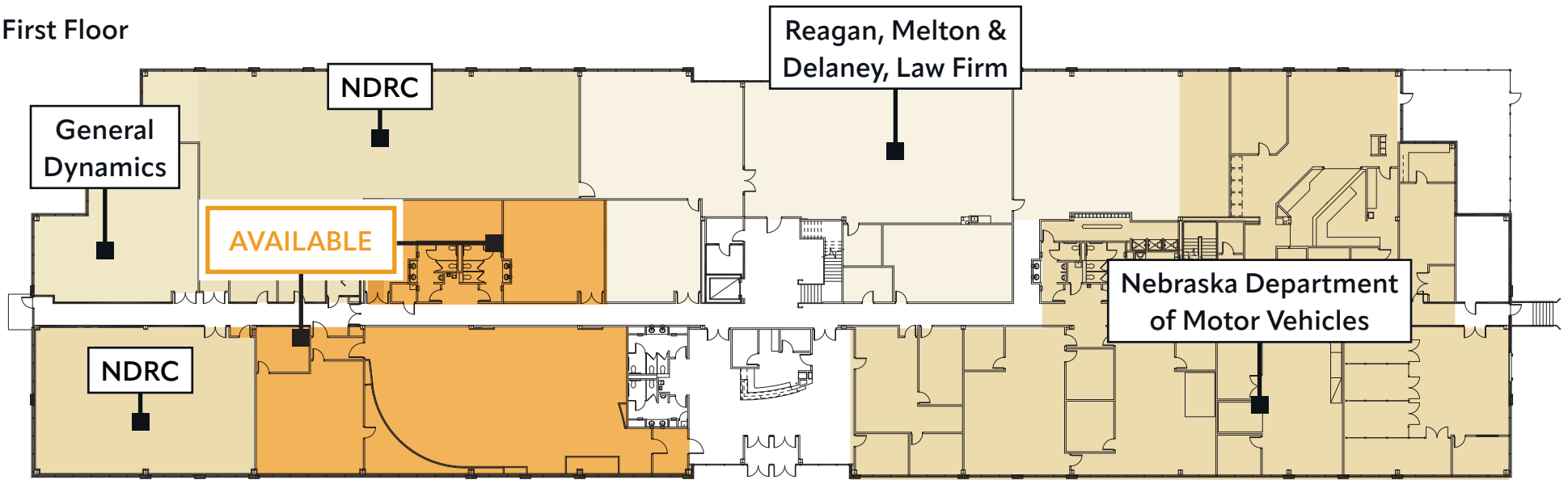
Suite 103	701 RSF	Suite 110	3,700 RSF
Suite 109	1,230 RSF	Suite 111	784 RSF



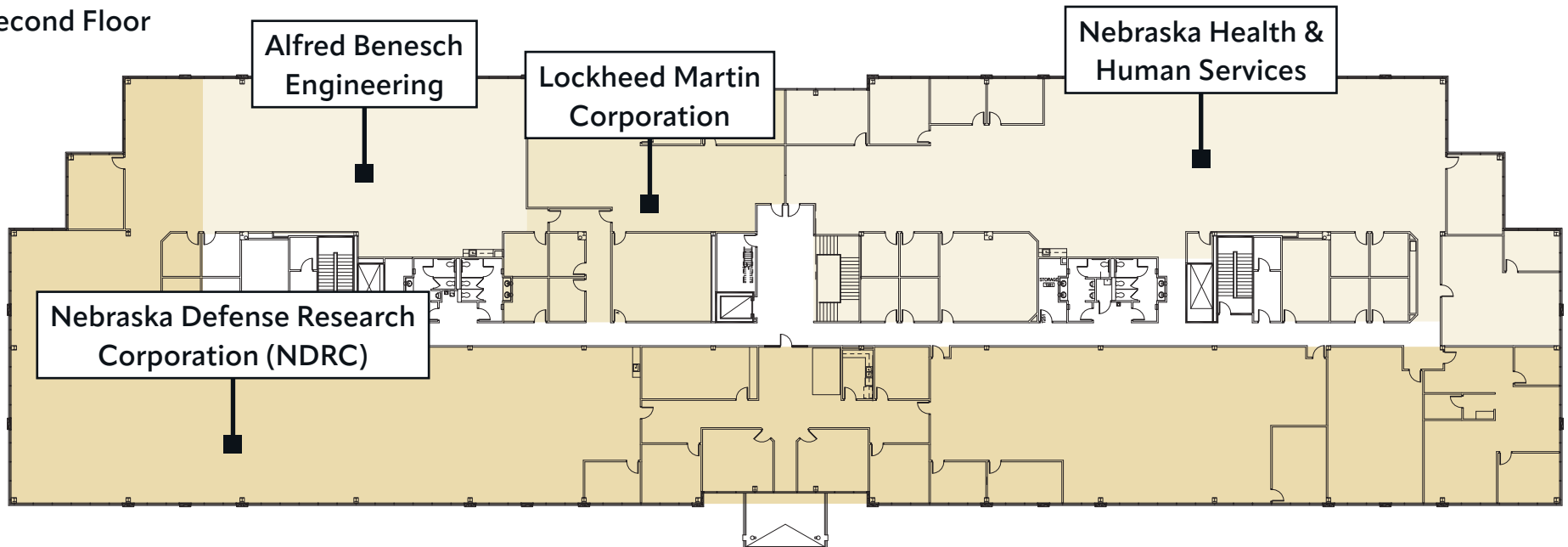


# NEIGHBORS

## First Floor



## Second Floor





4530  
Maass Road

## Contact Us

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