

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

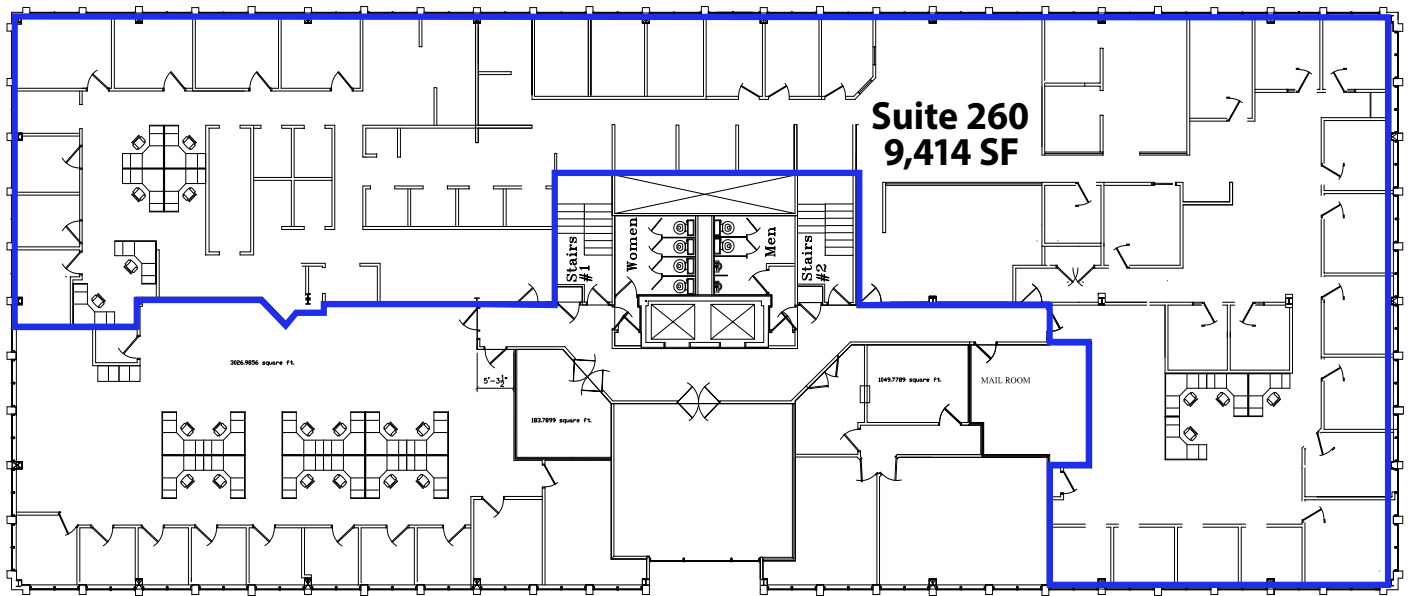
Term:	5 Years
Base Rent:	\$15.50 PSF NNN
Lease Type:	NNN
Maximum Contiguous:	9,914 SF
TI Allowance:	Negotiable

AVAILABLE SPACE

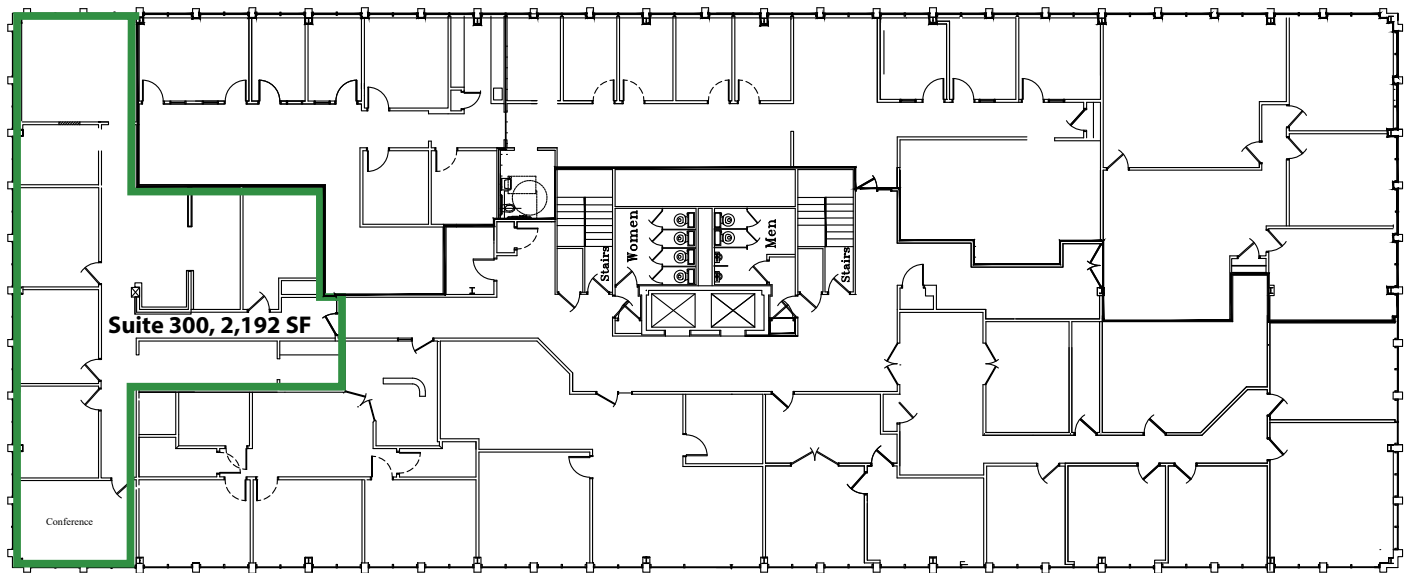
- Suite 260: 9,914 SF
- Suite 300: 2,192 SF



Second Floor Floorplan



Third Floor Floorplan



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