

# Lake Regency Office Building

444 REGENCY PARKWAY DRIVE  
OMAHA, NEBRASKA 68114

FOR LEASE



**S.F. AVAILABLE:** SUITE 103 - 1,366 SF  
SUITE 310 - 1,449 SF

**RENTAL RATES:** \$15.00 PSF, NNN.

**NNN CHARGES:** \$8.50 PSF 2022 Budget (includes Tenants gas, electric, water & 5 day a week janitorial). 4% of base rent management fee.

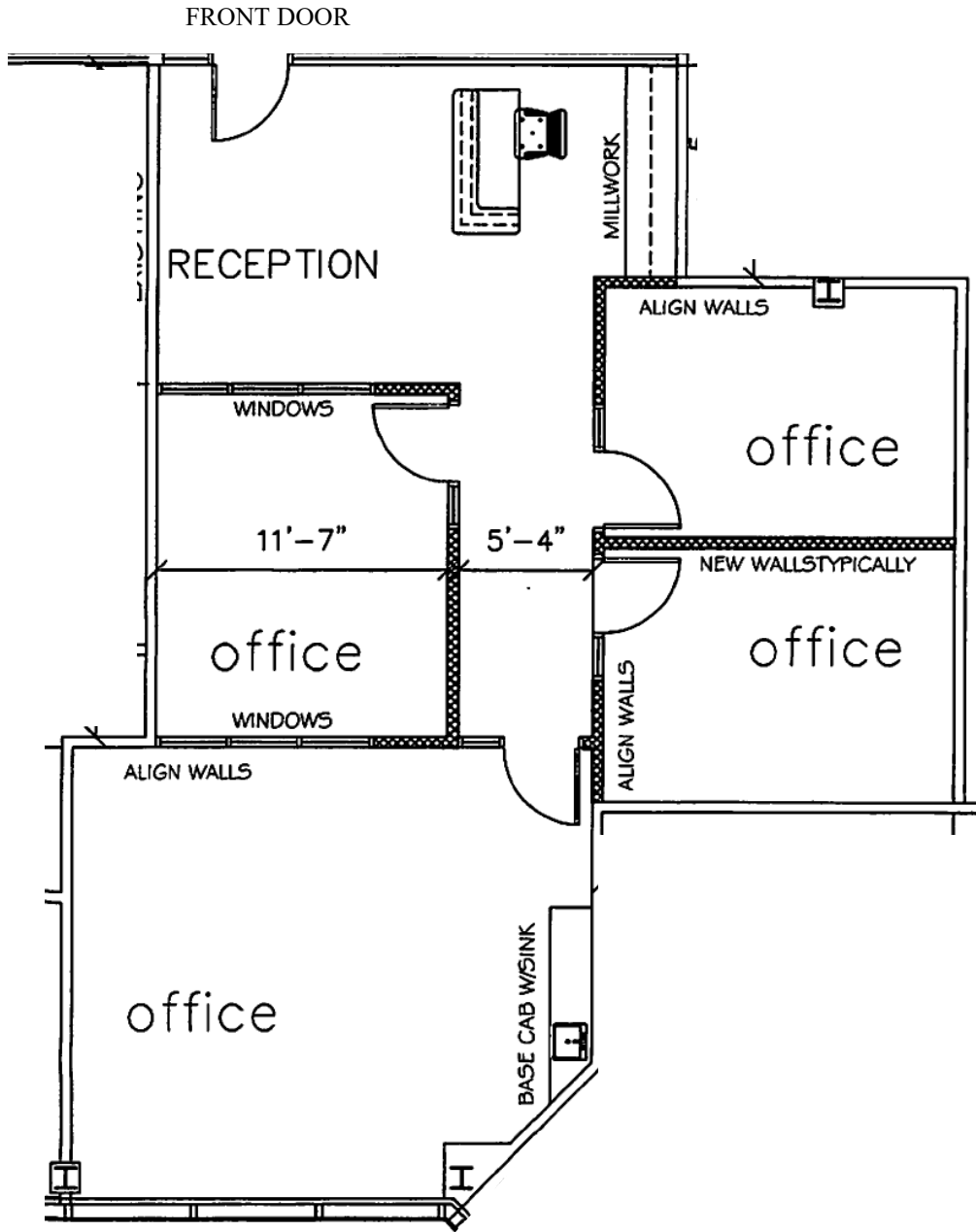
**FEATURES:** Class "A" office space.  
Incredible view from the offices overlooking the Lake.  
Easily accessible "Regency" location.  
Abundant parking.  
Lakeside break area and walking path.  
5 day a week janitorial service.

**AGENT INFO:**

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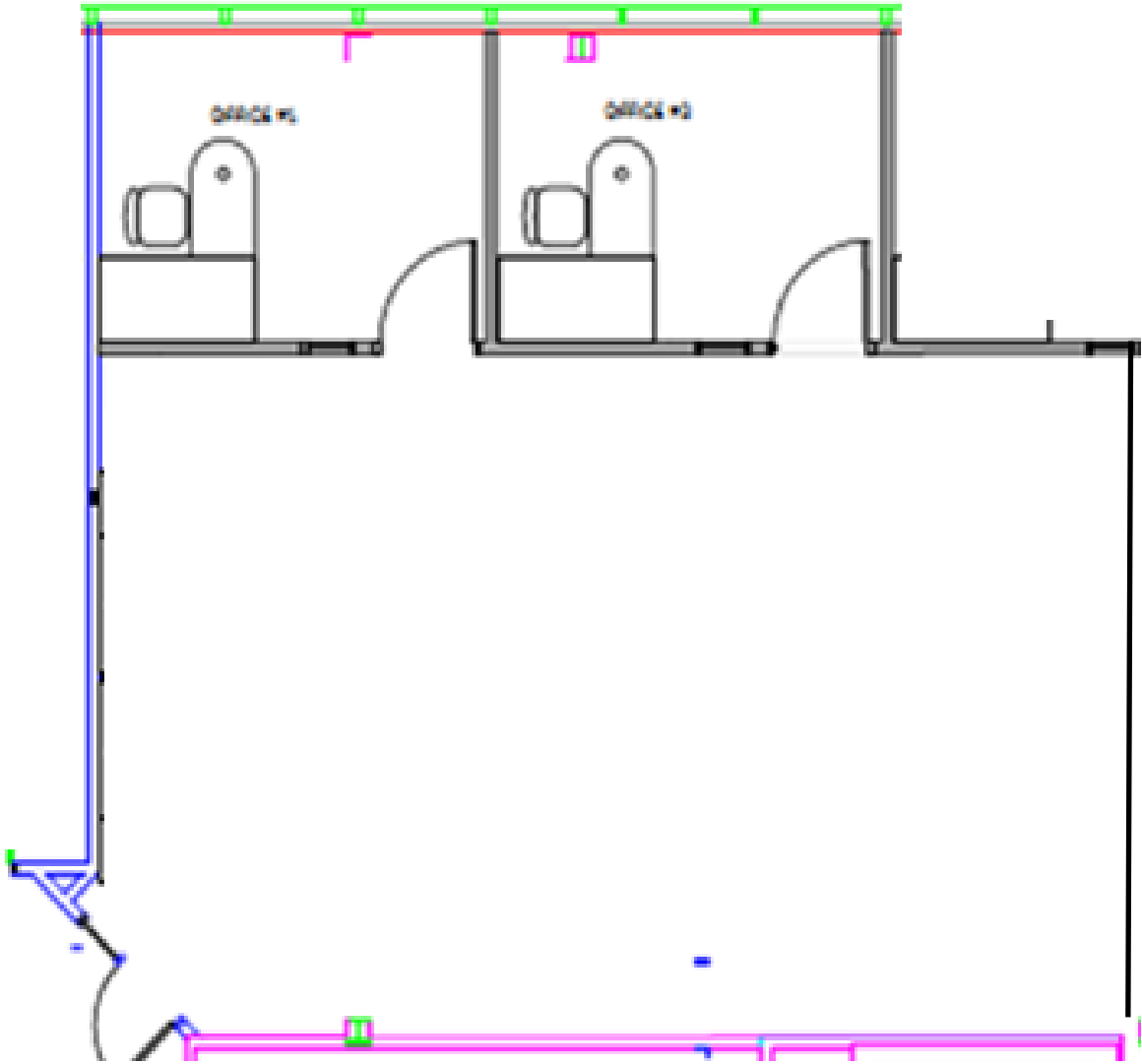


# SUITE 103



- 1,366 Rentable SF
- Lake View

# SUITE 310



FRONT DOOR

- 1,449 Rentable SF
- Layout can be modified to suit Tenant

