

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.

SLOSBURG
REAL PROPERTY®

10040 Regency Circle
Omaha, NE
www.slosburg.com

402.391.7900



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

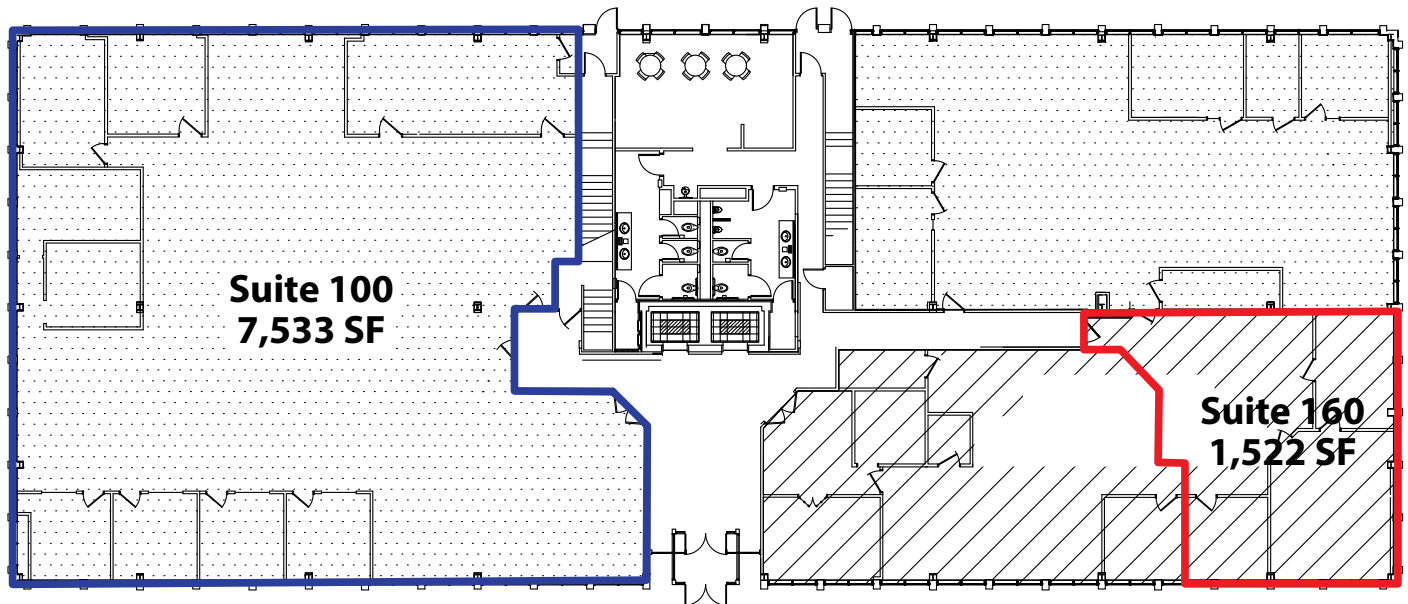
| | |
|---------------------|-----------------|
| Term: | 5 Years |
| Base Rent: | \$15.50 PSF NNN |
| Lease Type: | NNN |
| Maximum Contiguous: | 7,533 SF |
| TI Allowance: | Negotiable |

AVAILABLE SPACE

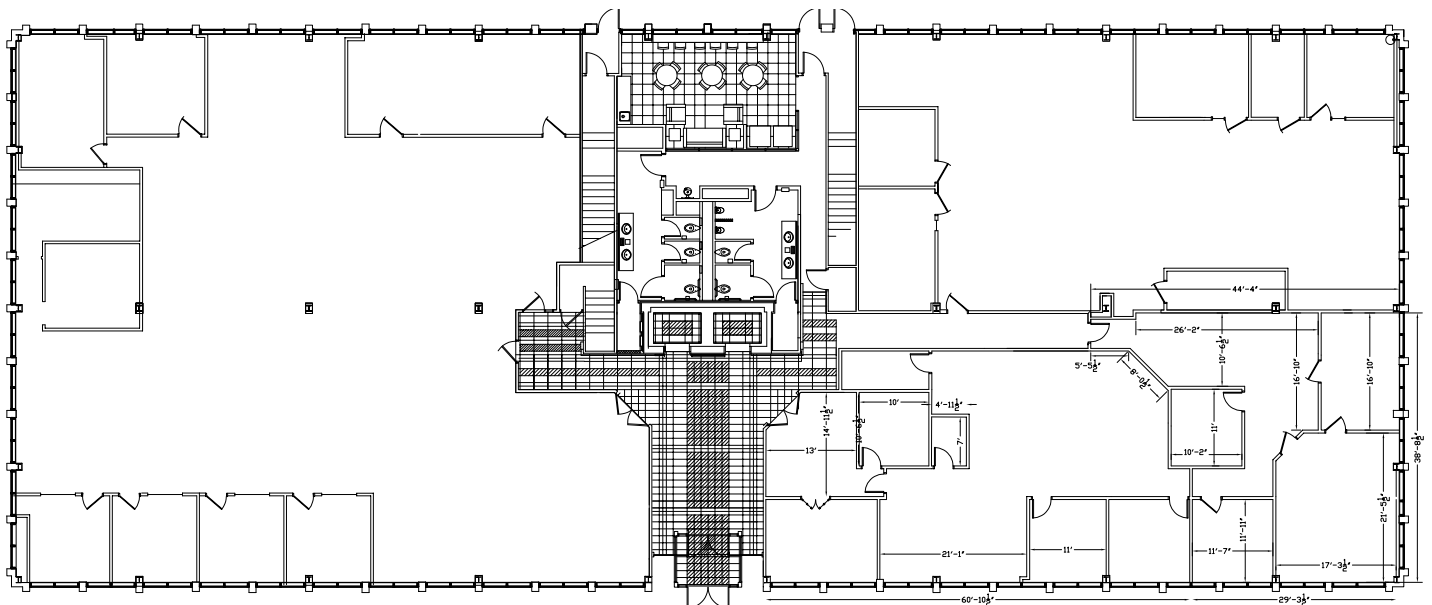
- Suite 100: 7,533 SF
- Suite 160: 1,522 SF
- Suite 390: 1,877 SF



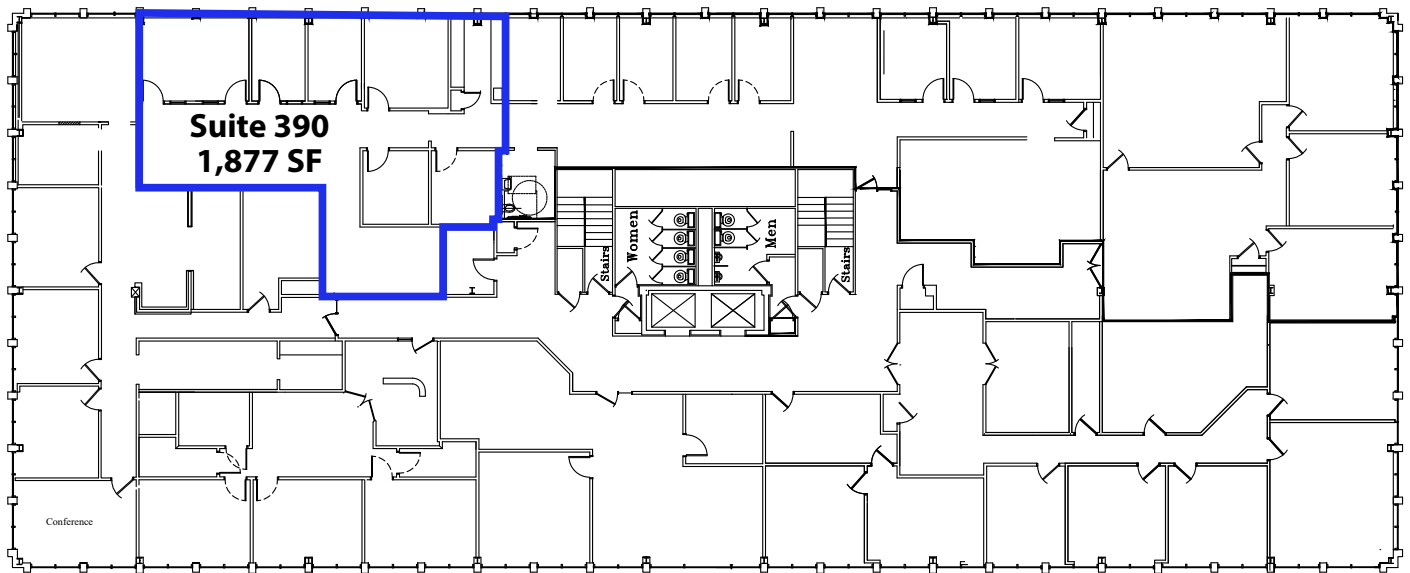
First Floor Floorplan



Conceptual Office Layout



Third Floor Floorplan



Suite 100



FOUR REGENCY

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