

4530

MAASS ROAD

Office | For Lease



Offering Highlights

Lease Rate

\$16.00-\$25.00 PSF, Full Service*

**Excluding janitorial*

Space Available

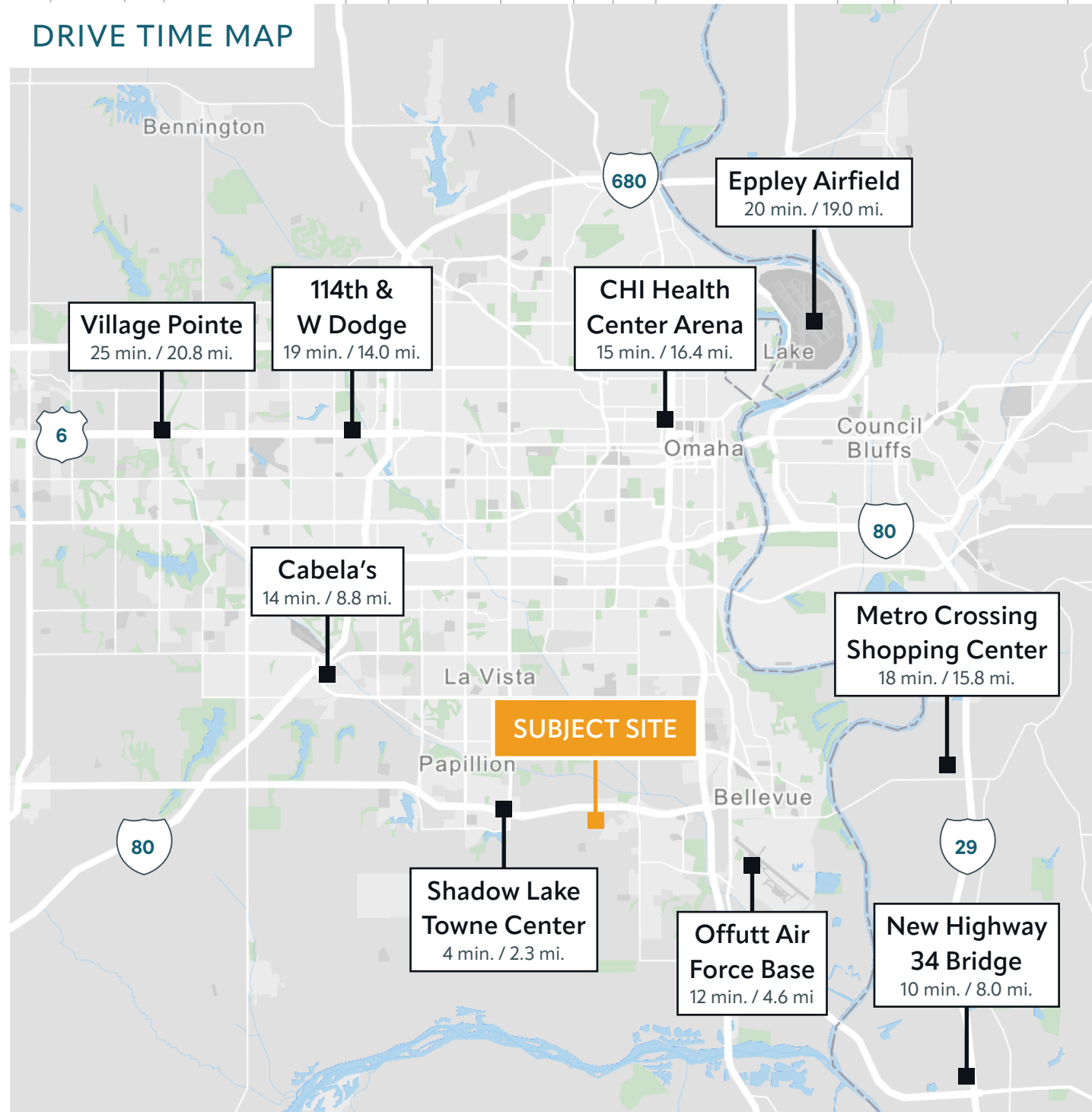
701-8,675 RSF

PROPERTY INFORMATION

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

4530 MAASS ROAD | BELLEVUE

DRIVE TIME MAP



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



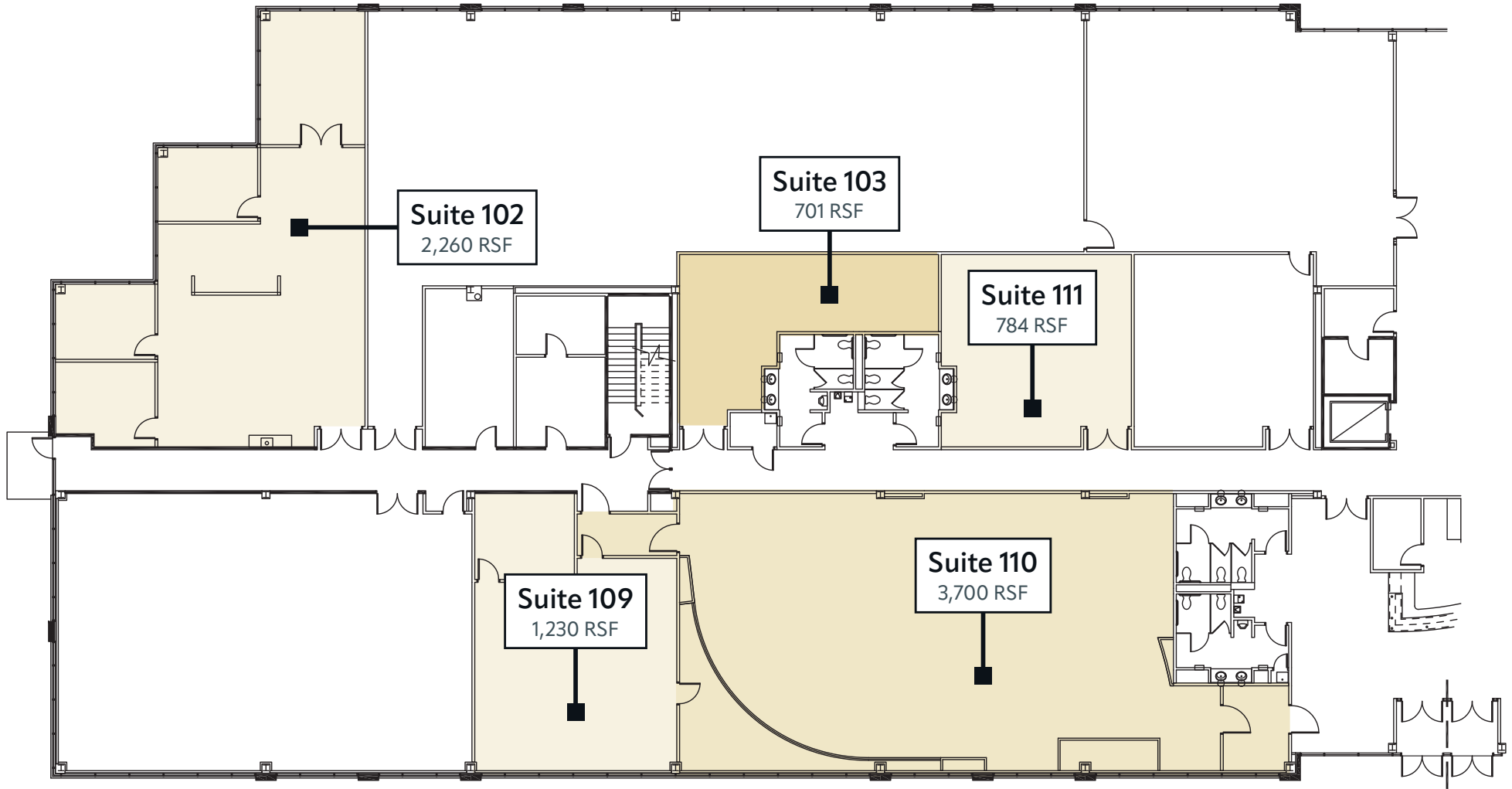
Excellent Hwy 370 exposure



Built by OPUS



SPACE AVAILABLE



SPACE AVAILABLE

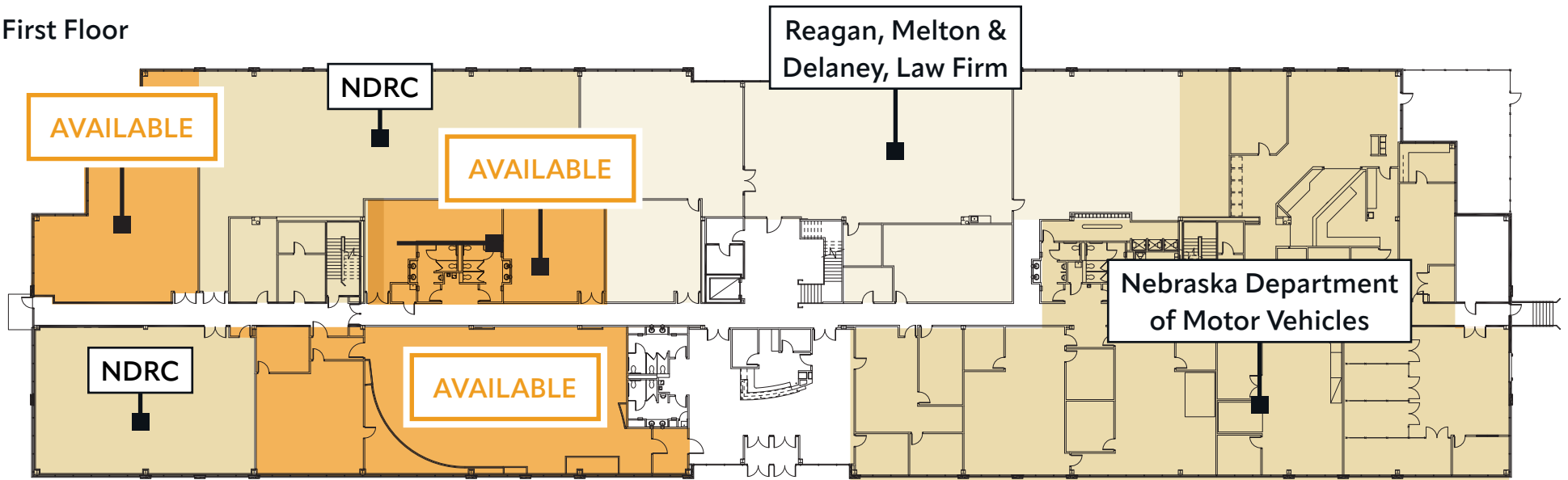
Suite 102	2,260 RSF	\$25.00 PSF, FS	Suite 110	3,700 RSF	\$16.00 PSF, FS
Suite 103	701 RSF	\$16.00 PSF, FS	Suite 111	784 RSF	\$16.00 PSF, FS
Suite 109	1,230 RSF	\$16.00 PSF, FS			



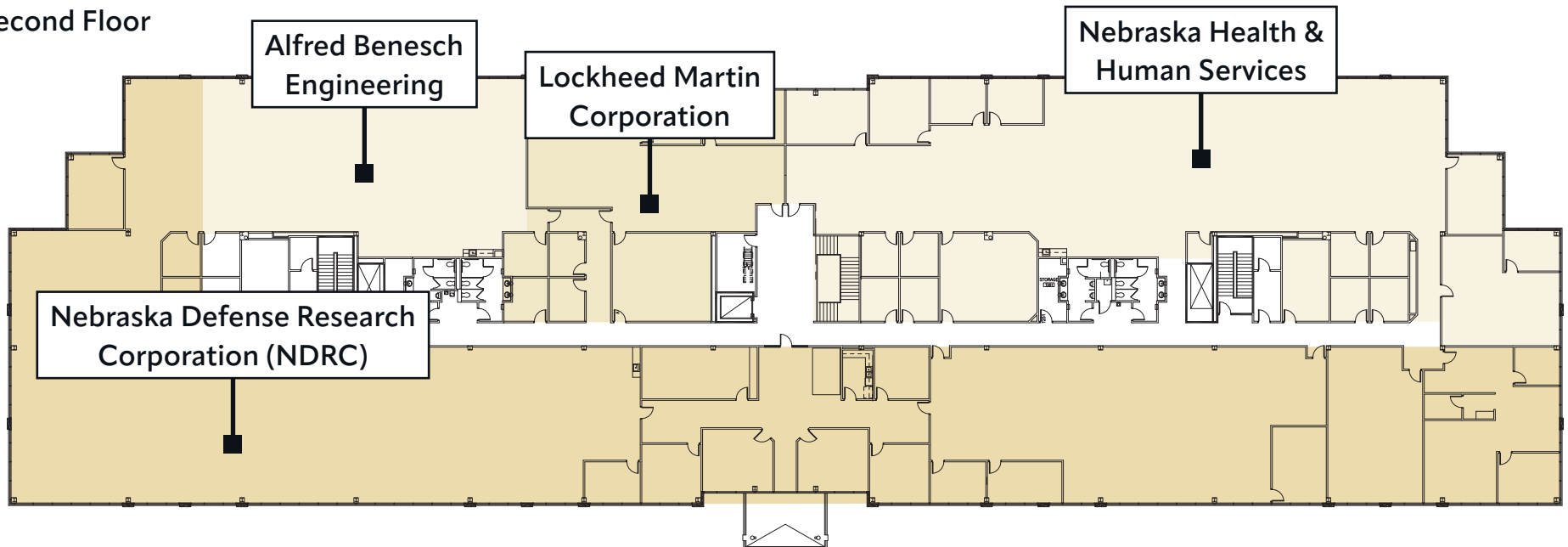
4530 MAASS ROAD | BELLEVUE

NEIGHBORS

First Floor



Second Floor



4530
Maass Road

Contact Us

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