

# SUBLEASE

THE WATERFORD BUILDING

18881 West Dodge Road | Omaha, NE 68022



---

22,223 - 44,446 SF

---

Turnkey Sublease Space Available

# SPACE SPECIFICATIONS

Type of Listing:	Office For Sublease
Rental Rate:	\$24.50/RSF
Operating Type:	NNN
Operating Expenses:	\$13.46/RSF
Total SF Available:	22,223 - 44,446 RSF
Occupancy:	Immediate
Term:	3 - 5 Years <small>Contact Broker for Details</small>
Existing Furniture:	Included
Floor:	4th Floor - East Wing 4th Floor - West Wing
Parking Ratio:	5.25 : 1,000 SF
Underground Parking:	18 Stalls, Included



# FLOOR & FURNITURE PLAN

EAST WING  
162 WORKSTATIONS



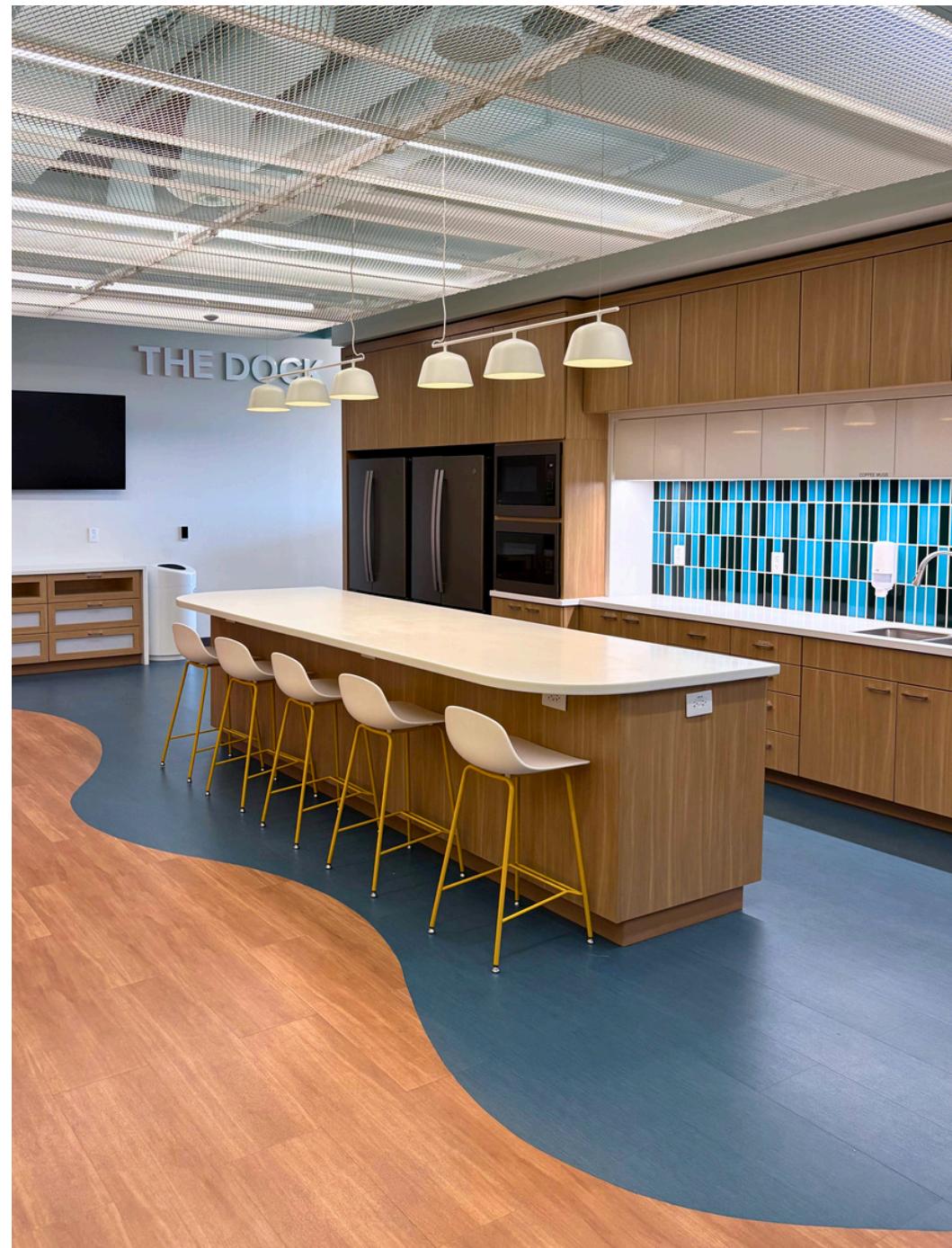
# FLOOR & FURNITURE PLAN

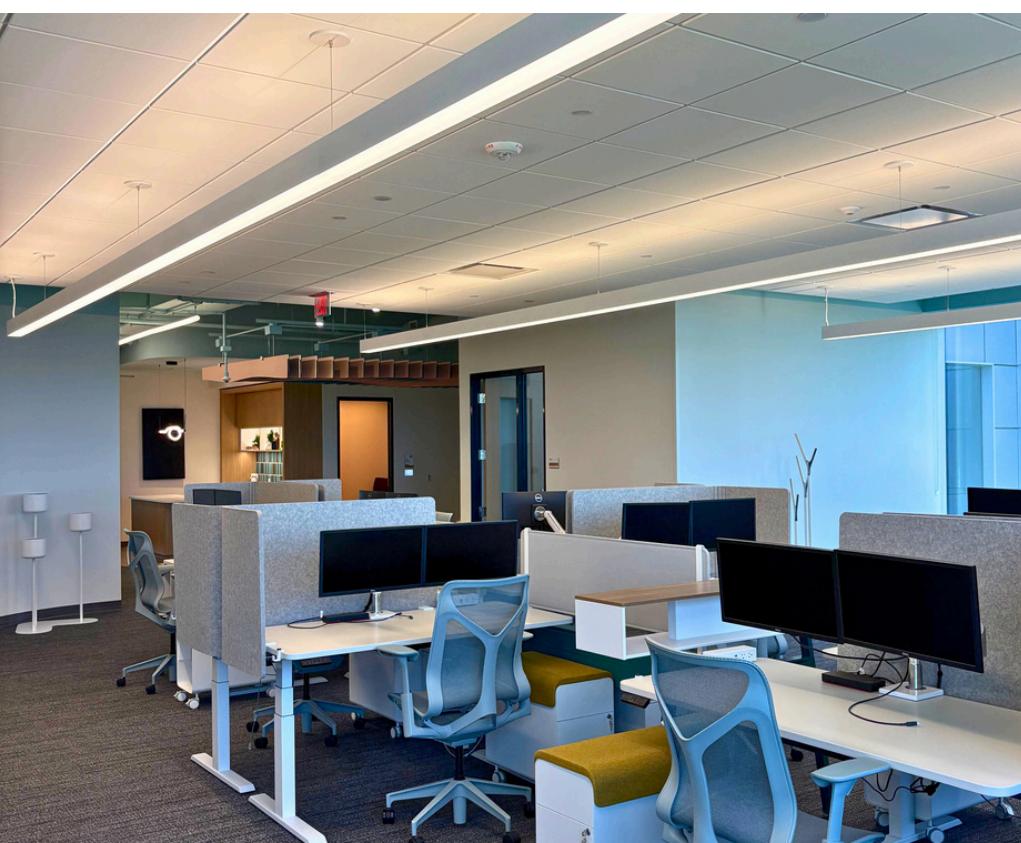
## WEST WING 121 WORKSTATIONS



# SPACE FEATURES

Entire floors, fully furnished and immediately available. Modern layout with a mix of executive offices, huddle rooms, large meeting spaces and collaboration areas. Impressive windows with views of West Dodge Road that stretch to Downtown Omaha, along with R&R's landmark water fountain.





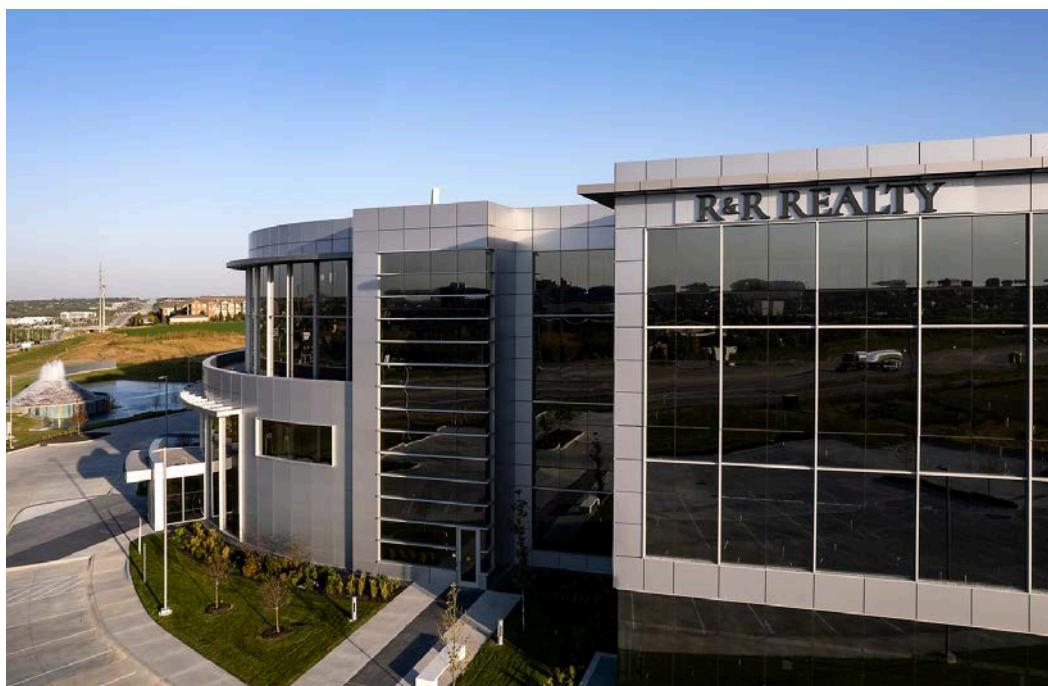
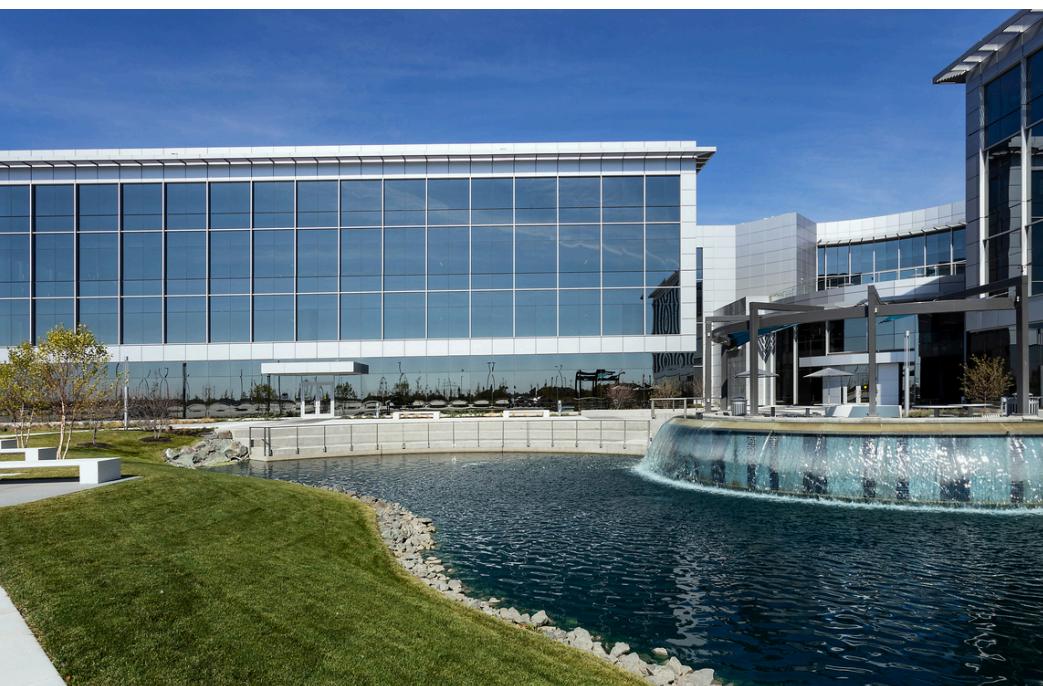
# INDOOR AMENITIES

Large Inviting Lobby, Water Features, Conference Space, Board Rooms, Starbucks Coffee Break, Exercise Facility, Climate Controlled Underground Parking



# OUTDOOR AMENITIES

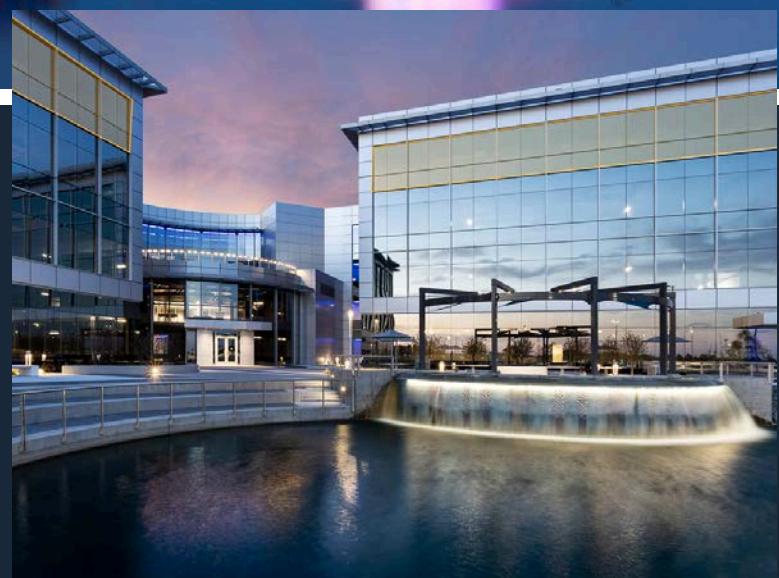
Rooftop, Amphitheater, Food Truck Parking  
Signage Opportunities, Water Features



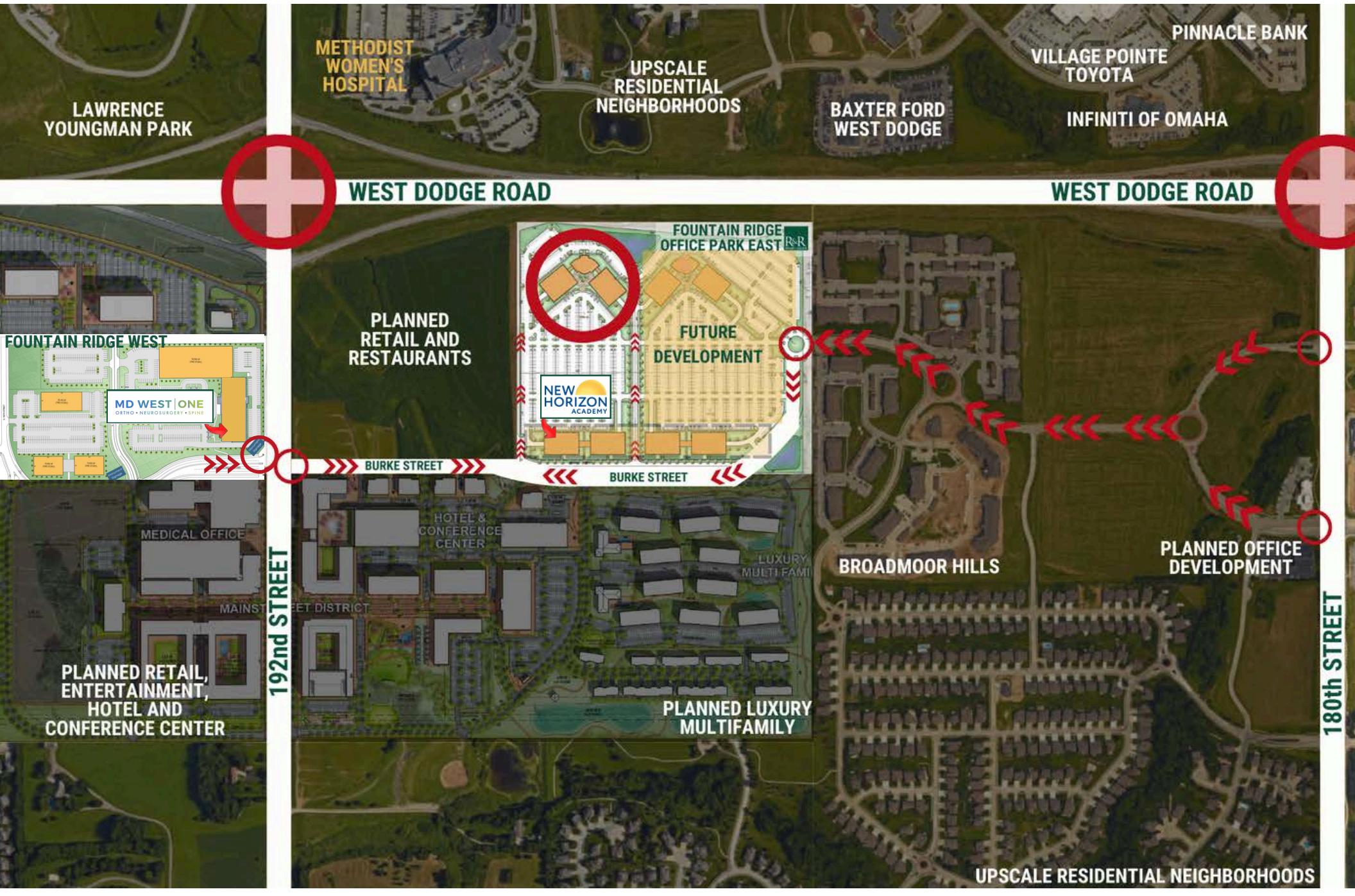


# Fountain Ridge Office Park

Fountain Ridge will put your business in the heart of a vibrant, expertly-planned, live-work-play community. Make your address begin working for you as both a benefit to your employees and an easy-to-access destination for your clients, customers, and partners.



# LOCATION DETAILS



# Let's get in touch.



**Mike Homa**

President  
R&R Nebraska Division  
[Homa.Mike@rrrealty.com](mailto:Homa.Mike@rrrealty.com)  
(402) 819-0459



**Cooper Wilson**

Brokerage Manager  
R&R Nebraska Division  
[Wilson.Cooper@rrrealty.com](mailto:Wilson.Cooper@rrrealty.com)  
(402) 659-8442

R&R Realty Group | Nebraska Division  
18881 West Dodge Road, Suite 100 West  
Omaha, NE 68022  
(402) 885-4002 | [RRRealty.com/Waterford](http://RRRealty.com/Waterford)

