

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 <i>Contact Broker for Details</i>
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

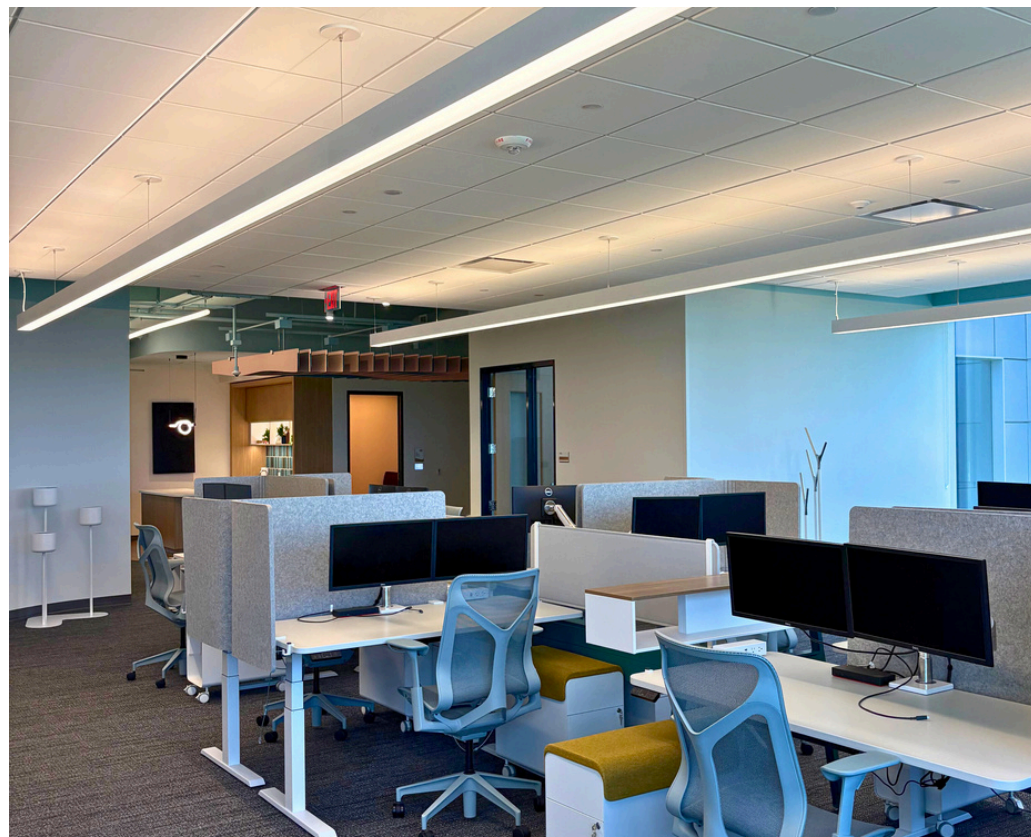
- Breakroom ●
- Collaboration Space ●
- Focus Room ●
- General Storage ●
- Meeting Room ●
- Private Office ●
- Rejuvenation Room ●



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.





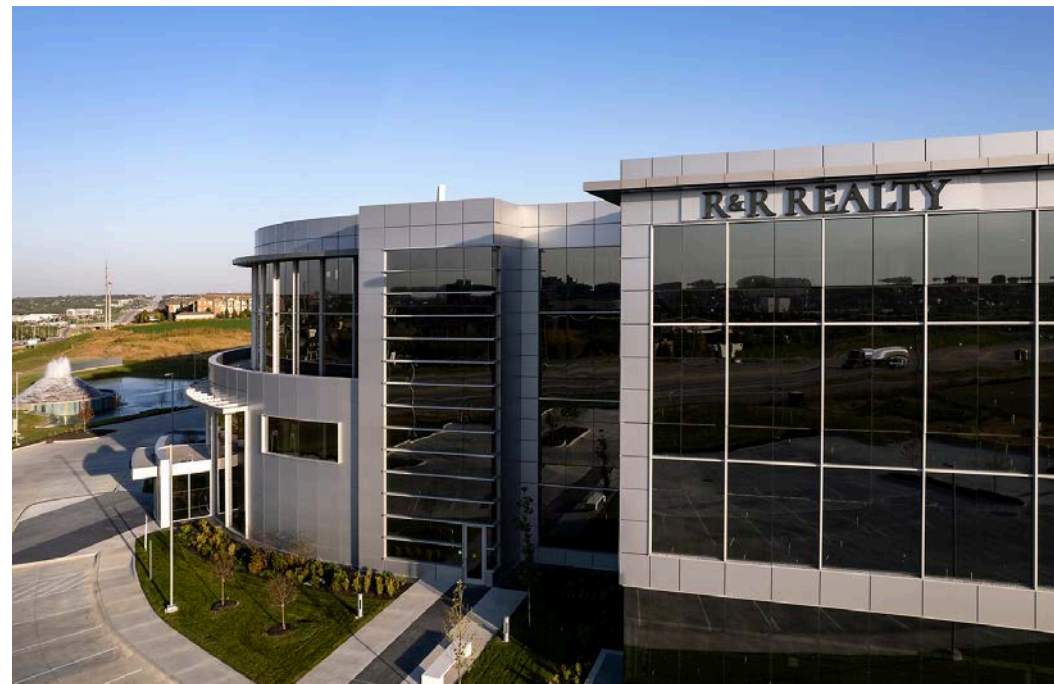
INDOOR AMENITIES

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.



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