

4530

MAASS ROAD

Office | For Lease



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



Offering Highlights

Lease Rate

\$16.00 PSF, Full Service*

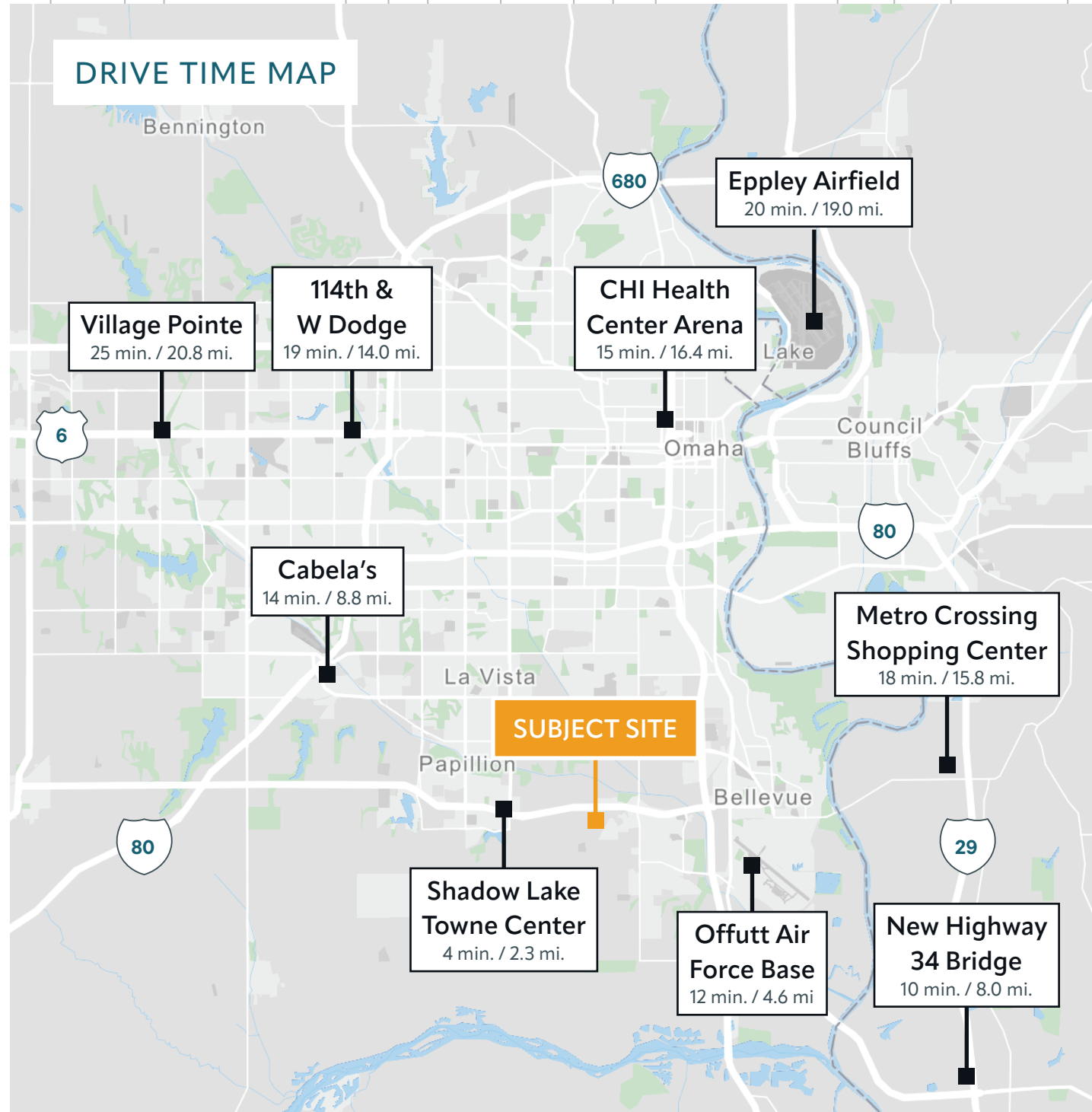
*Excluding janitorial

Space Available

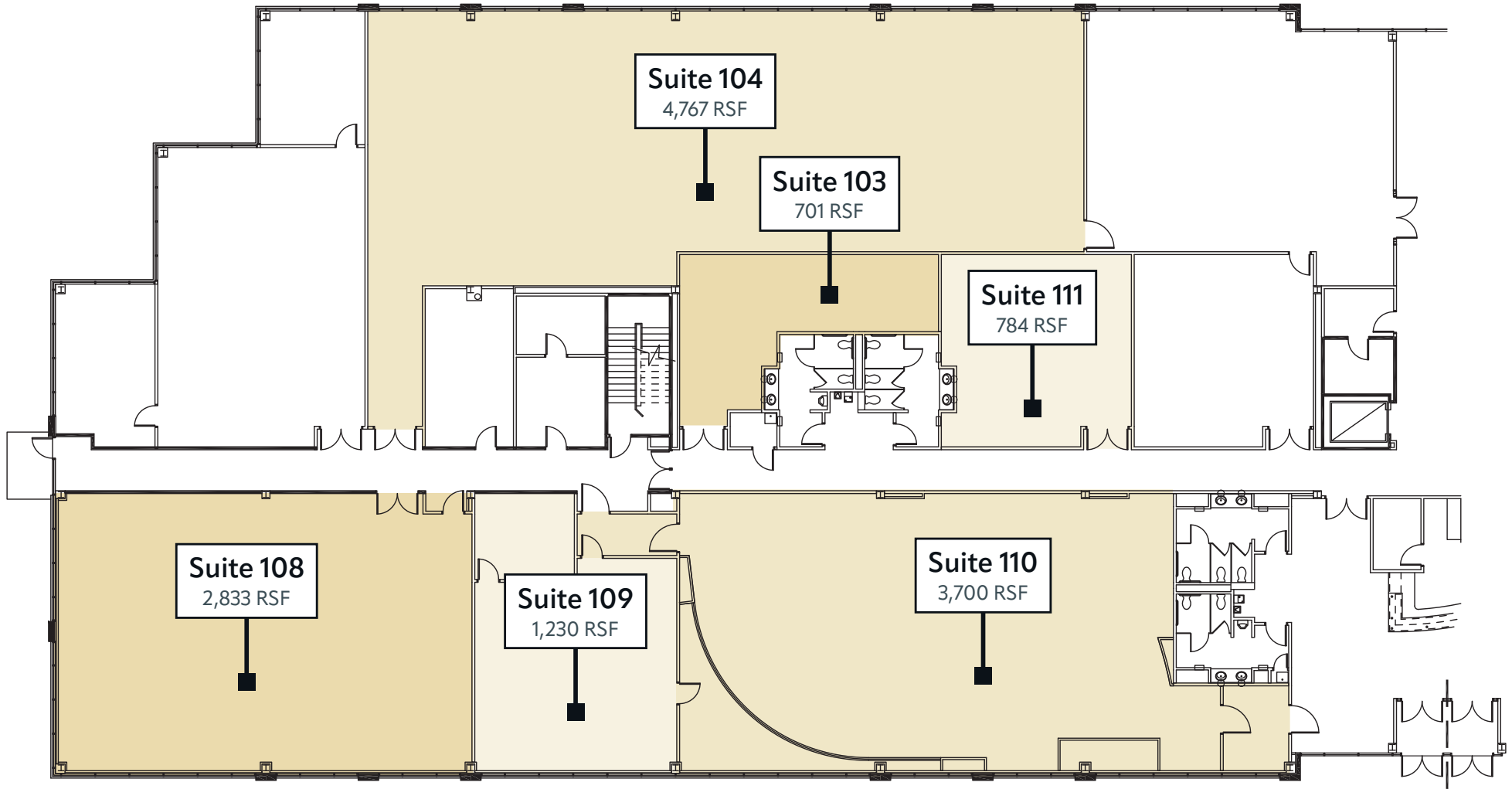
701-16,688 RSF

PROPERTY INFORMATION

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



SPACE AVAILABLE



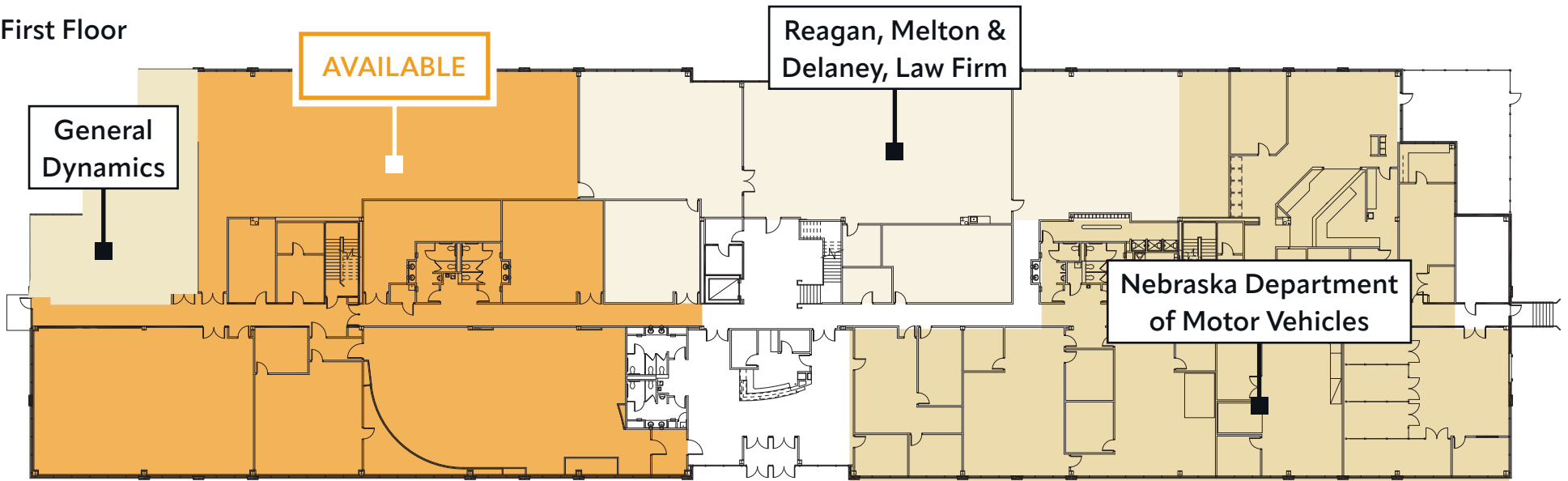
SPACE AVAILABLE

Suite 103	701 RSF	Suite 109	1,230 RSF
Suite 104	4,767 RSF	Suite 110	3,700 RSF
Suite 108	2,883 RSF	Suite 111	784 RSF

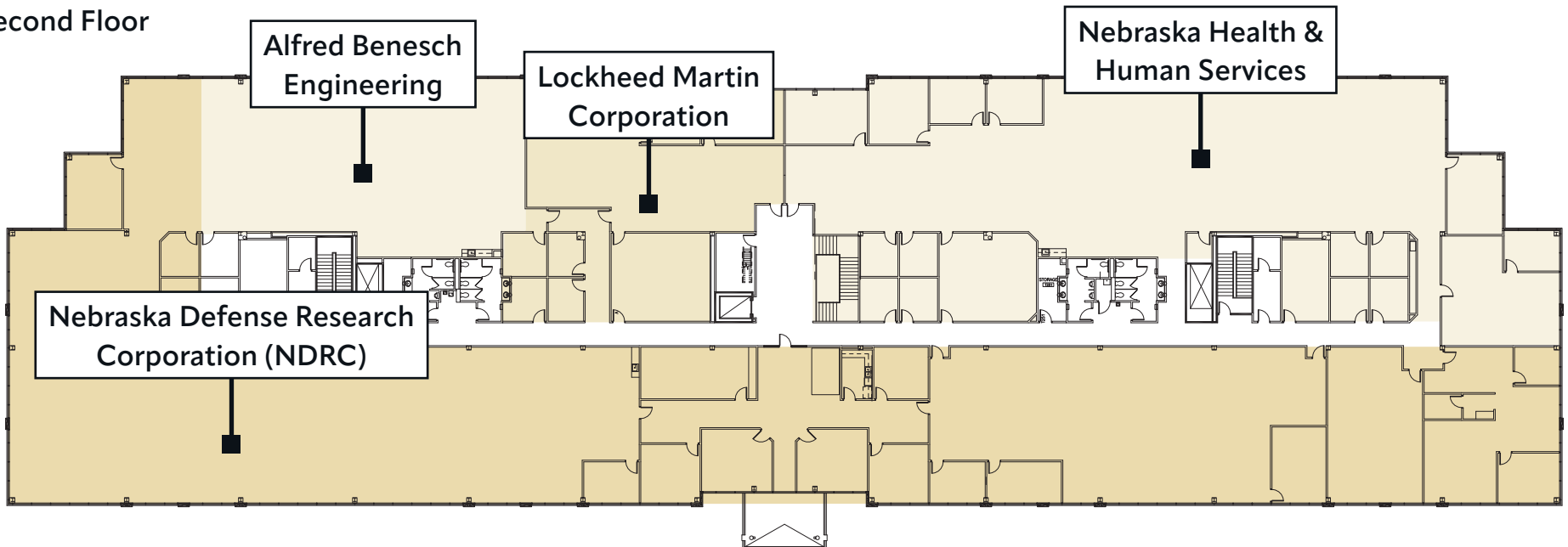


NEIGHBORS

First Floor



Second Floor



4530 Mass Road

Contact Us

MARK OBERMEYER

Vice President
+1 402 697 5825
mark.obermeyer@cbre.com

AUSTIN OBERMEYER

Associate
+1 402 936 0278
austin.obermeyer@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. rev022224aw