

Office | For Sale / For Lease

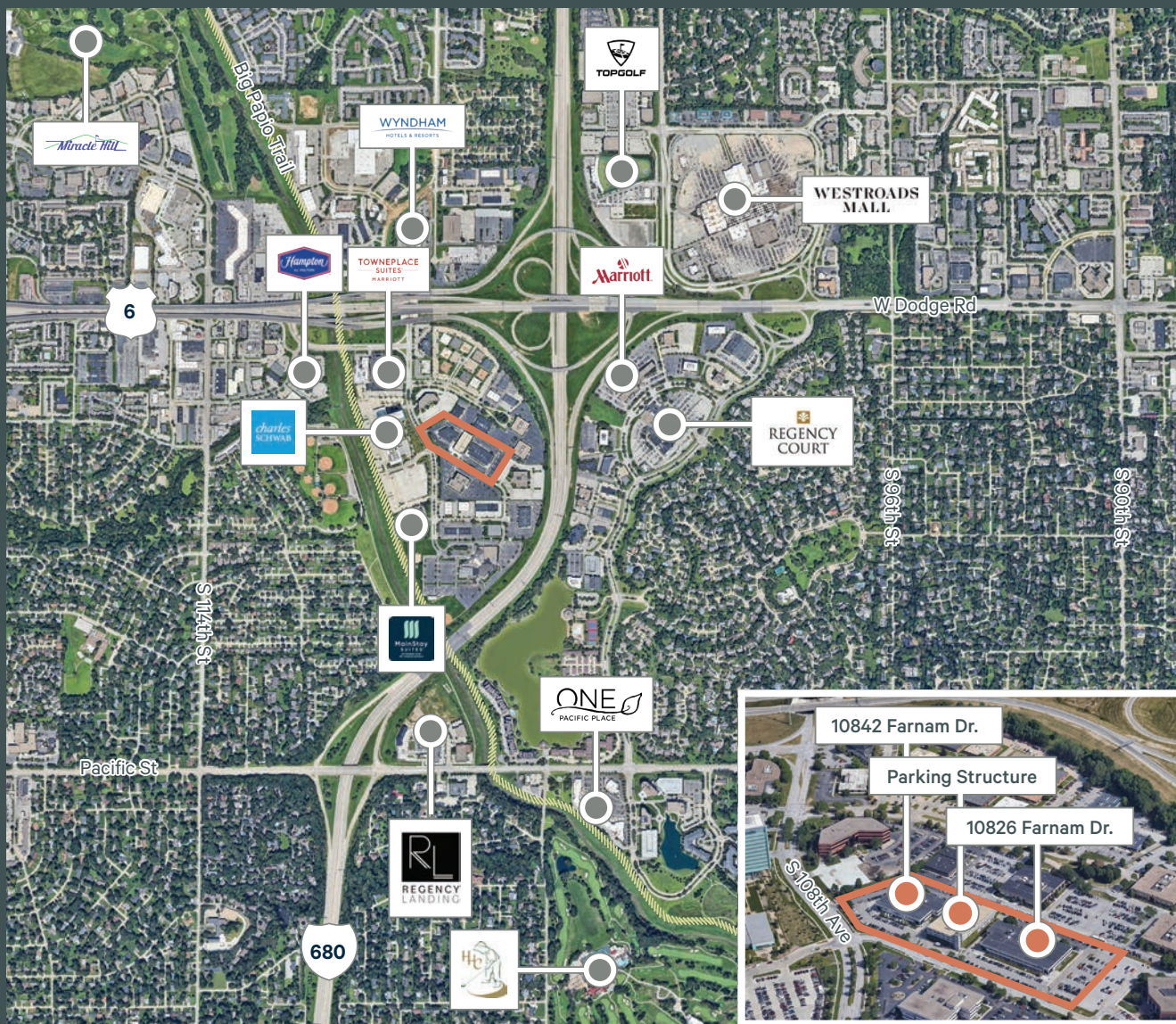
CBRE

Farnam Technology Center

10826 & 10842 Farnam Drive
Omaha, NE 68154
www.cbre.com/nebraska

Extraordinary Redundant Electrical Power Sources





REGENCY COURT

Ann Taylor
Anthropology
Borsheims
drybar
Evereve
For the One Bridal
Garbo's Salon & Spa
J.Crew Factory
Learning Express Toys
LOFT
LoveSac
Lululemon
Nails Spa Village
Pottery Barn
VALO Wellness Spa
Williams Sonoma
Bonefish Grill
Fleming's Steakhouse
Kinaara

ONE

PACIFIC PLACE
Bath & Body Works
Chico's
Club Champion
Eddie Bauer
V Salon
Hand & Stone Spa
Ideal Image MedSpa
J.H. & Sons
Sur la Table
Talbots
Trader Joe's
Cafe Botanica
Nothing Bundt Cakes
Ollie & Hobbes Craft Kitchen
Pokeworks
Wheatfields Eatery & Bakery
Zen Coffee Co.

REGENCY LANDING

Blue Sky Patio & Pickle Ball
Cheese Burgers
Early Bird
Noli's Pizzeria
Omaha Elite
Regency Fitness Club
Scooter's Coffee
Sewer
Subway
Superior Dental Health
The Vault Craft Cocktails
Twisted Cork Bistro

WESTROADS MALL

Click Logo for Tenant List

Property Information

Sale Price ~~\$17,081,820 / \$140 PSF~~
\$11,500,000 / \$94.25

Lease Rate **\$14.95 PSF, NNN**

Features

- + Above-market, 6.5:1 parking ratio via a covered parking structure
- + Exceptional creative office build-out
- + On-site deli, numerous break out areas, huddle rooms and a game room
- + Conveniently located at the junction of I-680 and West Dodge Road

No. of buildings	Two
Total Building Size	10826 Farnam: 74,289 SF 10842 Farnam: 47,724 SF Total: 122,013 SF
Year Built / Remodeled	1986 / 2009
Land Size	6.75 acres
Stories	Two stories at each building
Parking	763 total parking stalls 6.5/1,000 SF
Parking Structure	383 parking stalls

Power Specifications for Both Buildings



Power Systems for Both Buildings

+ Each building has extraordinarily robust and redundant power infrastructure and is served by:

- Two separate electrical substations provide power from OPPD: circuit 232 (regular) and circuit 423 (in case 232 is down)
- Three 750 kW diesel-powered electrical back-up generators
- Uninterruptable power which is further supported by UPS battery back-up systems

+ The 2009 remodel included new electrical systems, wiring and HVAC systems; and since then, further improvements to the systems have been done

Extraordinary Redundant Electrical Power Sources

10826 Farnam Drive

Utility Transformer	750 kVa
Service Voltage	480Y/277
Service Size	1200 amp
Typical Building Demand	902 amps
Emergency Generator(s)	One 750 kW diesel powered generator
Uninterrupted Power Supply (UPS)	Two 225 kVA UPS modules (single modules serving each floor)
Fire Suppression	Clean agent fire suppression systems in main telecommunication and UPS spaces
Additional Notes	Separate 800 amp feeder from 10842 Farnam building paralleling switchgear provides additional backup from that building's utility and generator sources

10842 Farnam Drive

Utility Transformer	500 kVa
Service Voltage	480Y/277
Service Size	3000 amp
Typical Building Demand	601 amps
Emergency Generator(s)	Two 750 kW diesel powered generators (able to be connected in parallel with the utility source)
Uninterrupted Power Supply (UPS)	Two 225 kVA UPS modules (redundant modules serving entire building)
Fire Suppression	Clean agent fire suppression systems in main telecommunication and UPS spaces



Rendering of Upcoming Lobby Renovation



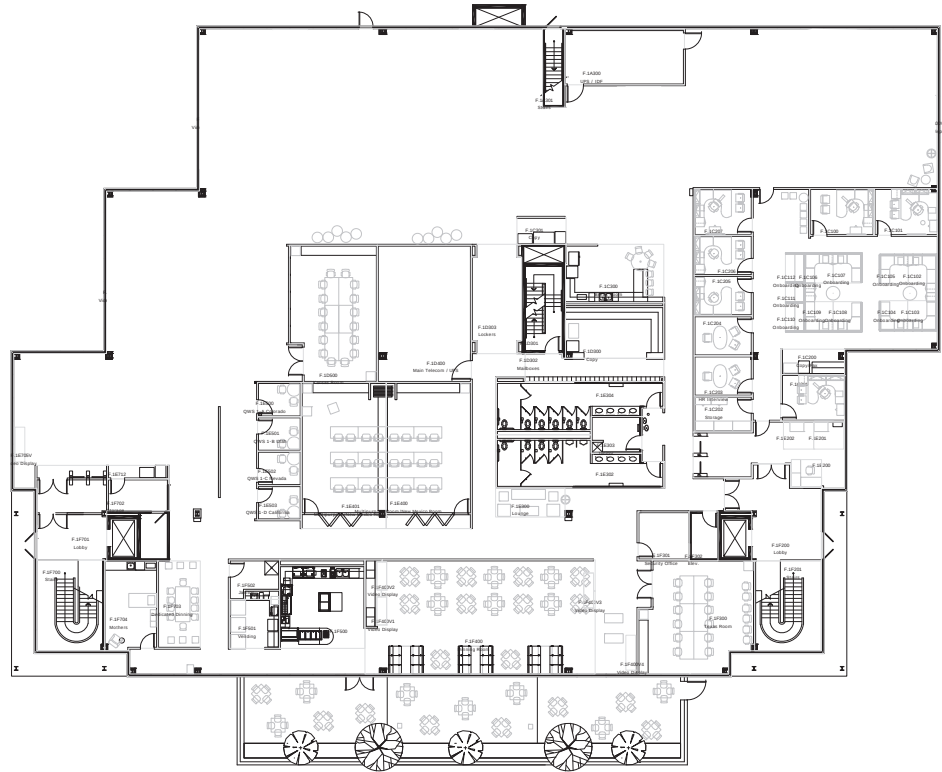


10826 Farnam Drive

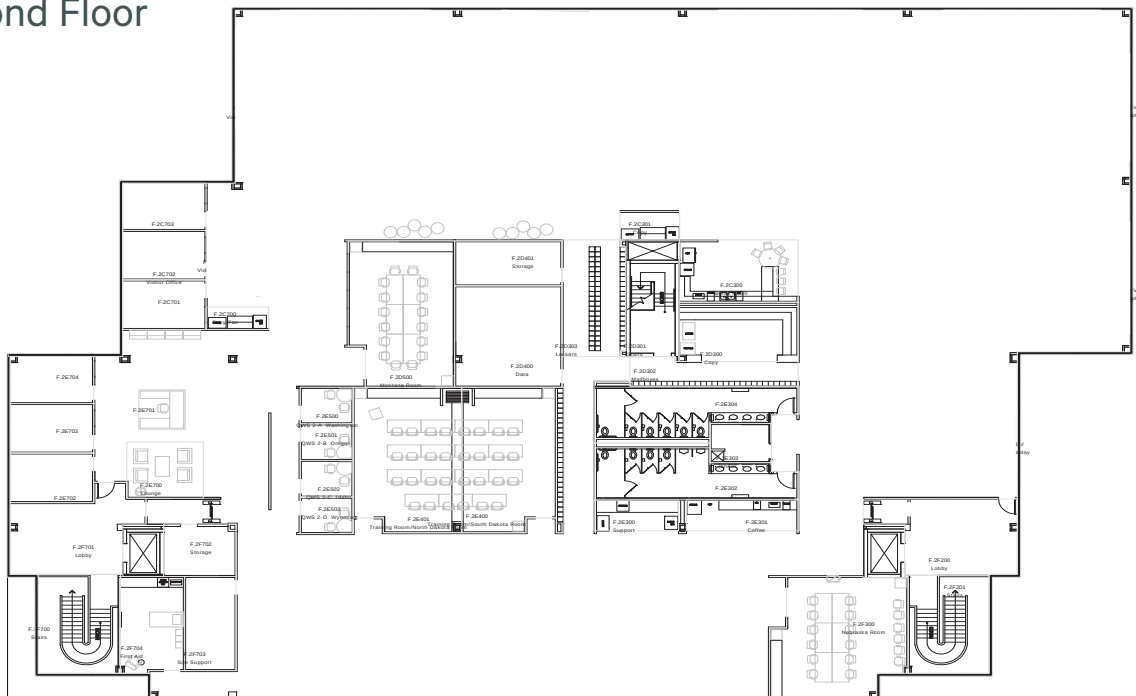
This floor plan shows the second floor of the building. It features a large central corridor and several rooms. On the left side, there are two large meeting rooms, each with a long table and chairs. In the center, there is a large open area with a long table and chairs. On the right side, there are several smaller rooms, including a kitchen area with a sink and stove, and a lounge area with a sofa and chairs. The plan also shows various stairwells and elevators.

10842 Farnam Drive

First Floor



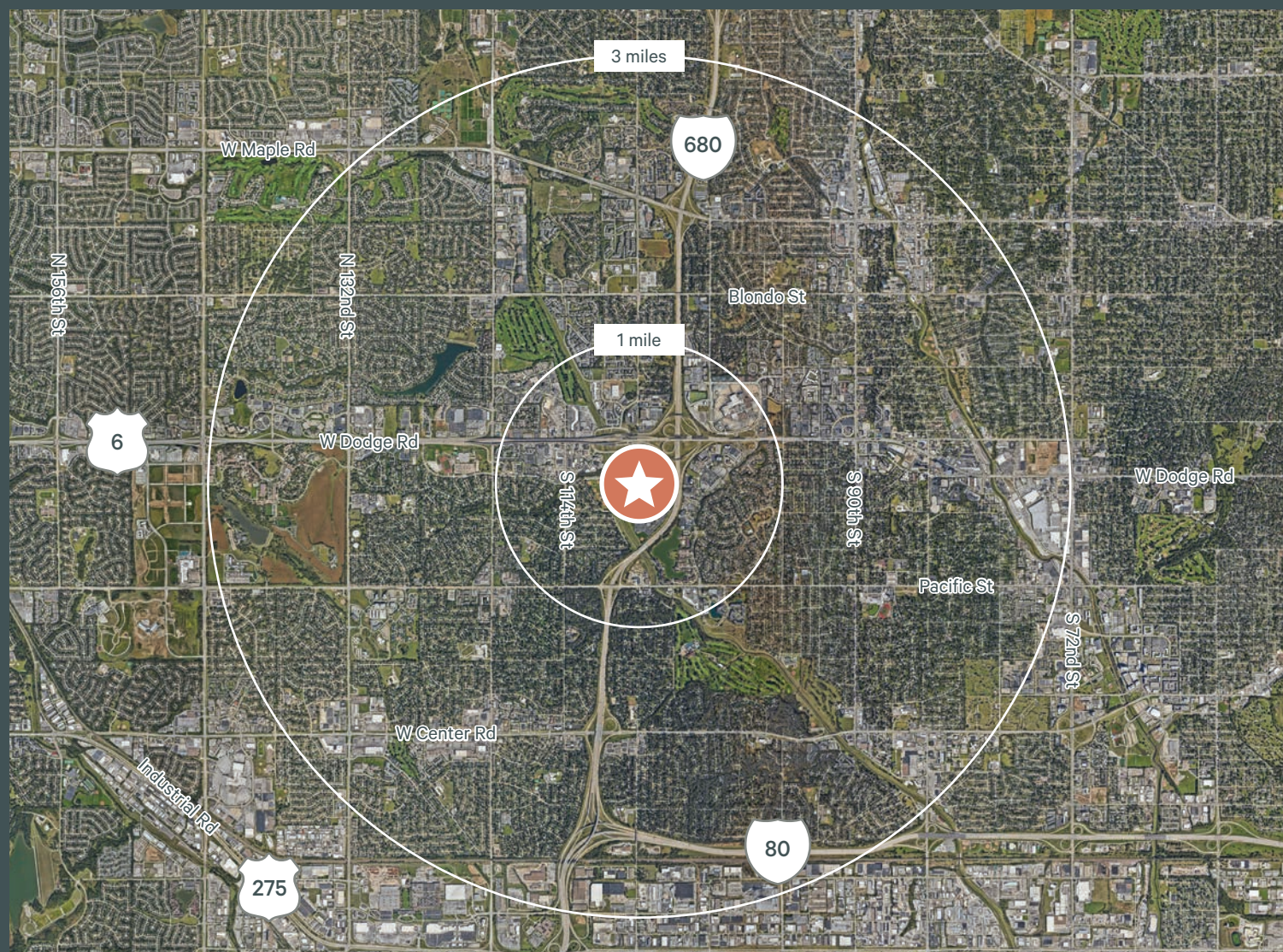
Second Floor



Farnam Technology Center

10826 & 10842 Farnam Drive | Omaha, NE 68154

For Sale / For Lease



Contact Us

Steve Sheppard

First Vice President

+1 402 697 5836

steve.sheppard@cbre.com

David Barton

First Vice President

+1 402 697 5843

dave.barton@cbre.com

© 2025 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. 111125k