

FOR LEASE

THE WATERFORD BUILDING

18881 West Dodge Road | Omaha, NE 68022

— 3,225 SF —
2nd Generation Space Available



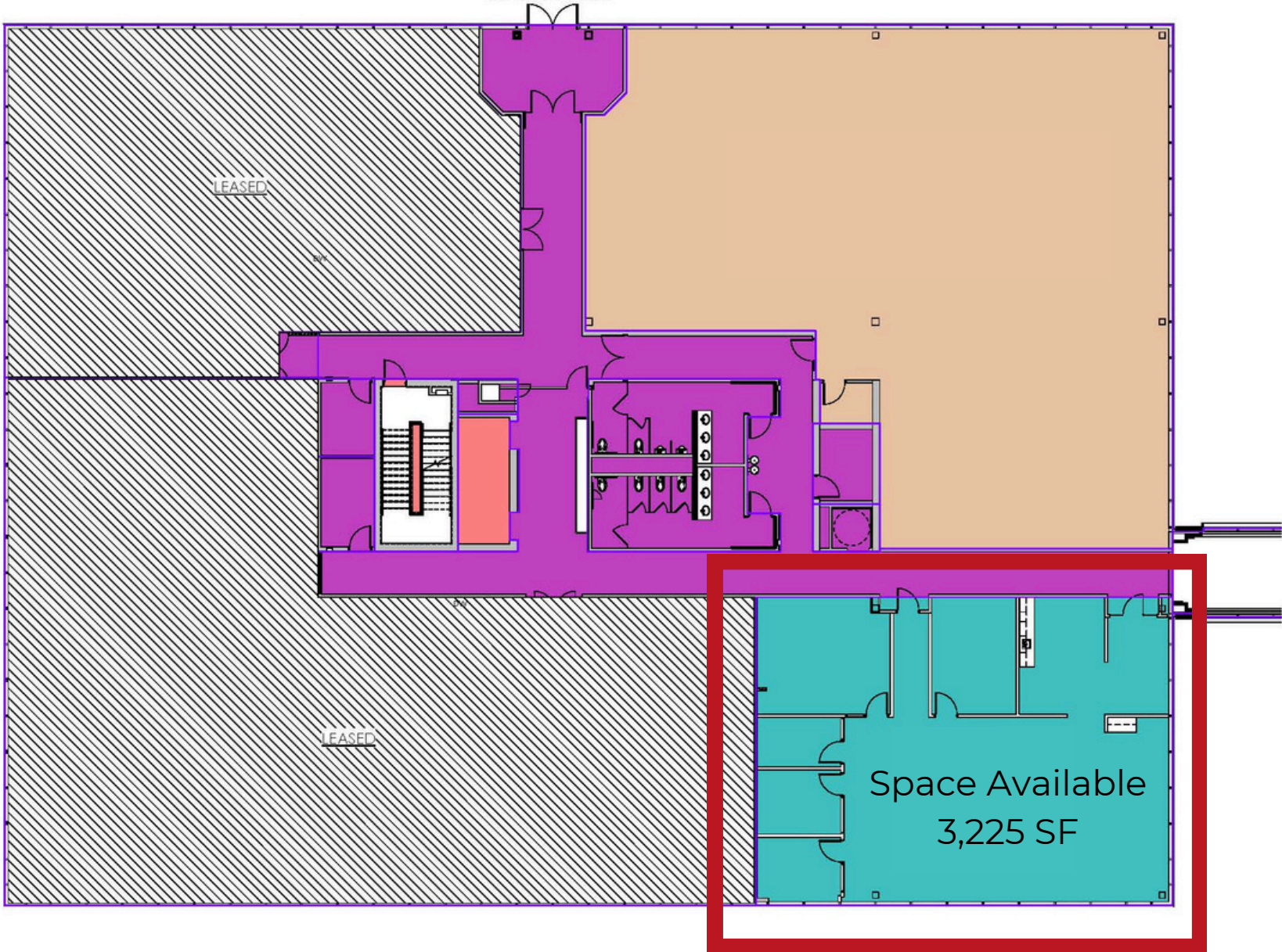
SPACE SPECIFICATIONS

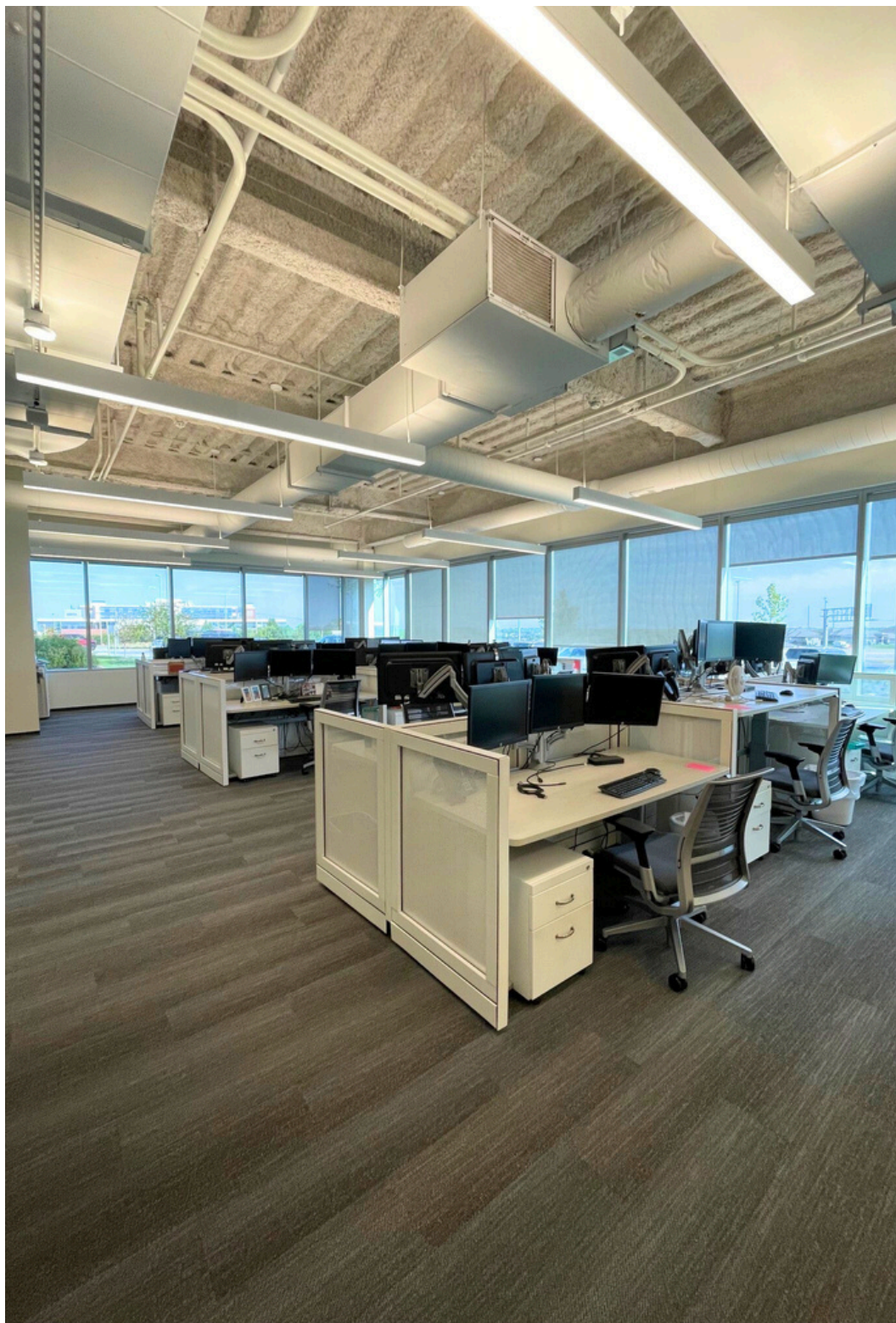
Type of Listing:	Office For Lease
Rental Rate:	\$25.50/RSF
Operating Type	NNN
Operating Expenses:	\$11.93 (2025)
Available:	4/1/2025
Total SF Available:	3,225 SF
Floor:	1



FLOOR PLAN FIRST FLOOR - EAST WING

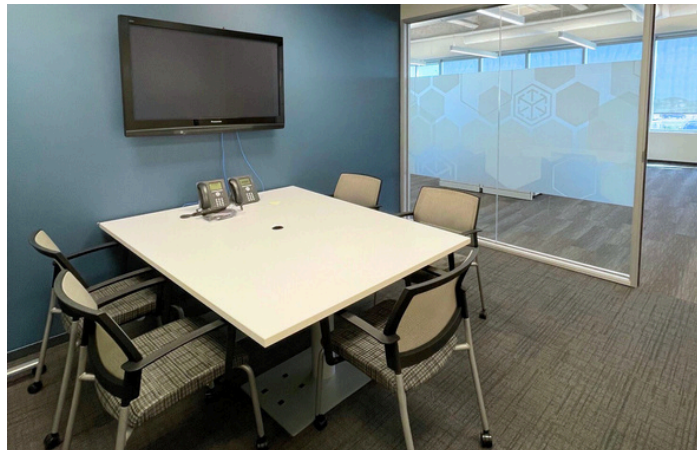
WATERFORD
FIRST FLOOR- EAST BUILDING
RSF IS SUBJECT TO CHANGE BASED
ON FINAL REVIEW





SPACE FEATURES

First floor, corner suite with fountain views along West Dodge Road. Industrial style, 14' high ceilings. Inviting lobby, open work area, perimeter offices, conference rooms and break room.



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

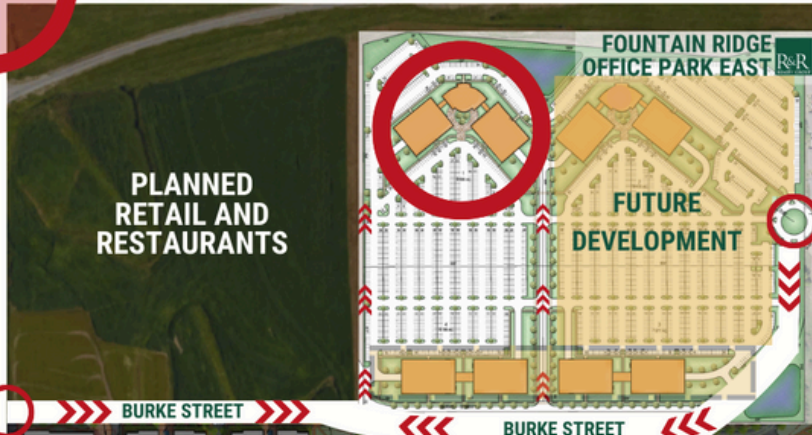
Fountain Ridge will put your business in the heart of a vibrant, expertly-planned, live-work-play community. Make your address begin working for you as both a benefit to your employees and an easy-to-access destination for your clients, customers, and partners.

LOCATION DETAILS



WEST DODGE ROAD

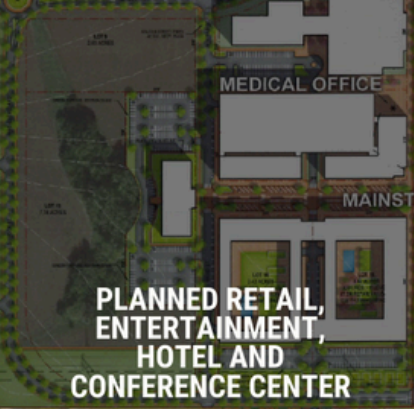
WEST DODGE ROAD



BURKE STREET

BURKE STREET

192nd STREET



180th STREET

Let's get in touch.



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