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Office Opportunity

Justin Spooner

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10665 Bedford Avenue
Omaha, NE 68134

3,462 total square feet available

This property is ideally located off 108th & Maple Street and features a first level suite that spans 3,462 SF and comprises nine private offices, a reception area, conference room and breakroom.

With convenient access to Interstate 80, versatile layouts and surrounded by many retail and residential options this office building presents an excellent opportunity for businesses seeking a professional and accessible workspace in a bustling location.

11516 Miracle Hills Drive
Suite 400
Omaha, NE 68154
+1 402 345 5866
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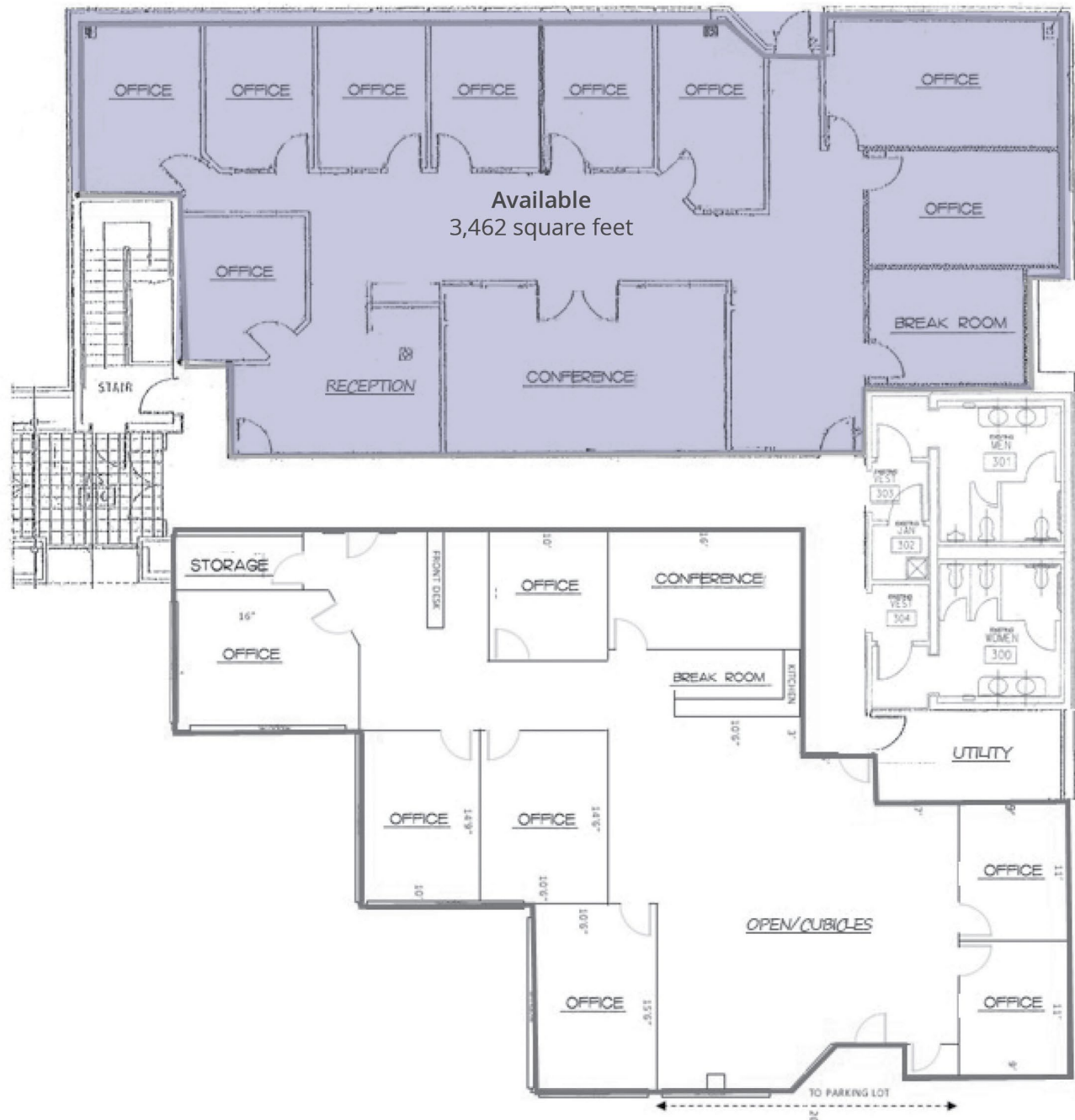
Images

10665 Bedford Avenue, Omaha, NE 68134
Suite 102



Floor Plan - Suite 102

10665 Bedford Avenue, Omaha, NE 68134



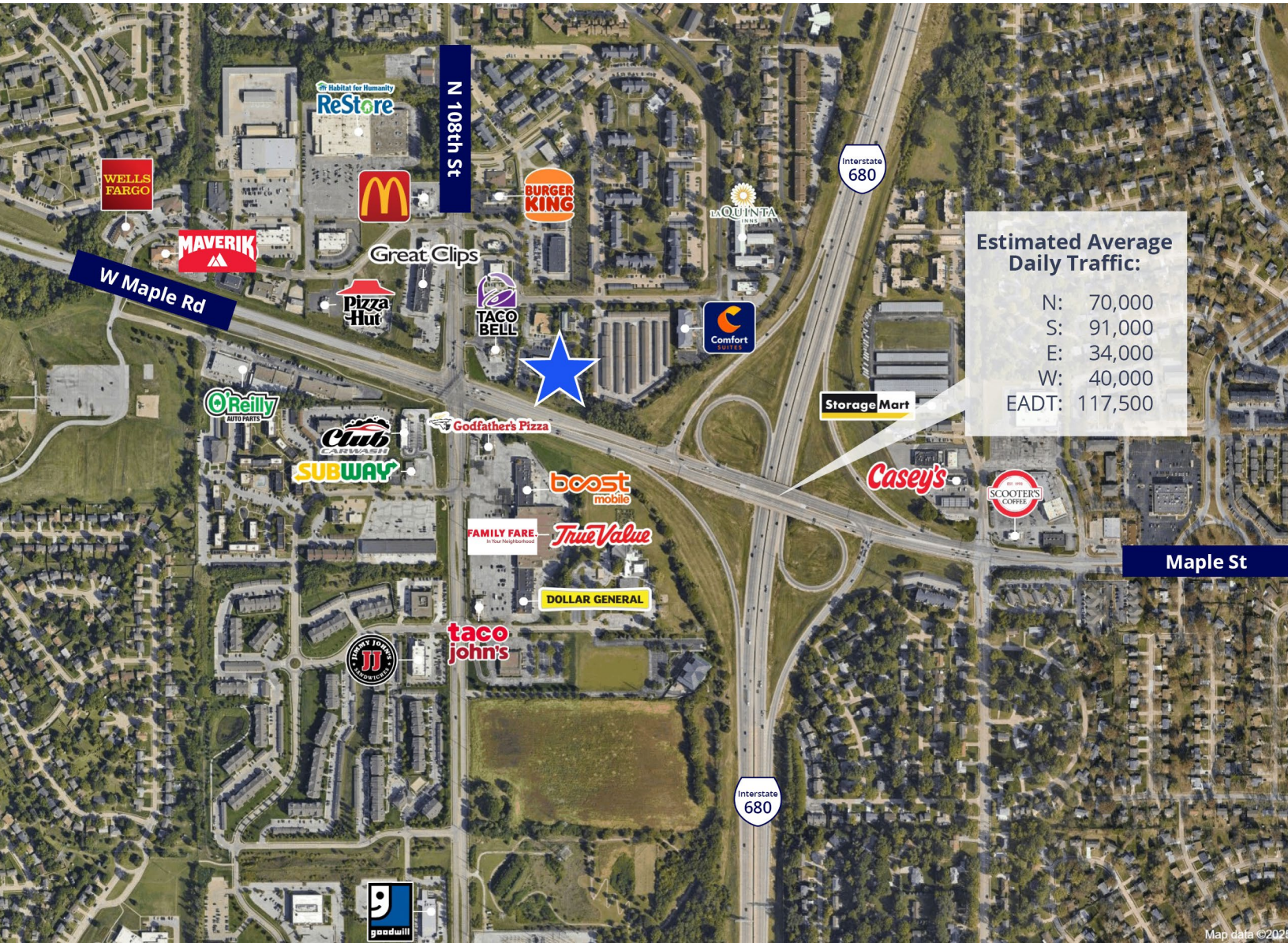
Aerial

10665 Bedford Avenue, Omaha, NE 68134



Aerial

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For Lease

Office

10665 Bedford Avenue, Omaha, NE 68134

Type of Listing:	Office	
Price:	\$12.50/RSF	
Operating Type:	NNN	
Estimated Expenses:	\$8.04/SF (2025)	
Available:	Immediately	
Total SF Available:	3,462 SF	
Total Building SF:	14,544 SF	
Available:	Suite 102	3,462 SF
Year Built:	1998	
Number of Floors:	Two (2)	
Parking:	5:1,000	

Construction

A/C:	Roof units	
Construction:	Metal	
Restrooms:	Yes, two sets	
Elevators:	No	

Lease Specifics

Length of Lease:	Negotiable	
TI Allowance:	Negotiable	
Rent Escalator:	Negotiable	
Lease Form:	Landlord's	

Location

Intersection:	108th & Maple	
Submarket:	Northwest	

Contact us:

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