

MULTI-MILLION DOLLAR REMODEL COMPLETE!

Embassy Plaza

9110 West Dodge Road
Office Suites For Lease

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Colliers

Accelerating success.

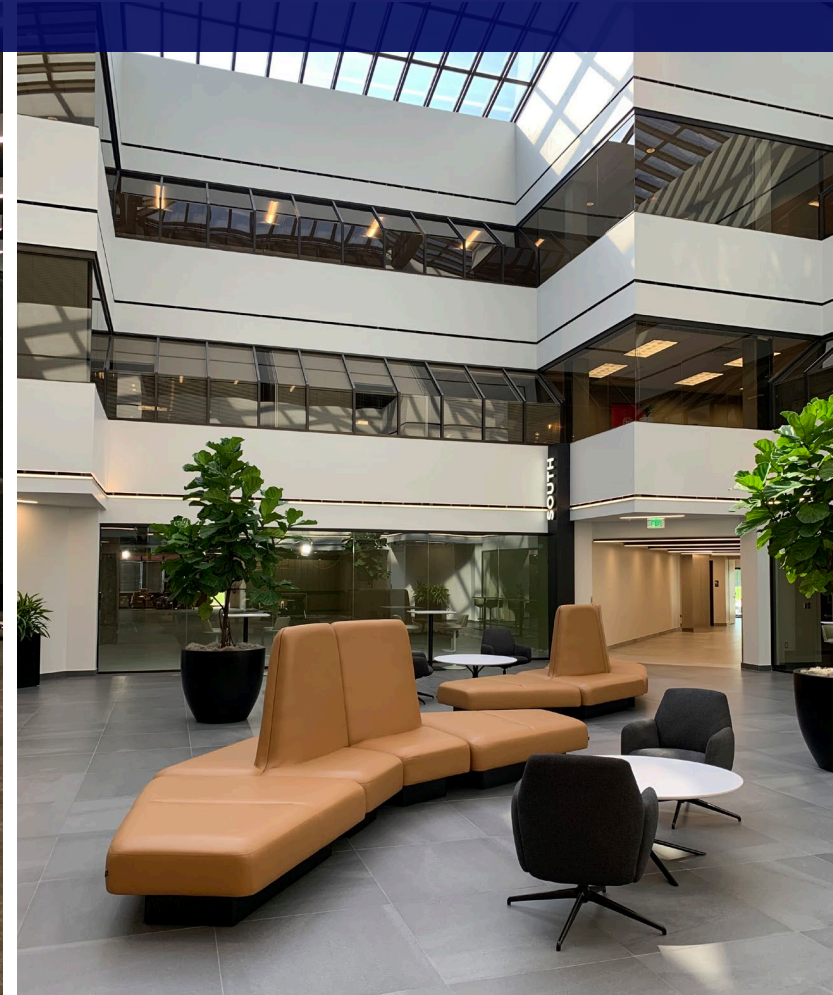
Stunning Common Area Spaces



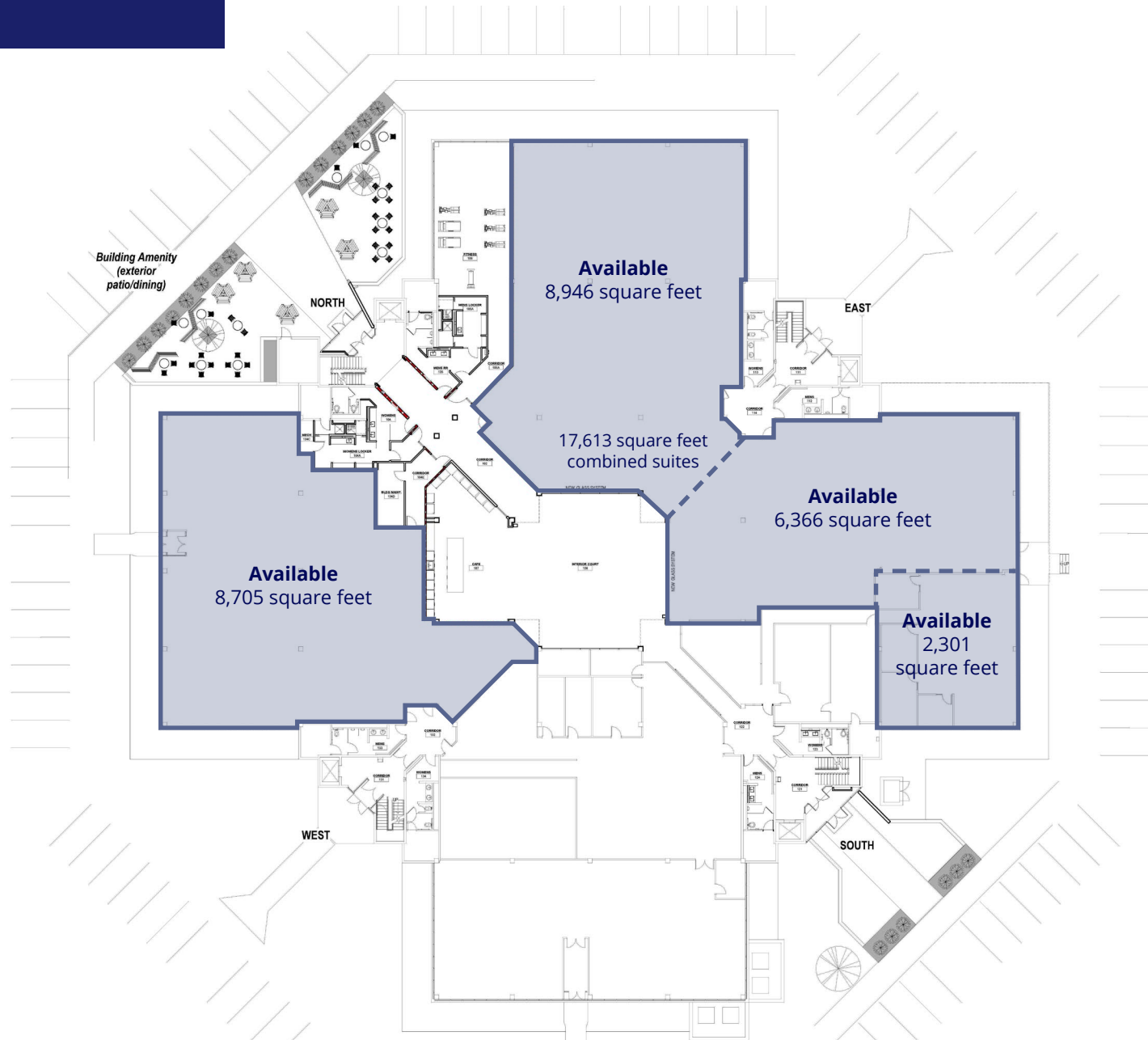
Positioned at the highly visible intersection of 90th & West Dodge, Embassy Plaza offers a stunning remodel with outstanding common area amenities and office suite availability. First and second floor suites ready for custom configurations and build-out.

Features & Amenities

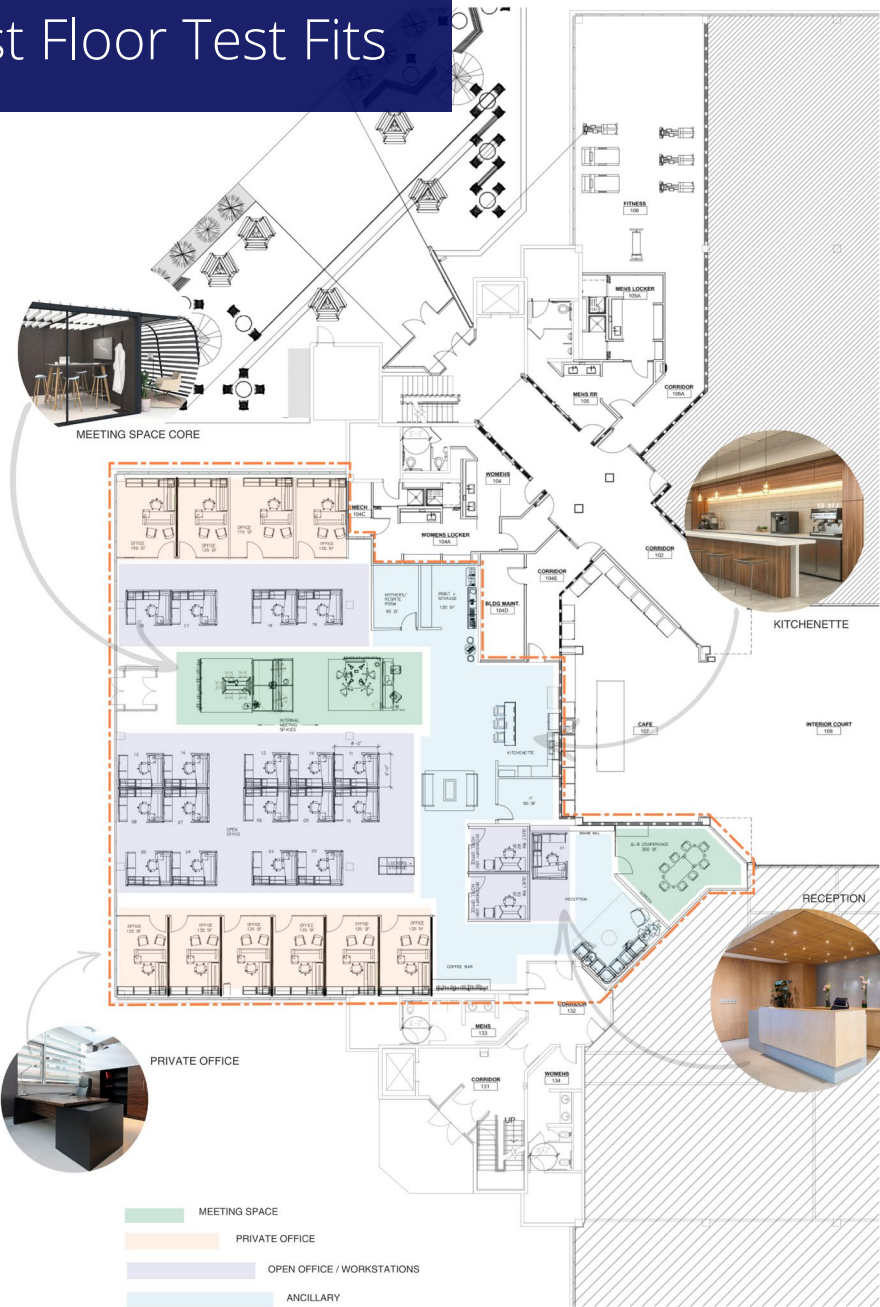
- Sunlit atrium providing significant natural light
- Common area cafe
- On-site fitness facility with locker rooms and showers
- Outdoor patio with seating
- Potential for monument signage



First Floor



First Floor Test Fits



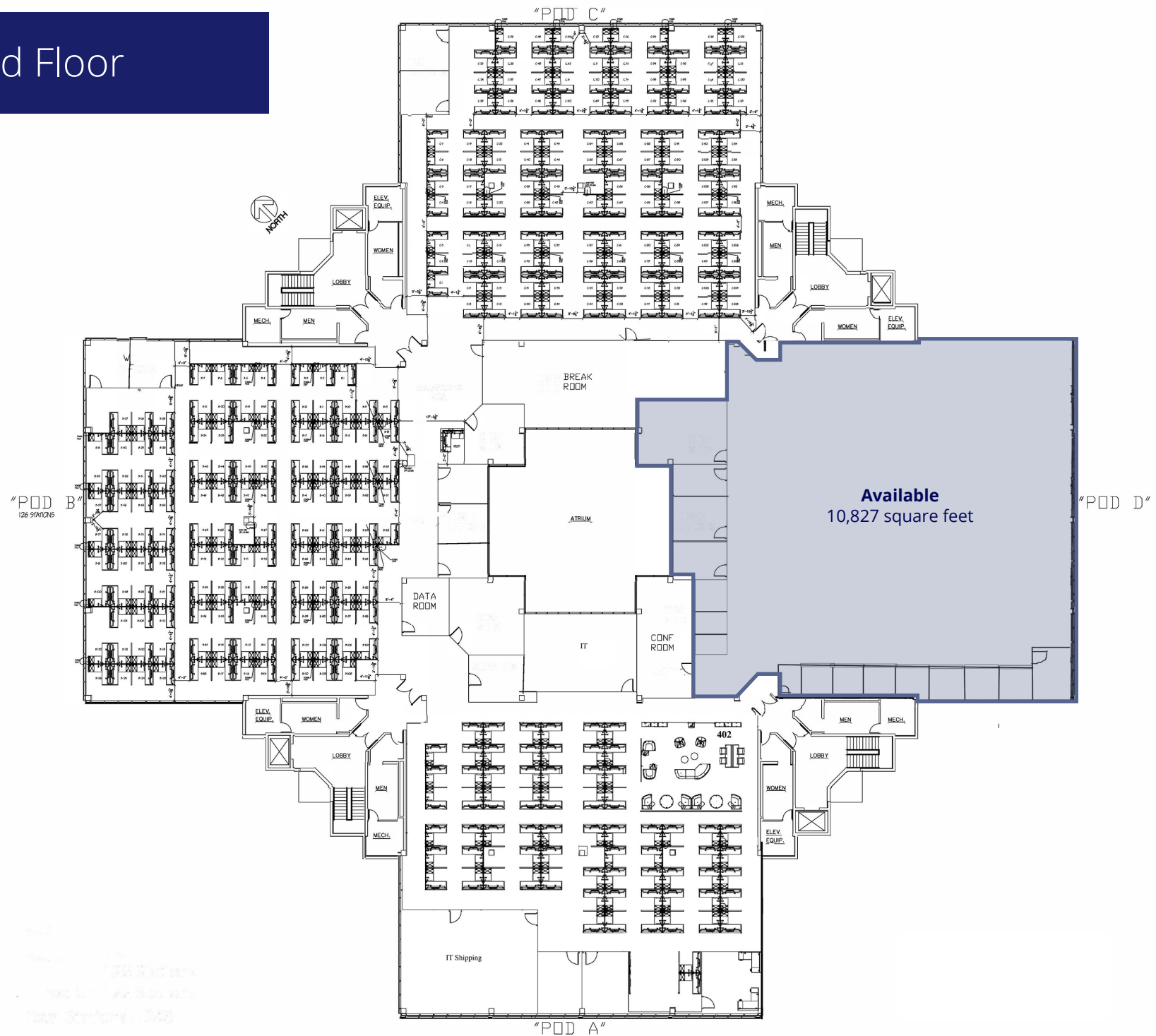
8,705 square feet



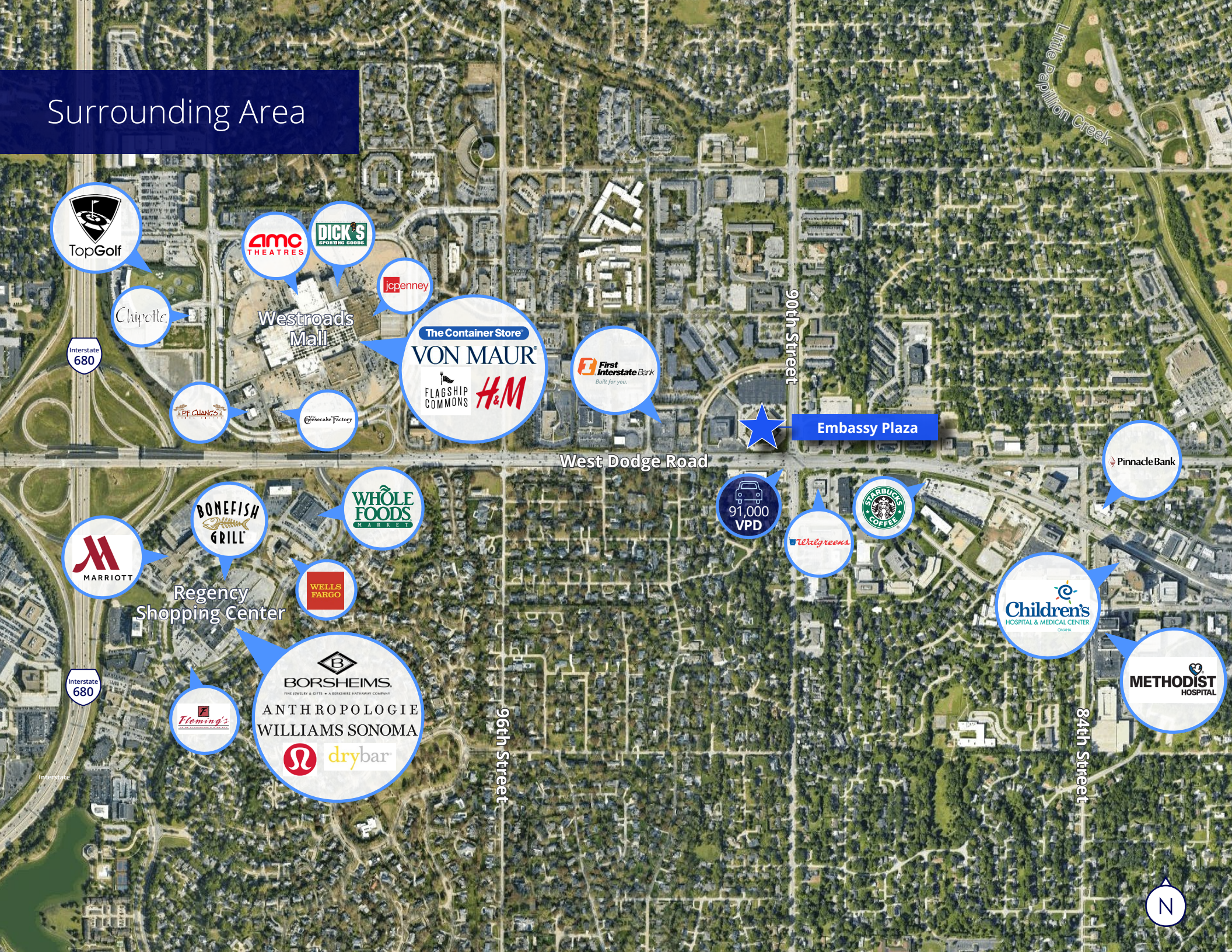
15,312 square feet

*IMAGES ARE FOR INSPIRATION ONLY AND DO NOT REPRESENT CURRENT SUITE DESIGN

Second Floor



Surrounding Area



Little Papillon Creek



TopGolf



AMC THEATRES



DICK'S SPORTING GOODS



JCPENNEY



Chipotle

Westroads Mall

The Container Store

VON MAUR



FLAGSHIP COMMONS



First Interstate Bank
Built for you.

90th Street

Embassy Plaza

West Dodge Road



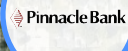
91,000 VPD



Walgreens



STARBUCKS COFFEE



Pinnacle Bank



MARRIOTT



BONEFISH GRILL



WHOLE FOODS MARKET



WELLS FARGO

Regency Shopping Center



BORSHEIMS

FINE JEWELRY & GIFTS • A BERSHIRE PARTHART COMPANY

ANTHROPOLOGIE
WILLIAMS SONOMA



FLEMING'S



drybar



Children's HOSPITAL & MEDICAL CENTER
OMAHA



METHODIST HOSPITAL

Interstate 680

96th Street

84th Street



N

Building Specifications



EMBASSY PLAZA - 9110 WEST DODGE ROAD, OMAHA, NE

Type of Listing:	Office for Lease	
Price:	\$16.00, PSF/NNN	
Estimated Expenses:	\$9.40 PSF	
Available:	Immediately	
Total SF Available:	37,145 SF	
Total Building SF:	148,404 SF	
Minimum/Maximum:	6,366 - 37,145 SF	
Available:	Suite 101	6,366 - 17,613 SF
	Suite 103	8,705 SF
	Suite 201	10,827 SF

Year Built / Renovated: 1977 / 2024

Number of Floors: Three

Parking: 4.5:1,000

CONSTRUCTION

HVAC: Yes

Sprinkler: To code

Restrooms: Common area

Elevators: Yes, four

LEASE SPECIFICS

Length of Lease: 5+ years

TI Allowance: Negotiable

Rent Escalator: Negotiable

Lease Form: Landlord's

LOCATION

Intersection: 90th & West Dodge Road

Submarket: Central Dodge



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