



Colliers



**Your Sign
Here**

Office Opportunity

Justin Spooner

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10665 Bedford Avenue
Omaha, NE 68134

9,052 total square feet available

This property is ideally located off 108th & Maple Street and features a variety of suite configurations.

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
colliers.com

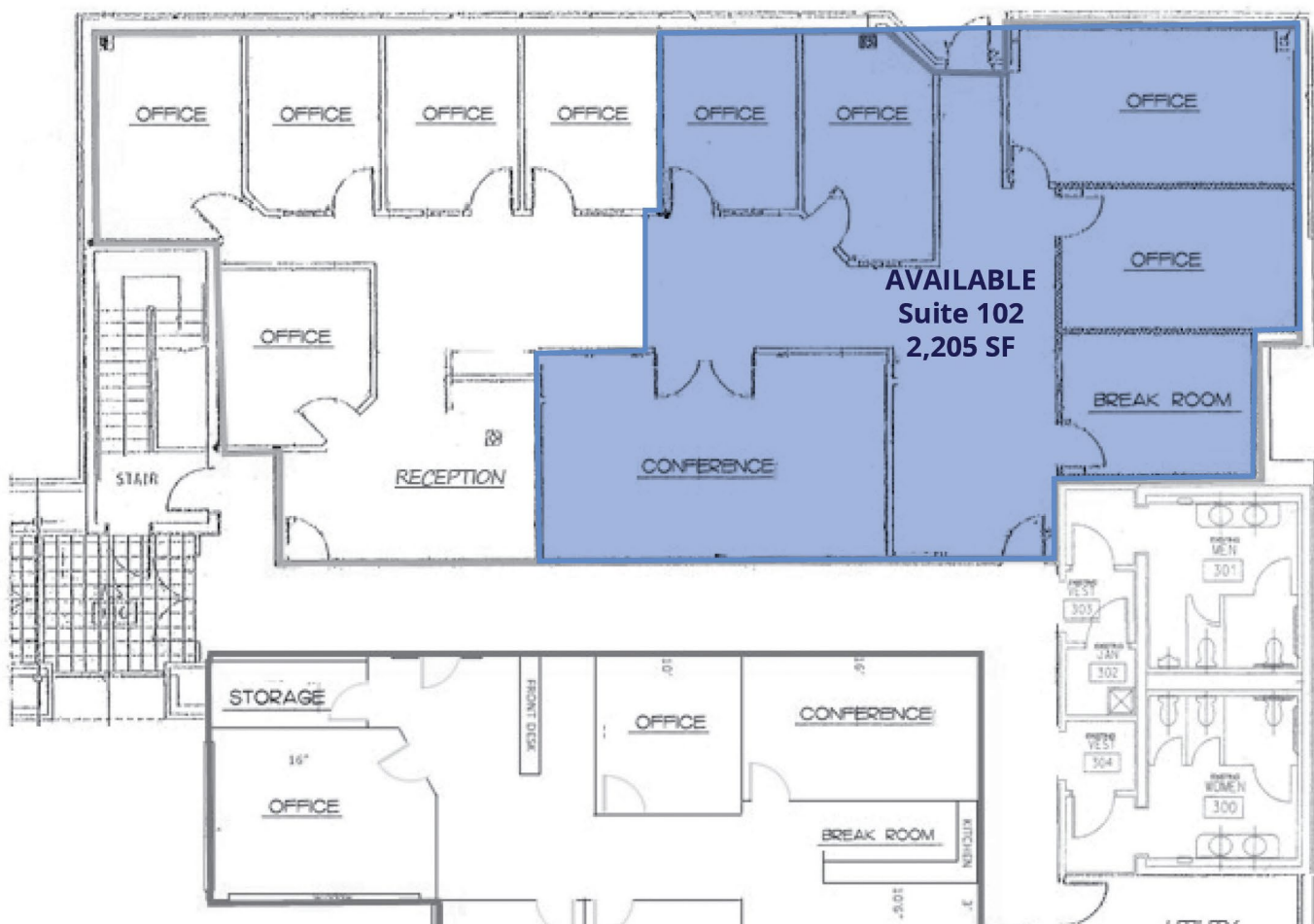
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Accelerating success.

Floor Plan

10665 Bedford Avenue, Omaha, NE 68134

Suite 102 - 2,205 SF



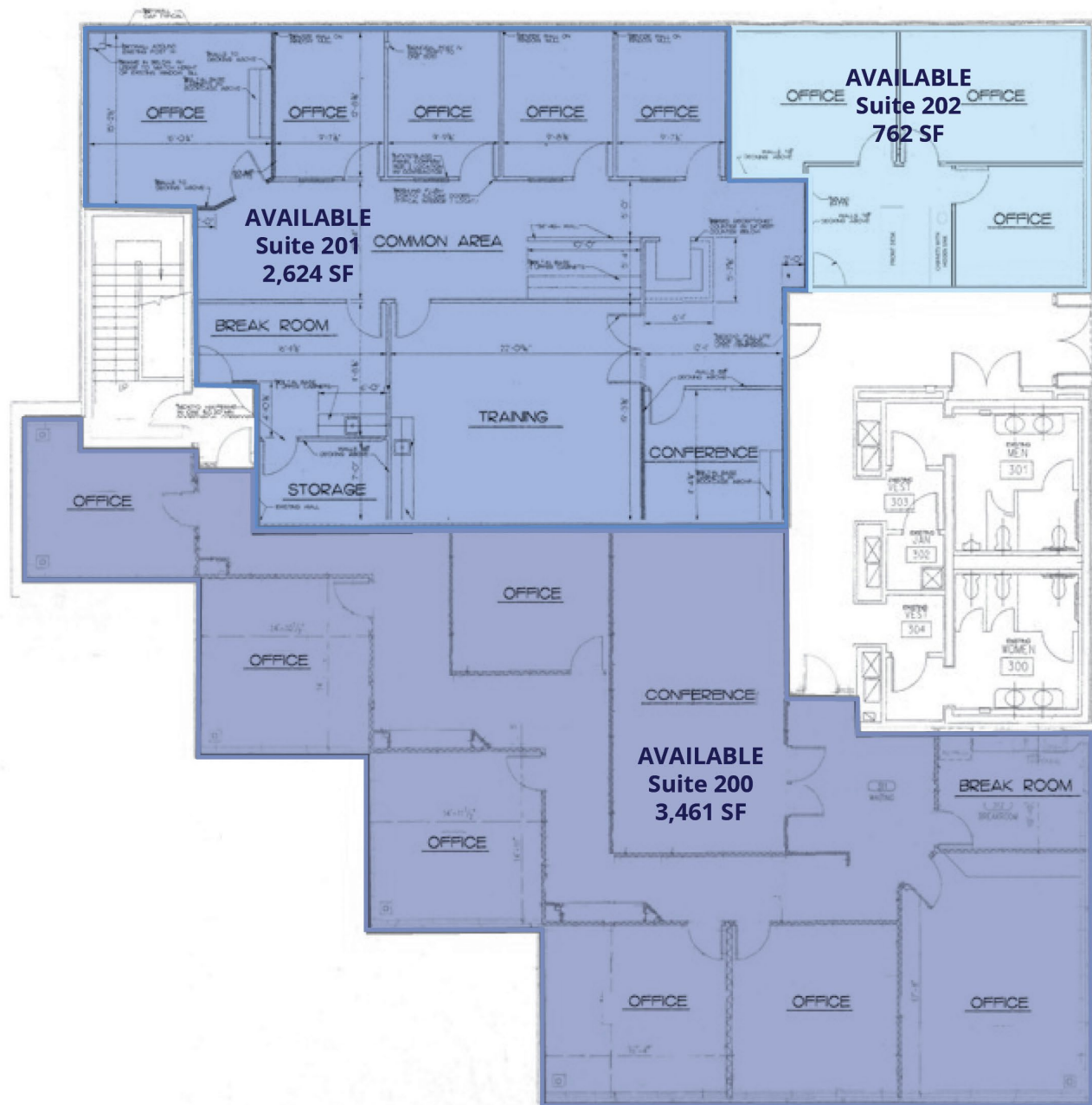
Floor Plan

10665 Bedford Avenue, Omaha, NE 68134

Suite 200 - 3,461 SF

Suite 201 - 2,624 SF

Suite 202 - 762 SF



Images

10665 Bedford Avenue, Omaha, NE 68134

Suite 200



Suite 202



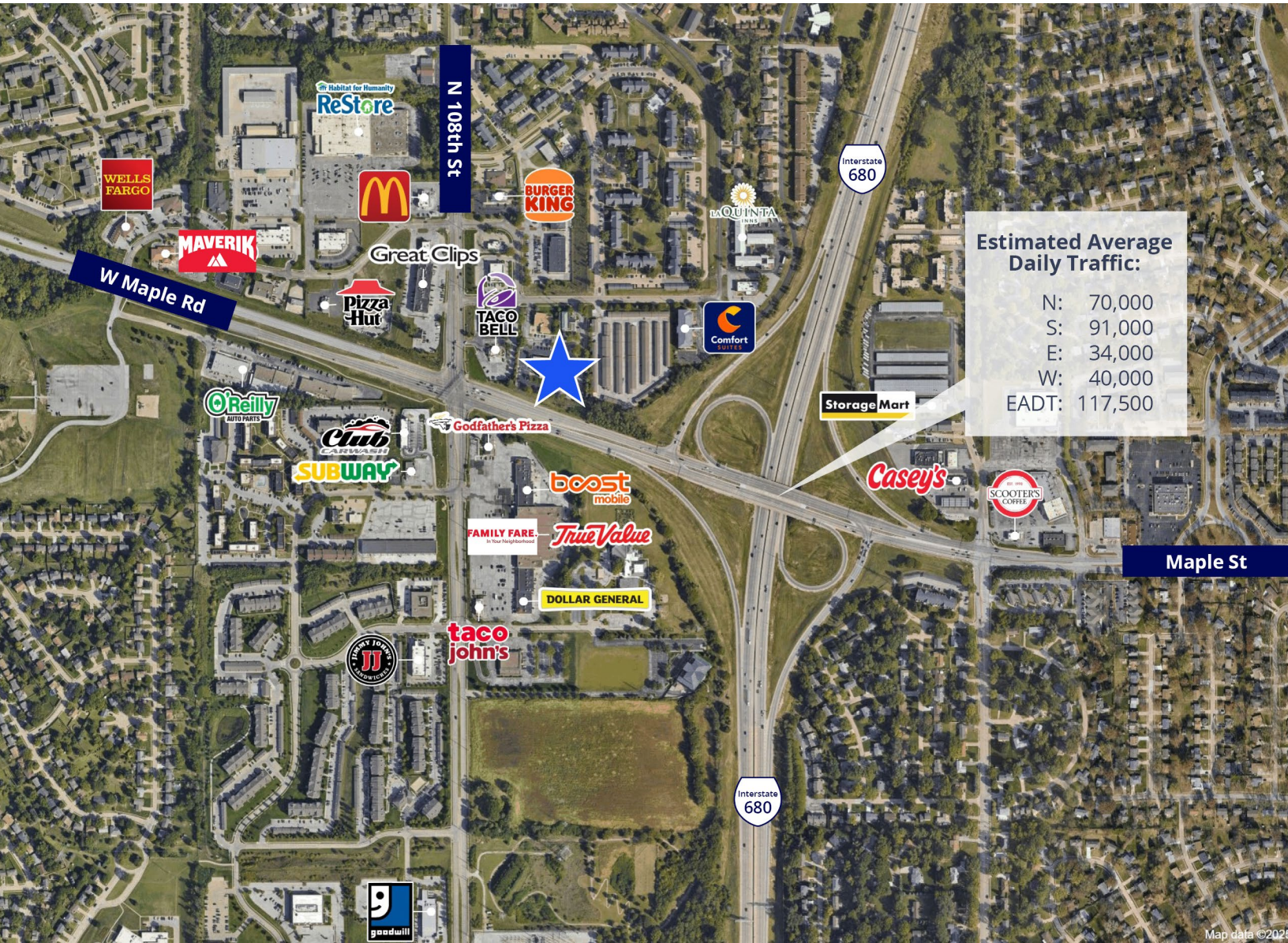
Aerial

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 (2026)	
Available:	Immediately	
Total SF Available:	9,052 SF	
Total Building SF:	14,544 SF	
Available:	Suite 102	2,205 SF
	Suite 200	3,461 SF
	Suite 201	2,624 SF
	Suite 202	762 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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