

Office
Opportunity

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One Pacific Springs 17002 Marcy St, Omaha, NE

37,469 total square feet available

Turnkey suites with furniture in place and flexible lease terms, now including the entire second floor. Each suite offers a distinctive, signature style.

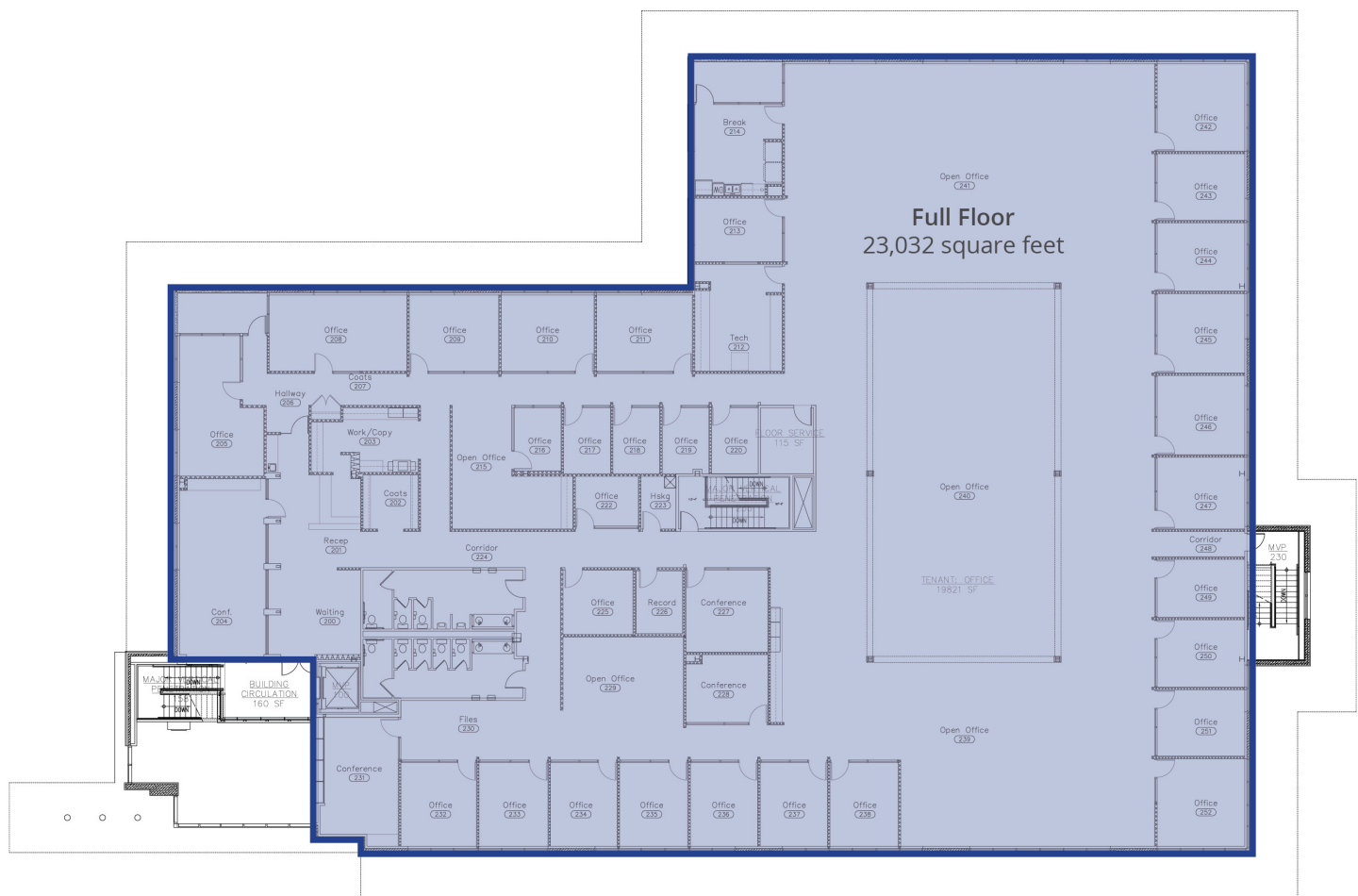
One Pacific Springs is incredibly well-appointed with golf course views, heated underground parking, shared training rooms and a gym facility.

The building is also available for sale.

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Floor Plan

One Pacific Springs | 17002 Marcy Street, Omaha, NE 68118
Suite 200



1 FLOOR PLAN — SECOND FLOOR
SCALE: 1/8" = 1'-0"

Images

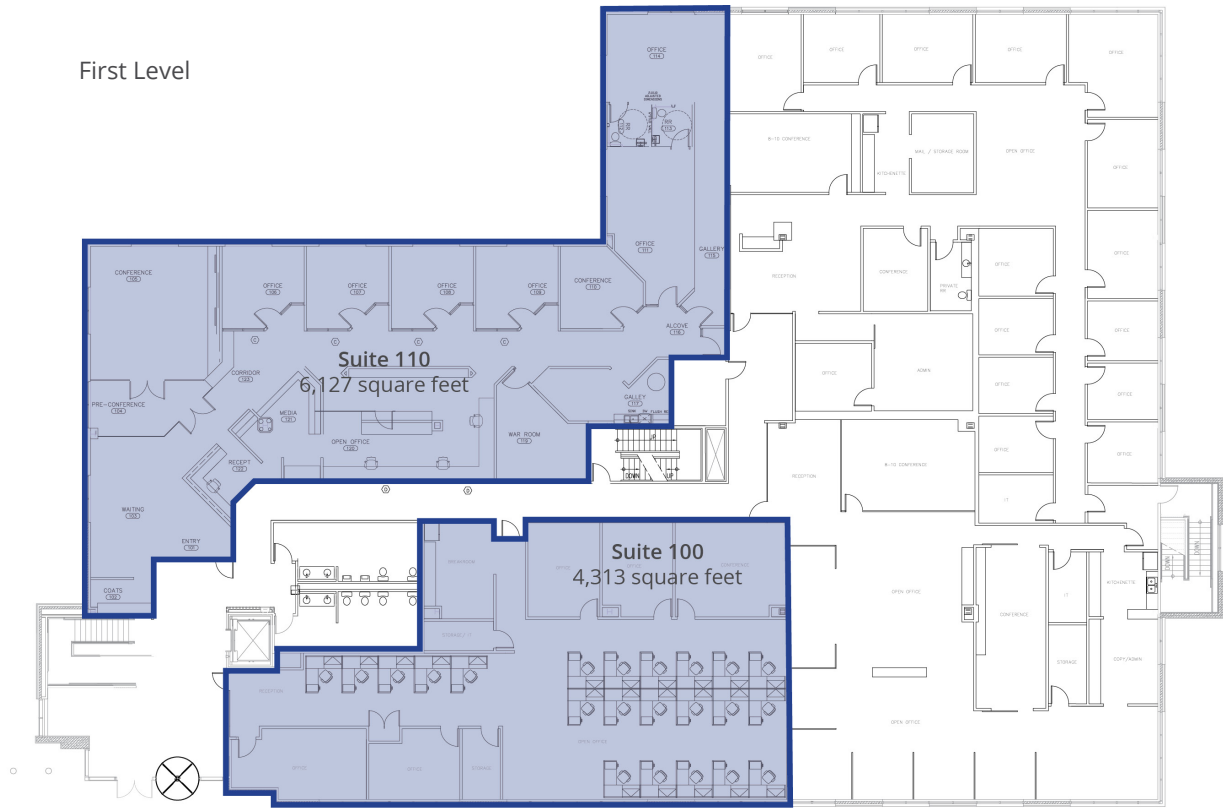
One Pacific Springs | 17002 Marcy Street, Omaha, NE 68118
Suite 200



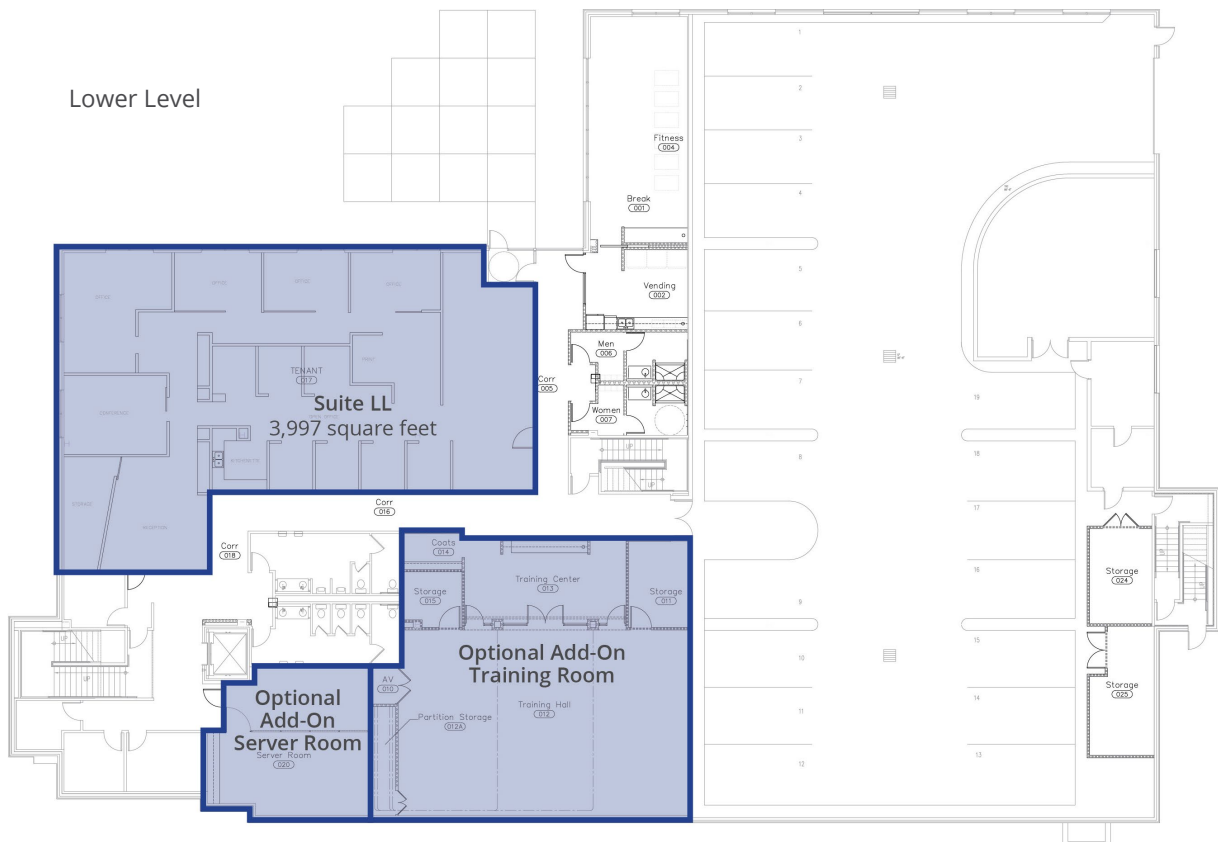
Floor Plan

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First Level



Lower Level



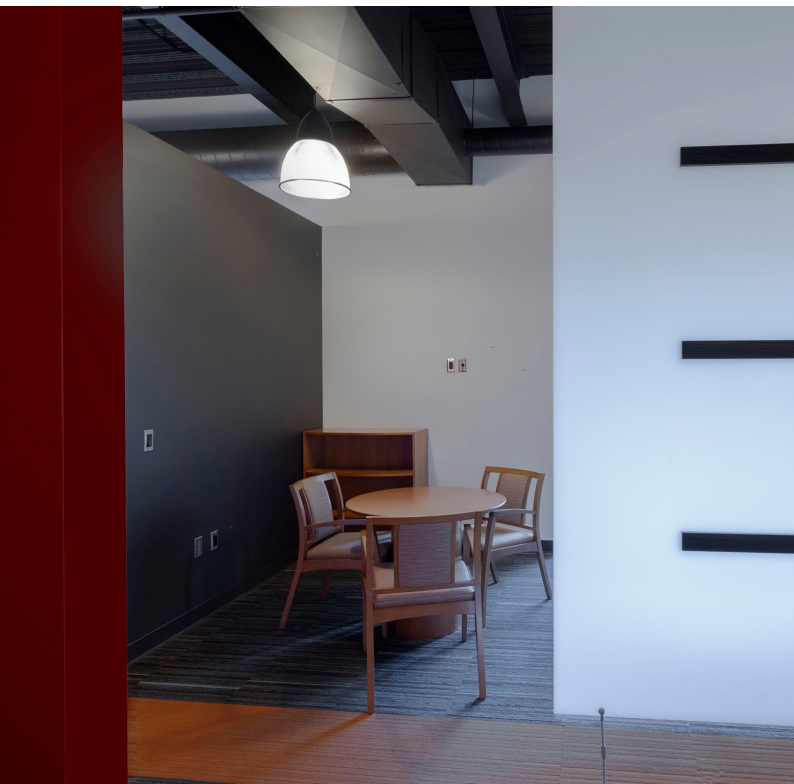
Images

One Pacific Springs | 17002 Marcy Street, Omaha, NE 68118
Suite 110



Images

One Pacific Springs | 17002 Marcy Street, Omaha, NE 68118
Suite LL



Aerial

One Pacific Springs | 17002 Marcy Street, Omaha, NE 68118



Pacific Springs
Golf Course

Marcy St

Pacific St

S 168th St

For Lease

Office Space

One Pacific Springs | 17002 Marcy Street, Omaha, NE 68118

Type of Listing:	Office For Lease	
Price:	\$19.00/PSF	
Operating Type:	NNN	
Estimated Expenses:	\$9.42/SF (2025)	
Available:	Immediately	
Total SF Available:	37,469 SF	
Total Building SF:	50,917 SF	
Available:	Suite 200	23,032 SF
	Suite 100	4,313 SF
	Suite 110	6,127 SF
	Lower Level	3,997 SF
Year Built:	2010	
Number of Floors:	Two (2)	
Parking:	5.5:1,000	

Construction

Heat & A/C:	Yes
Sprinkler:	Yes
Restrooms:	Common
Elevators:	One (1)

Lease Specifics

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

Location

Intersection:	169th & Marcy Street
Submarket:	Suburban West Dodge

Contact us:

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