

MULTI-MILLION DOLLAR REMODEL COMPLETE!

# Embassy Plaza

9110 West Dodge Road  
Office Suites For Lease



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Accelerating success.

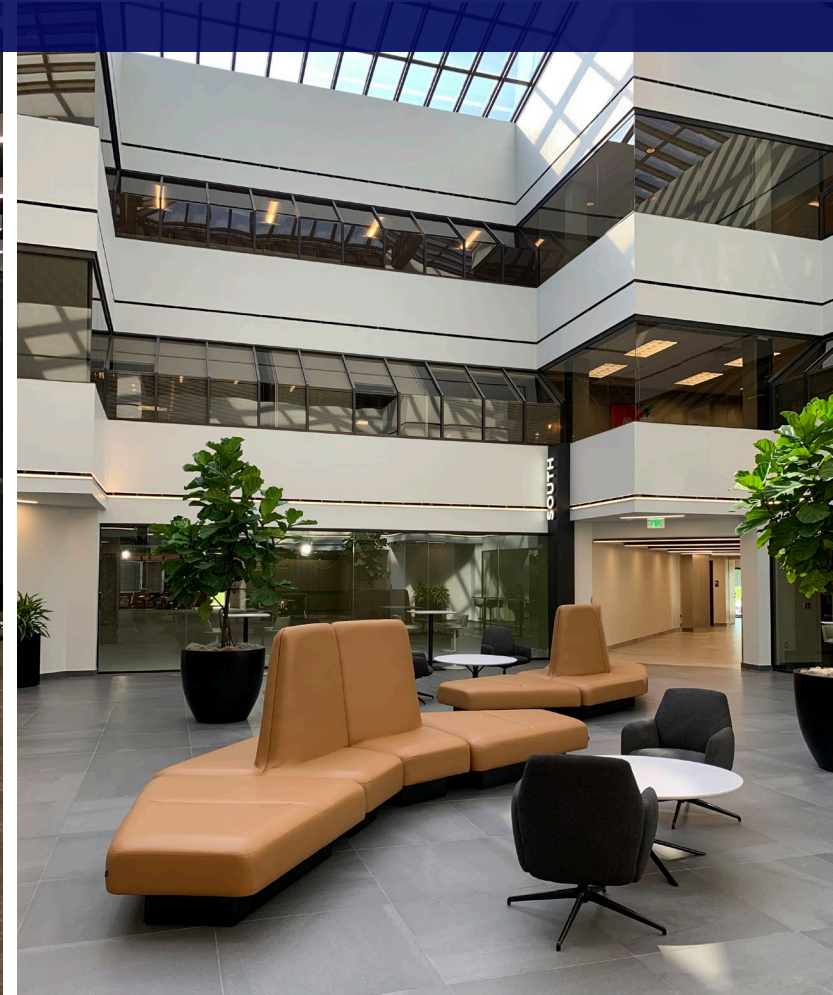
## Stunning Common Area Spaces



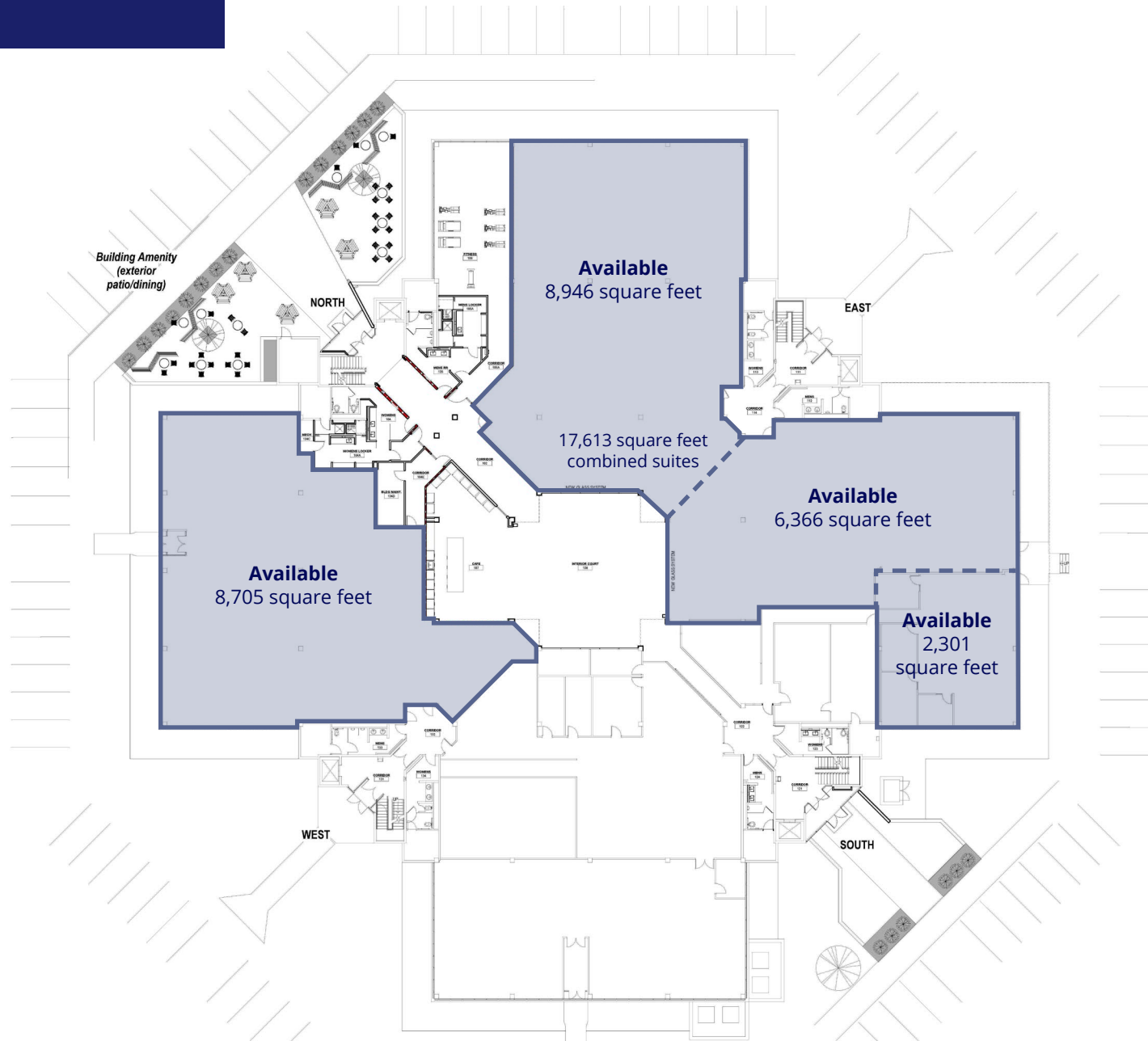
Positioned at the highly visible intersection of 90th & West Dodge, Embassy Plaza offers a stunning remodel with outstanding common area amenities and office suite availability. First and second floor suites ready for custom configurations and build-out.

## Features & Amenities

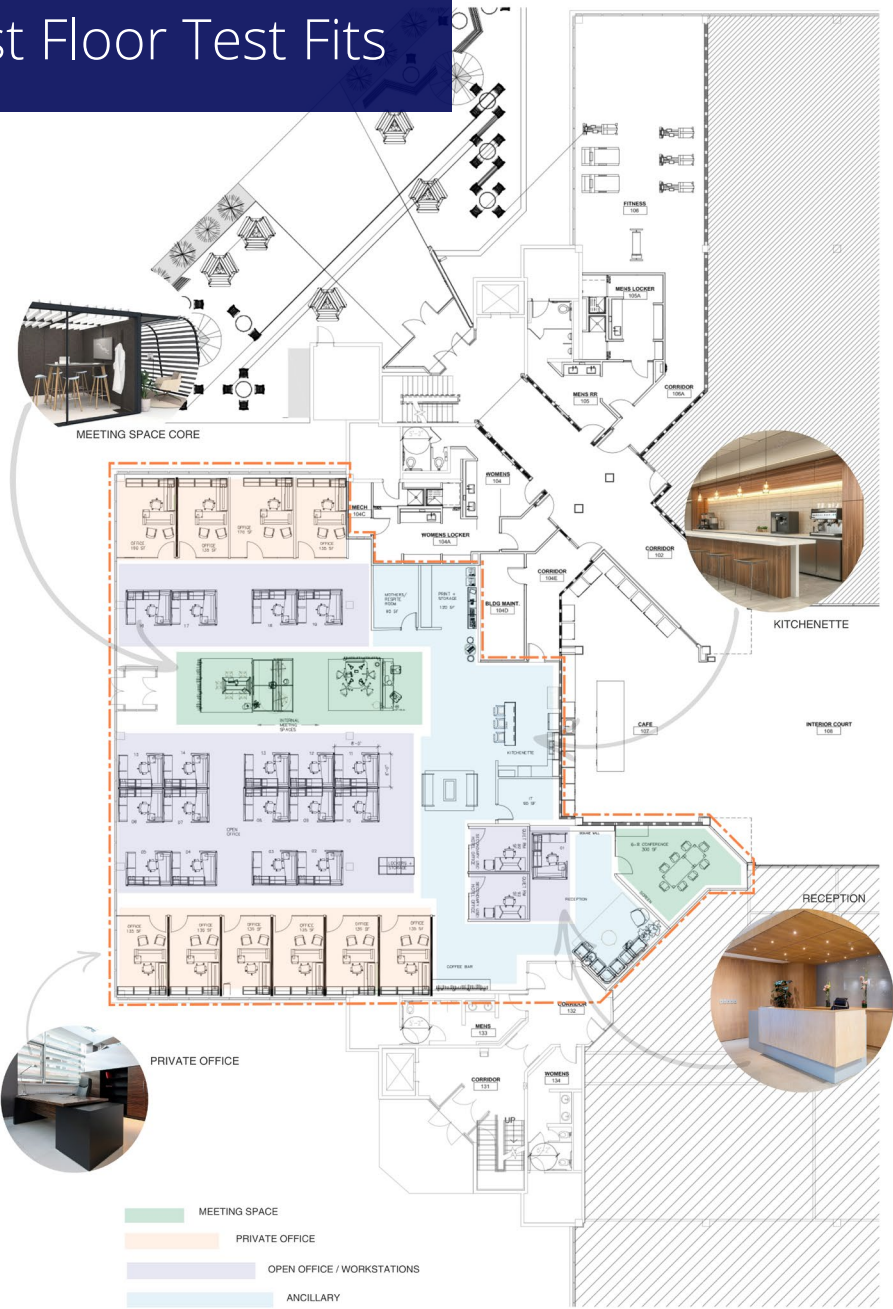
- Sunlit atrium providing significant natural light
- Common area cafe
- On-site fitness facility with locker rooms and showers
- Outdoor patio with seating
- Potential for monument signage



## First Floor



# First Floor Test Fits



8,705 square feet

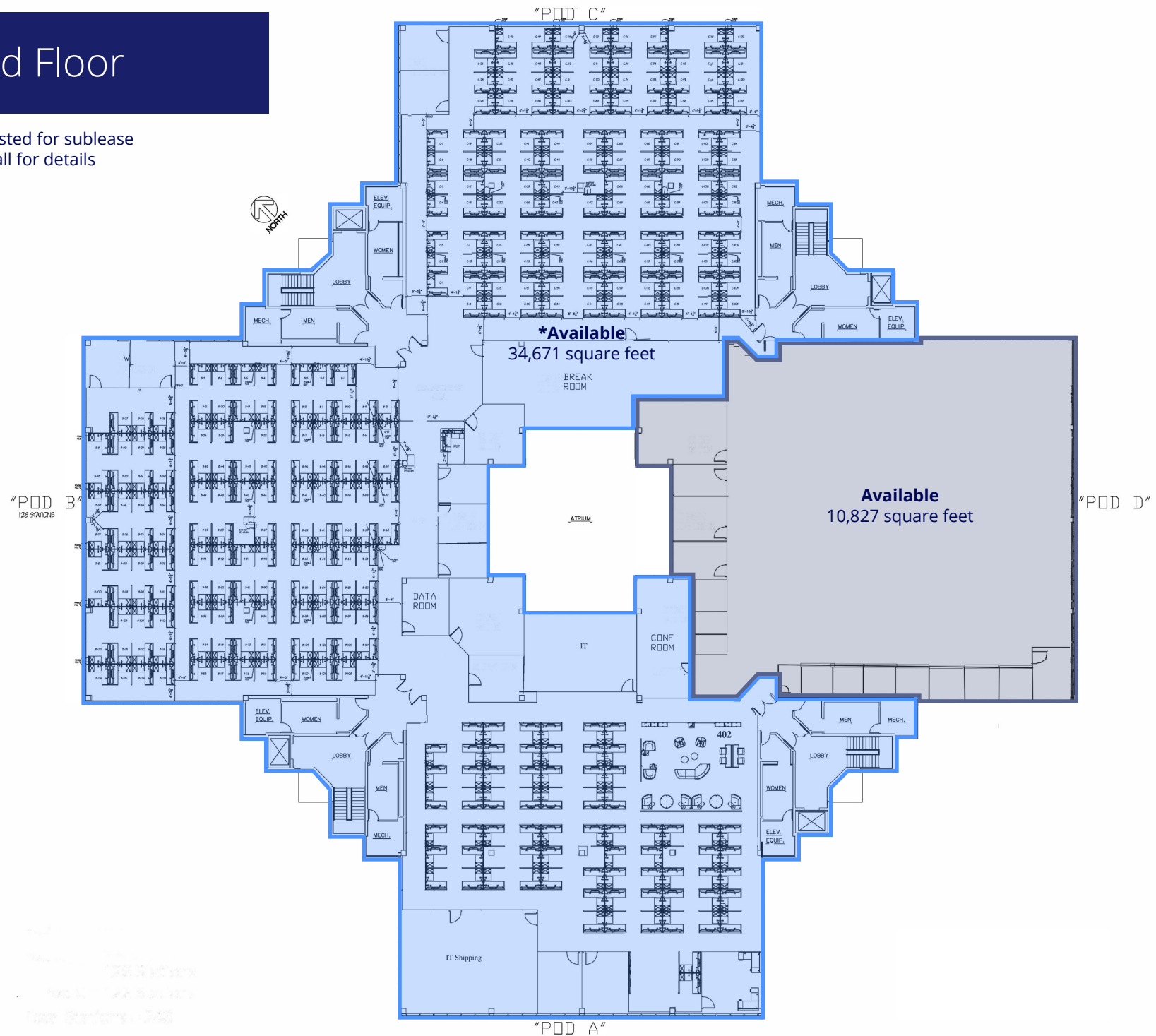


15,312 square feet

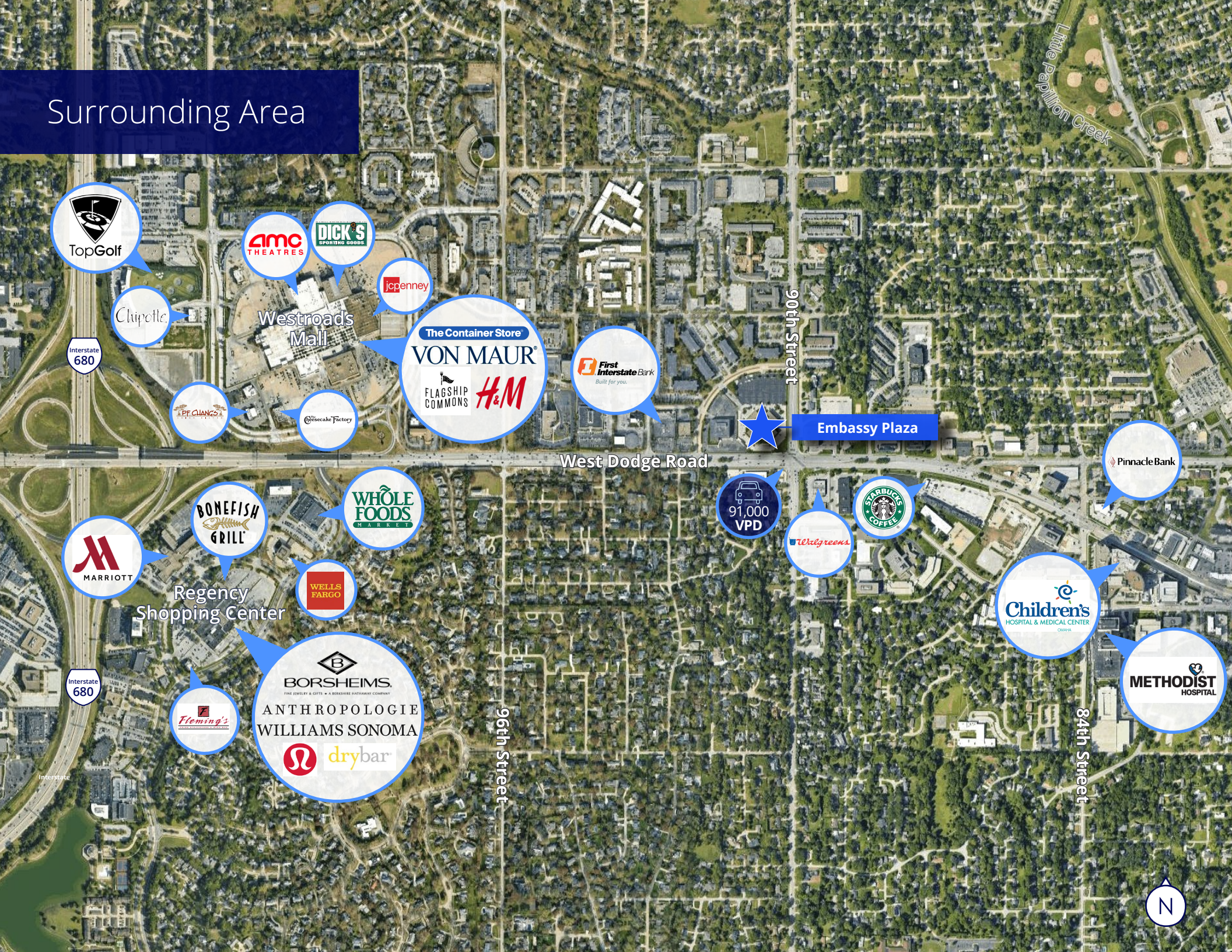
\*IMAGES ARE FOR INSPIRATION ONLY AND DO NOT REPRESENT CURRENT SUITE DESIGN

# Second Floor

\*Currently listed for sublease  
by others; call for details



# Surrounding Area



Little Papillon Creek



TopGolf



AMC THEATRES



DICK'S SPORTING GOODS



JCPenney



Chipotle

Westroads Mall

The Container Store

VON MAUR



First Interstate Bank  
Built for you.

90th Street

Embassy Plaza

West Dodge Road



91,000 VPD



Starbucks

Pinnacle Bank



Children's HOSPITAL & MEDICAL CENTER  
OMAHA



METHODIST HOSPITAL



MARRIOTT



BONEFISH GRILL



WHOLE FOODS MARKET



WELLS FARGO

Regency Shopping Center



BORSHEIMS

ANTHROPOLOGIE  
WILLIAMS SONOMA



drybar



Fleming's

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:     | 71,816 SF              |                    |
| Total Building SF:      | 148,404 SF             |                    |
| Minimum/Maximum:        | 6,366 - 71,816 SF      |                    |
| Available:              | Suite 101              | 6,366 - 17,613 SF  |
|                         | Suite 103              | 8,705 SF           |
|                         | Second Floor           | 10,827 - 45,498 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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