

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.

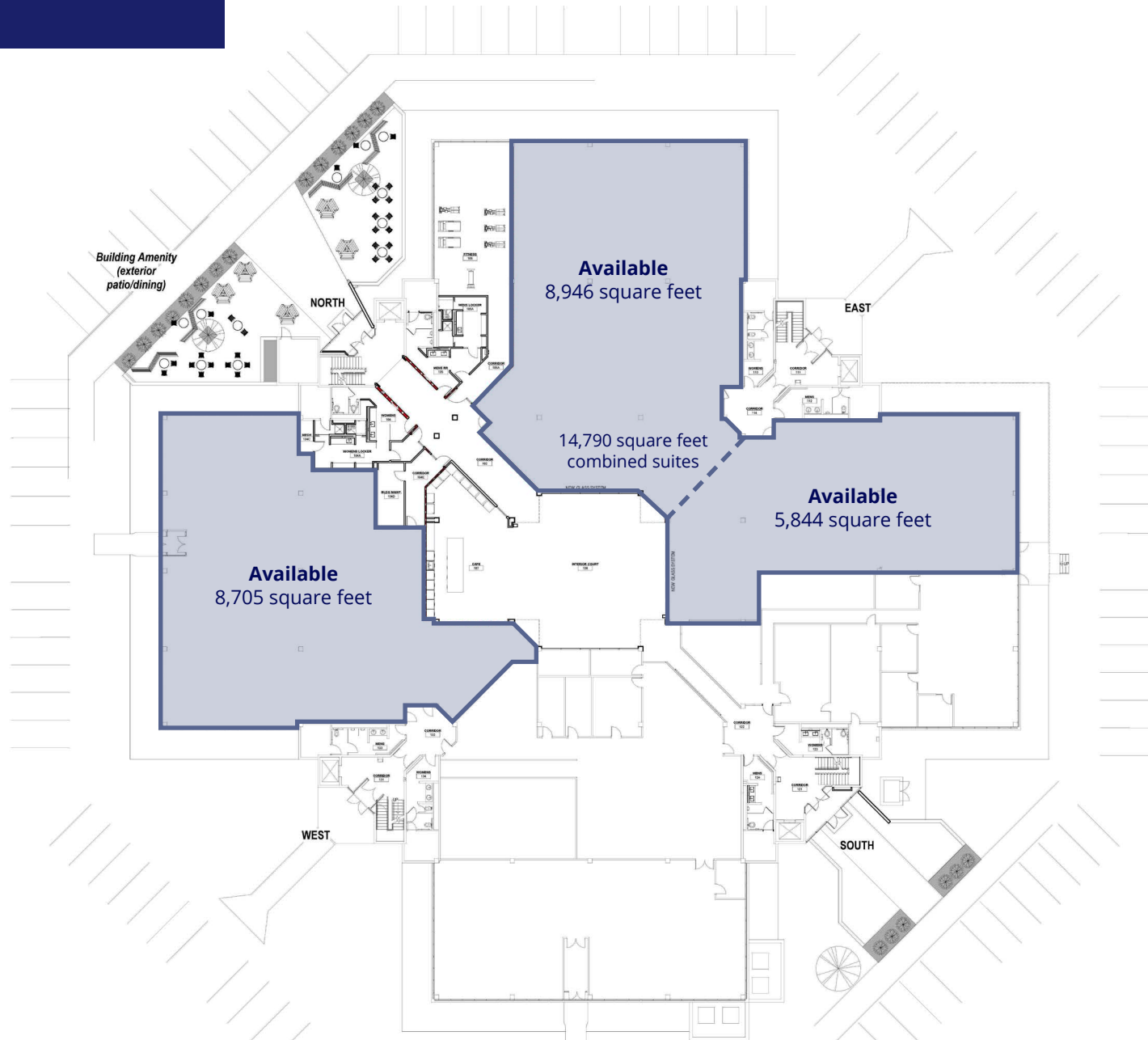
Features & Amenities



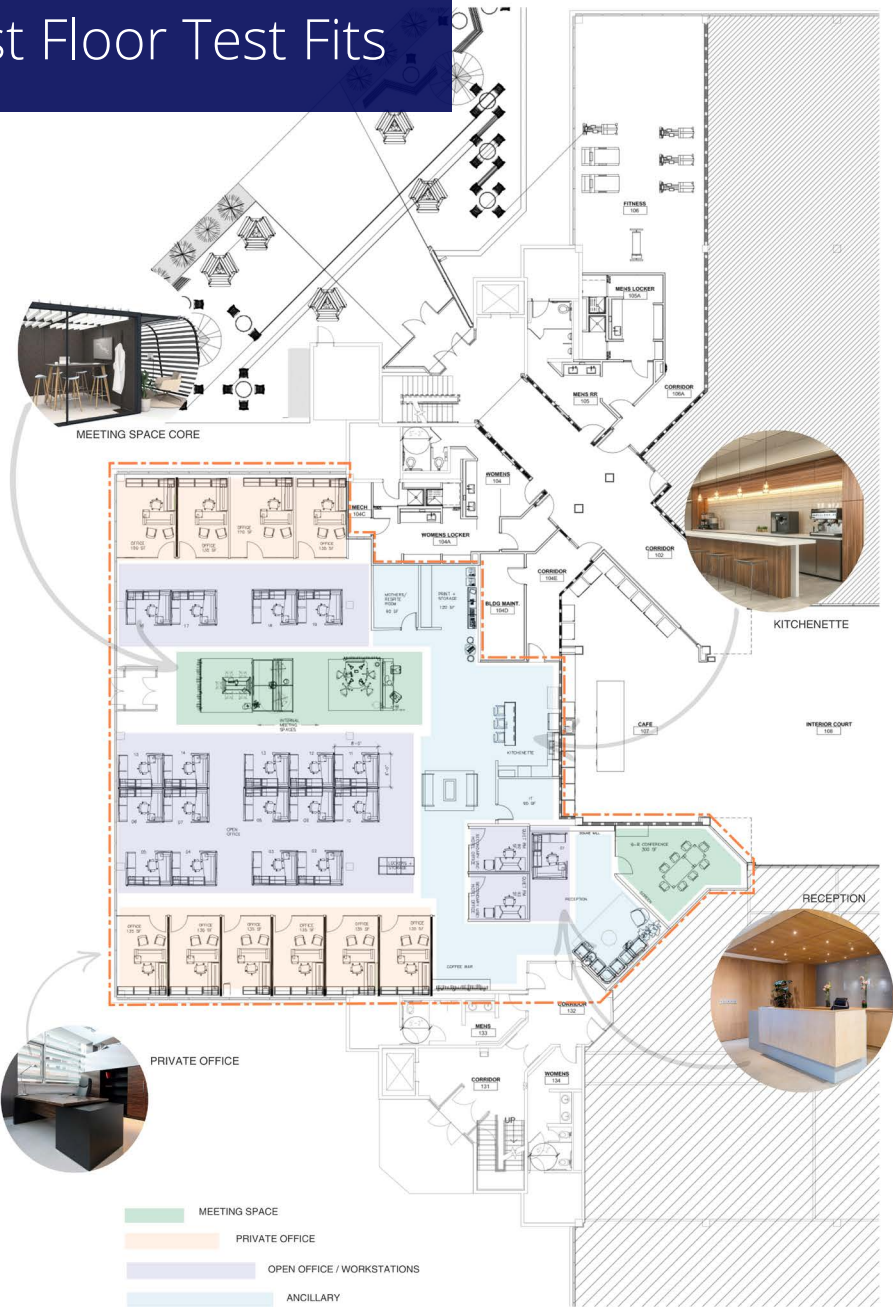
- Recent multi-million dollar remodel
- Sunlit atrium providing significant natural light
- Common area cafe

- 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

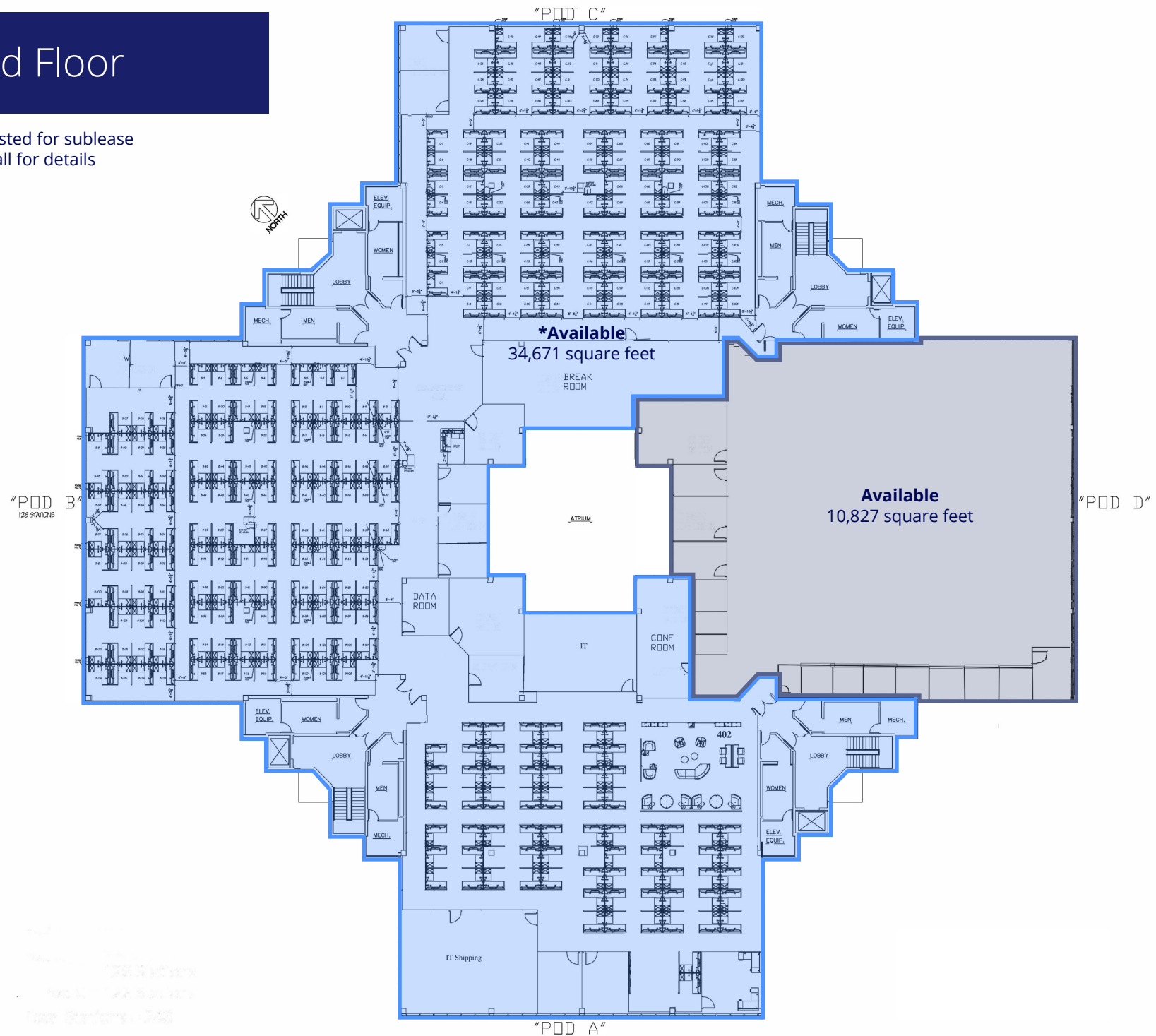


15,312 square feet

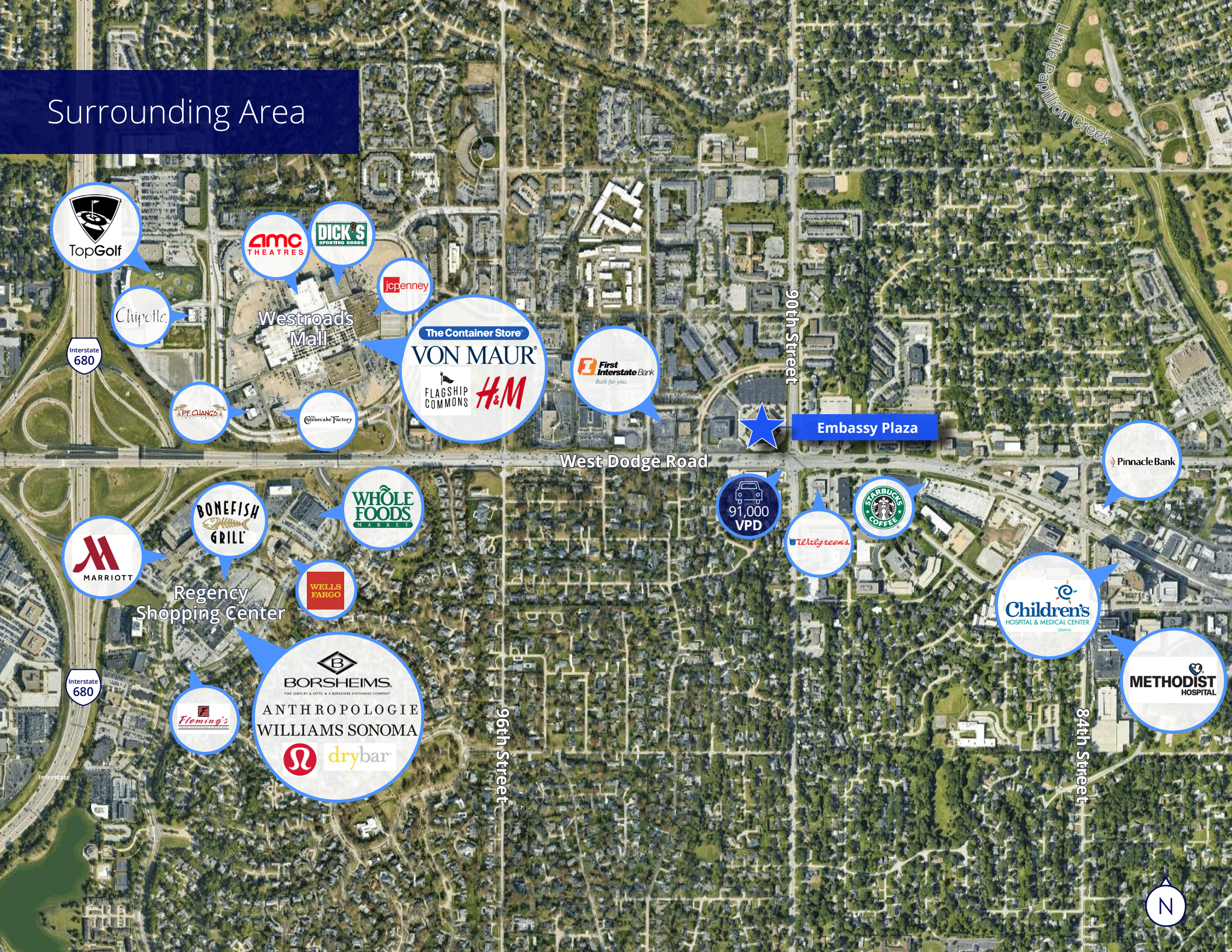
*IMAGES ARE FOR INSPIRATION ONLY AND DO NOT REPRESENT CURRENT SUITE DESIGN

Second Floor

*Currently listed for sublease
by others; call for details



Surrounding Area



TopGolf

AMC THEATRES

DICK'S SPORTING GOODS

JCPenney

Chipotle

Westroads Mall

The Container Store

VON MAUR

FLAGSHIP COMMONS

H&M

First Interstate Bank
Built for you.

90th Street

Embassy Plaza

Interstate 680

P.F. Chang's

Cheesecake Factory

West Dodge Road

91,000 VPD

Walgreens

STARBUCKS COFFEE

Pinnacle Bank

MARRIOTT

BONEFISH GRILL

WHOLE FOODS MARKET

WELLS FARGO

Regency Shopping Center

Interstate 680

Fleming's

BORSHEIMS

ANTHROPOLOGIE
WILLIAMS SONOMA

drybar

96th Street

Children's
HOSPITAL & MEDICAL CENTER
OMAHA

METHODIST
HOSPITAL

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:	68,993 SF	
Total Building SF:	148,404 SF	
Minimum/Maximum:	5,844 - 68,993 SF	
Available:	Suite 101	5,844 - 14,790 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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