



OFFICE SUBLEASE

12325 Port Grace Boulevard
La Vista, Nebraska

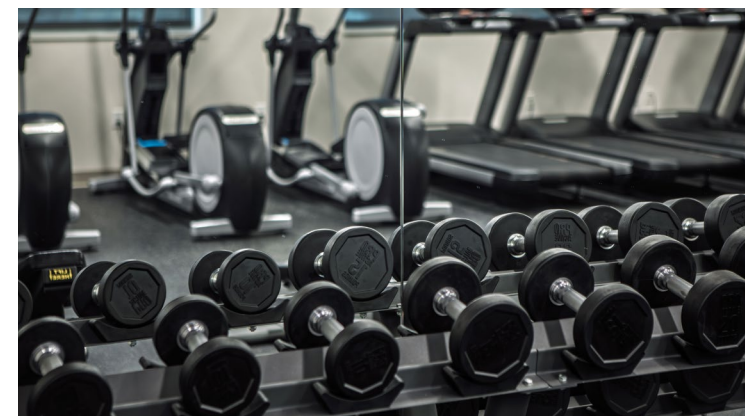
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Impressive, Connected

Situated among a mix of retail, restaurant and office spaces, 12325 Port Grace Boulevard presents a remarkable opportunity for **large office users**. The property offers an exceptional work environment with **modern finishes, collaboration zones, generous meeting spaces** and **expansive views**.

Positioned with **Interstate 80 exposure** in bustling Southport, users enjoy **façade signage, panoramic views** and the convenience of **easy accessibility** and **nearby amenities**.



Building Specifications

12325 Port Grace Boulevard, La Vista, NE

Type of Listing:	Office Sublease		
Price:	\$12.00, PSF		
Operating Type:	NNN		
Est. Expenses:	\$ TBD		
Available:	Immediately		
Total SF Available:	94,242 SF		
Minimum/Maximum:	22,367 - 94,242 RSF		
Total Building SF:	148,524 SF (Two connected buildings)		
Year Built:	West 2007; East 2020		
Available:	East Building:	First Floor	22,367 RSF
		Second Floor	22,367 RSF
		Third Floor	22,367 RSF
	West Building:	Third Floor	27,141 RSF
Number of Floors:	Three (3) per building		
Parking:	5.1:1		

Construction

HVAC:	Central
Sprinkler:	Yes
Restrooms:	Common
Elevators:	Yes

Sublease Specifics

Length of Lease:	March 31, 2032
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Location

Intersection:	Interstate 80 & Giles Road
Submarket:	Southwest



Features & Amenities

12325 Port Grace Boulevard is prominently located in the 237-acre mixed-use Southport development along the I-80 corridor. Significant nearby employers include Kiewit, Costco, Streck Laboratories and Cabela's. The area includes a high concentration of office, retail, dining, banking, hospitality and entertainment, including La Vista Conference Center, Smash Park and CHI MultiSport Complex.

This unique campus opportunity offers turnkey office space featuring cafes, a fitness center, an outdoor balcony, ample parking and high-end furniture with flexible cubicle configurations (furniture can be made available).

Highlights

- 22,367-94,242 square feet available for sublease (divisible by floor)
- Premier La Vista location with significant visibility to Interstate 80
- Building and monument signage
- Controlled card-key access
- Mix of large open work areas, private offices and meeting rooms
- Multiple cafe/lounge spaces and dedicated catering entrance
- On-site fitness facility with locker rooms and showers
- Data center, AV production room, mail room and loading dock on site
- Sizable outdoor balcony
- Storage area on lower level

Location

Outstanding Interstate visibility and access

Contiguous

Three floors of contiguous space

Windows

Oversized windows flood space with natural light

Cafe

Multiple cafe spaces and coffee bars

Fitness

On-site fitness facility with showers and locker rooms

Furniture

In-place furniture is negotiable

Parking

Ample surface parking

East Building Floor Plans

First Floor
22,367 RSF



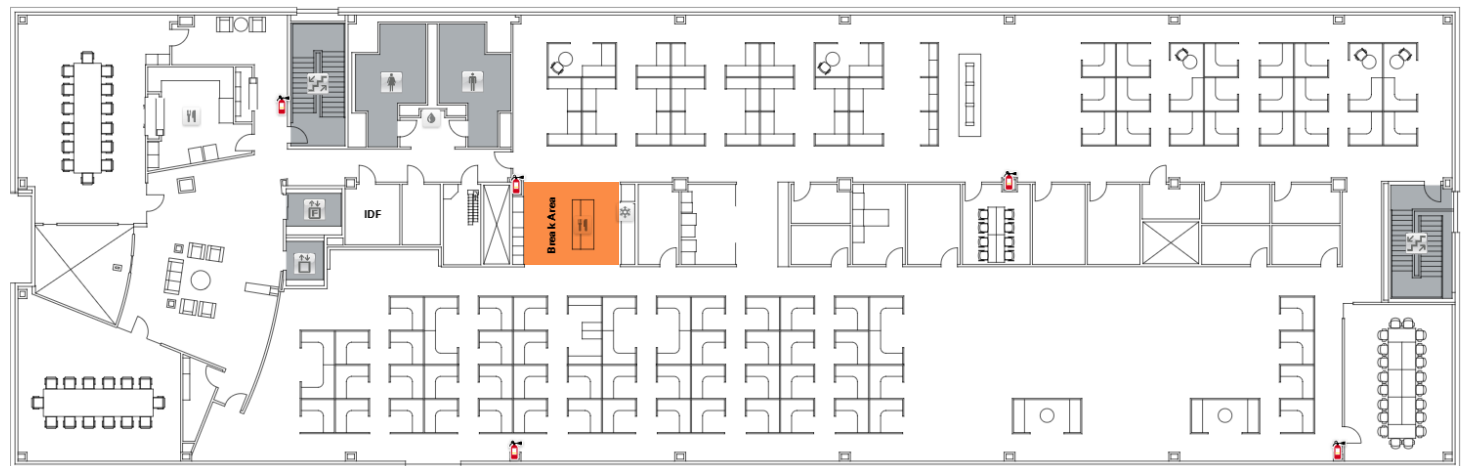
■ Dining/Break
■ Fitness

East Building Floor Plans

Second Floor
22,367 RSF



Third Floor
22,367 RSF



 Dining/Break

West Building Floor Plans

Third Floor
27,141 RSF



 Dining/Break

Surrounding Area

Estimated Average Daily Traffic:

N: 25,000
S: 34,000
E: 116,000
W: 80,000
EADT: 127,500



Drive Times

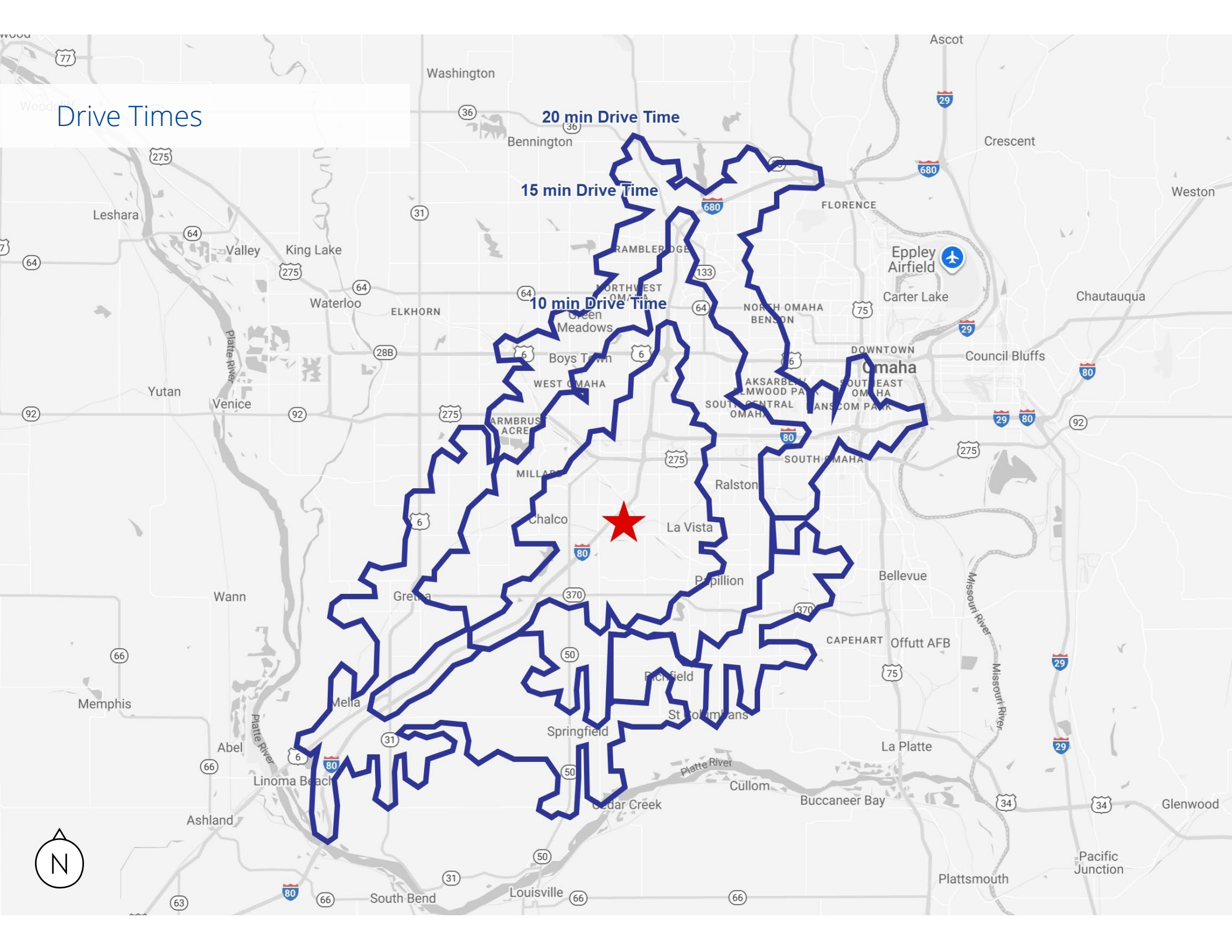
20 min Drive Time

15 min Drive Time

10 min Drive Time

Omaha, Nebraska

Map showing drive times from a central point (marked with a red star) to various locations in Omaha, Nebraska. The map is divided into three concentric regions: 10 min Drive Time (innermost), 15 min Drive Time (middle), and 20 min Drive Time (outermost). The map includes major highways (Interstates 680, 29, 80, 275, 68, 66, 64, 63, 31, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100) and local roads. The map also shows the Platte River, Missouri River, and various neighborhoods and landmarks.





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