



CUSHMAN &
WAKEFIELD

LUND
COMPANY



REGENCY CENTER

10250 REGENCY CIRCLE
OMAHA, NE 68114

**Spec Suites and Full Floors
Opportunities Available**



PROPERTY HIGHLIGHTS

Five-story office building, which offers on-building signage to 150,000+ vehicles per day, four private balconies and updated common areas. Centrally located with easy access to I-680 and West Dodge Road. Area amenities include Westroads Mall, Top Golf, Regency Court Shopping Center, high-end restaurants, banks and hotels.

PROPERTY DETAILS

Lease Rate	\$17.50 - \$25.50 PSF NNN
Space Available	1,718 RSF - 16,131 RSF
Building Size	71,642 SF
Year Built/Renovated	1970/2025
Floors	Five (5)
Total Site Area	130,240 SF
Zoning	GC
Parking Ratio	4:1000 SF

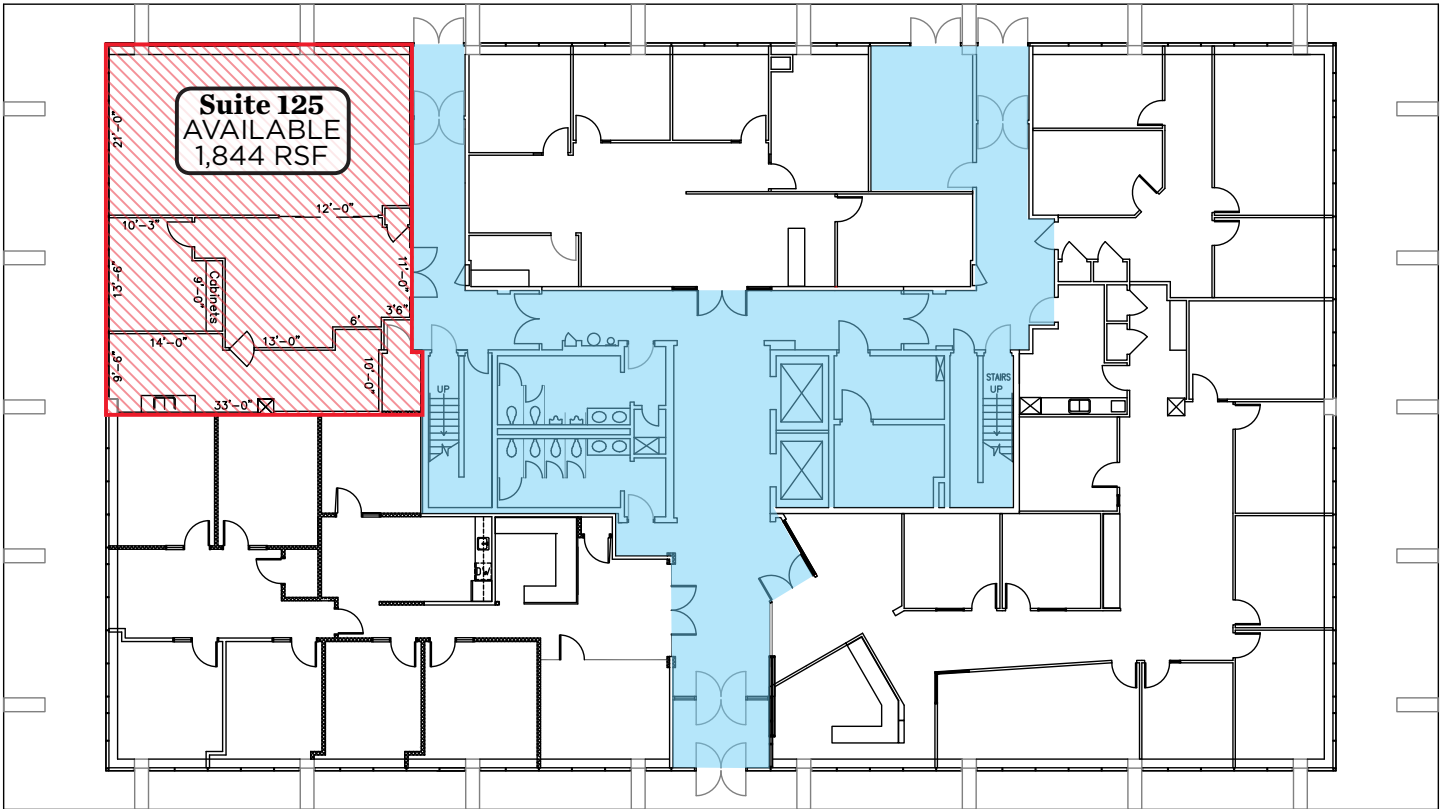
AVAILABILITY

Suite	Lease Rate	Square Feet
Suite 125	\$17.50/PSF NNN	1,844 - 1,844 RSF
Suite 200	\$25.50/PSF NNN	2,545 - 2,545 RSF
Suite 210	\$25.50/PSF NNN	1,718 - 1,718 RSF (Pending)
Suite 400	\$17.50/PSF NNN	8,065 - 16,131 RSF

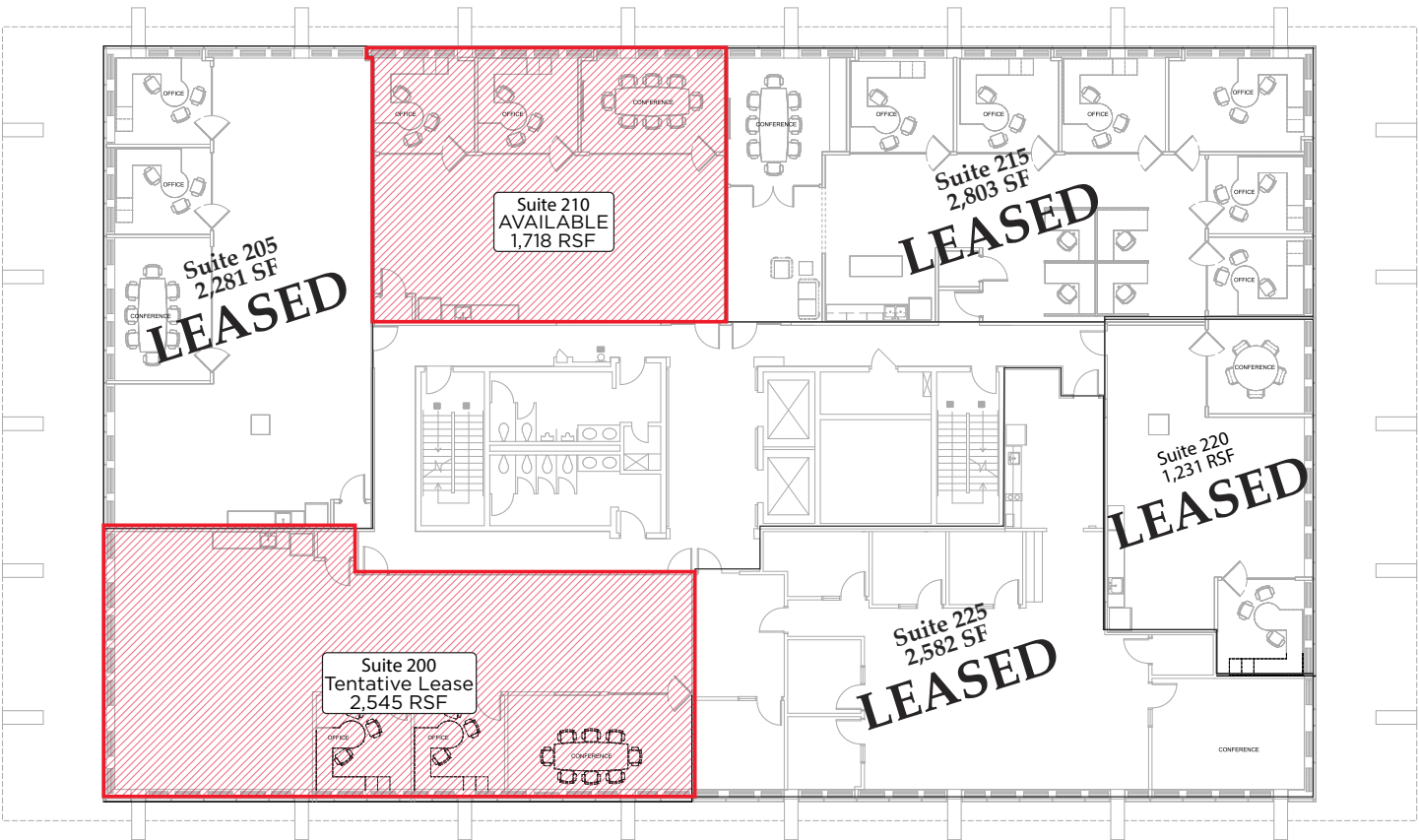
Operating Expenses (NNN)	CAM	\$8.69 PSF
	Taxes	\$1.29 PSF
	Insurance	\$0.28 PSF
	Total	\$10.26 PSF



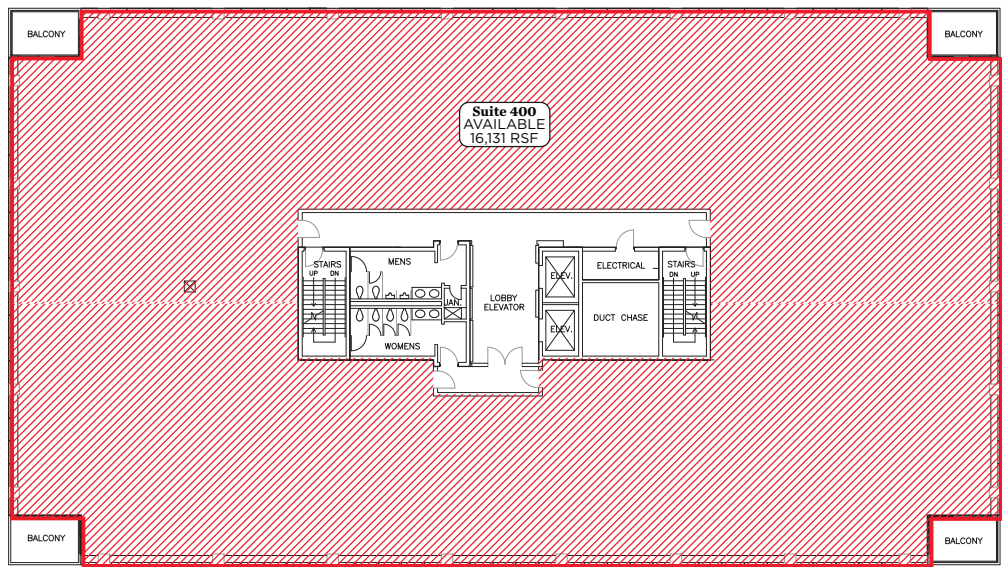
1ST FLOOR PLAN - EXISTING SPACE



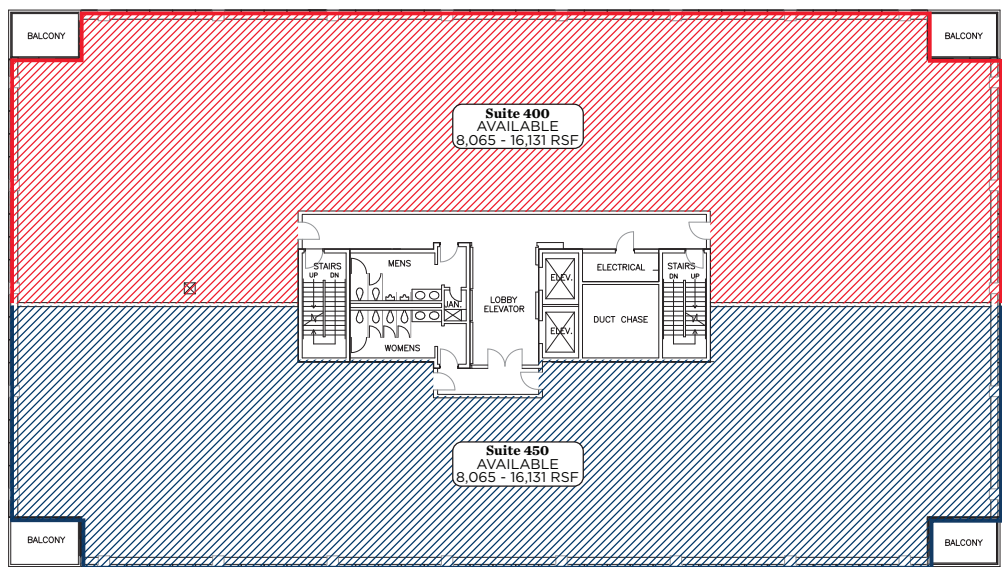
2ND FLOOR PLAN - SPEC SUITES



4TH FLOOR PLAN - EXISTING SPACE



4TH FLOOR PLAN - PROPOSED DEMISE OPTION



AREA AMENITIES

RESTAURANTS

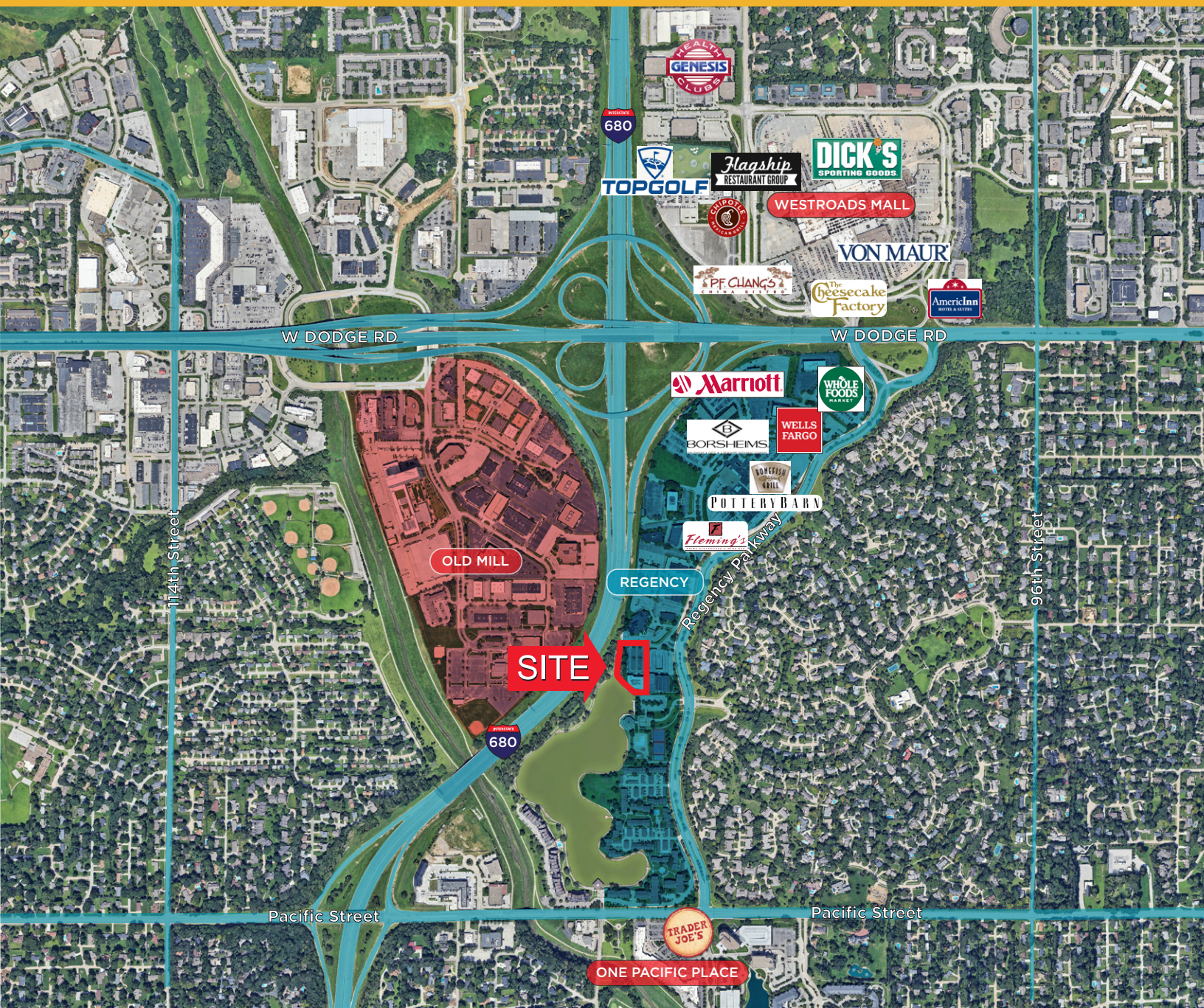
Flemings Prime Steakhouse
Bonefish Grill
Cheesecake Factory
P.F. Chang's
Wheatfields Eatery & Bakery
Pokeworks
Scooter's Coffee
Runza
Subway
Early Bird

RETAIL OPTIONS

Regency Court Shopping Center
• Pottery Barn, Borsheims, Williams
Sonoma, Anthropologie and more
Whole Foods
Top Golf
Westroads Mall
One Pacific Place
• Trader Joes, Club Champion,
Sur La Table and more

HOTELS

Marriott
AmericInn by Wyndham
TownePlace Suites by Marriott
Hampton Inn
MainStay Suites
Best Western





CUSHMAN &
WAKEFIELD

LUND
COMPANY



Regency Center

For more information,
please contact:

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

Martin Patzner, SIOR, CCIM, CPM, RPA
Vice President, Office Specialist
+1 402 548 4033
martin.patzner@lundco.com

450 Regency Parkway, Suite 200
Omaha, NE 68114
+1 402 393 8811
lundco.com

