

**CUSHMAN &
WAKEFIELD**

LUND
COMPANY

1811 AKSARBEN DRIVE

OMAHA, NE 68106



**OFFICE SUBLEASE - 53,970 SF
LEASE RATE - \$27.50 PSF NNN**

PROPERTY DETAILS

This Class A office building presents a premier sublease opportunity in Aksarben Village, Omaha's top live-work-play destination.

Built in 2016, this three-story property boasts premium amenities, including indoor and outdoor garage parking, a state-of-the-art fitness center with locker rooms, and top-tier security measures.

With seven years remaining on the sublease, the sublessor is open to extending the term through a renewal option, making this a compelling and flexible leasing opportunity in one of Omaha's most sought-after office markets.

Contact the listing agents for more details!

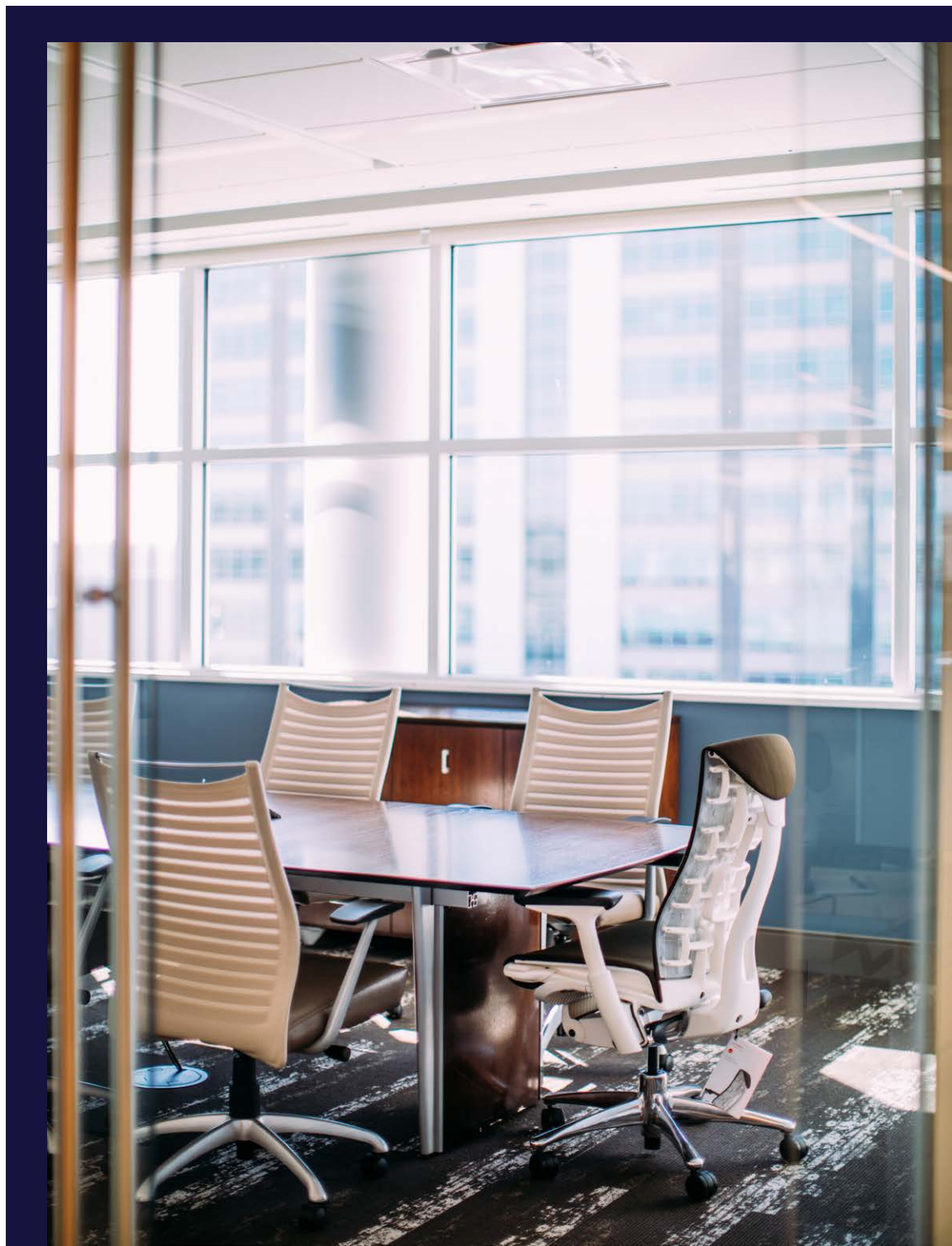


PROPERTY HIGHLIGHTS

Building Size:	72,352 SF
Space Available:	53,970 SF
Sublease Rate:	\$27.50/PSF NNN
NNN Expenses:	\$14.55/PSF
Parking Ratio:	4.00/1,000 SF
Number of Floors:	Three
Site Area:	1.53 Acres
Year Built:	2016
Zoning:	C - Commercial

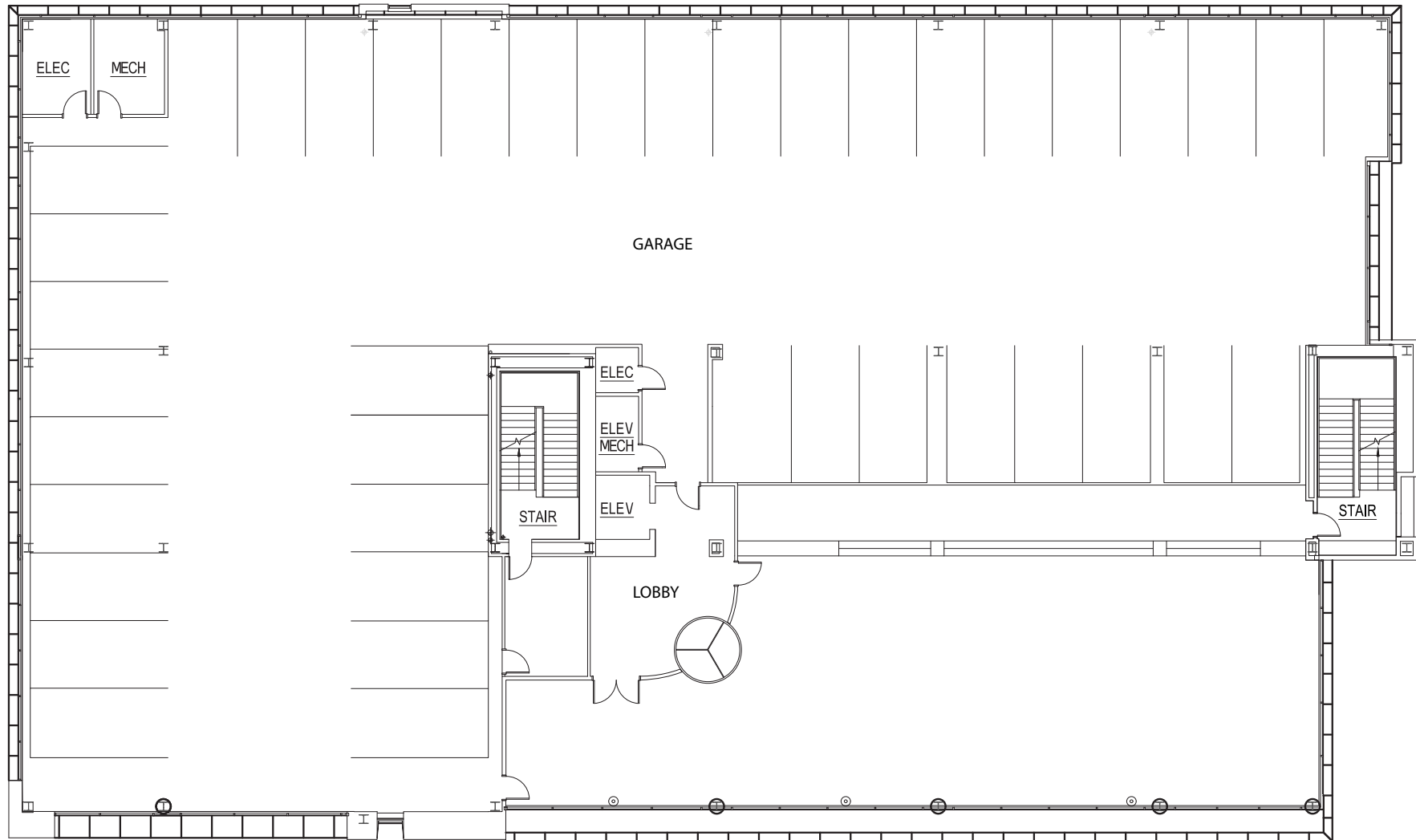
AVAILABILITY

Suite	SF	Available
Floor 1	18,382 SF	Full Floor Garage
Floor 2	17,990 SF	60-Day Notice
Floor 3	17,990 SF	60-Day Notice
Floor 4	17,990 SF	60-Day Notice



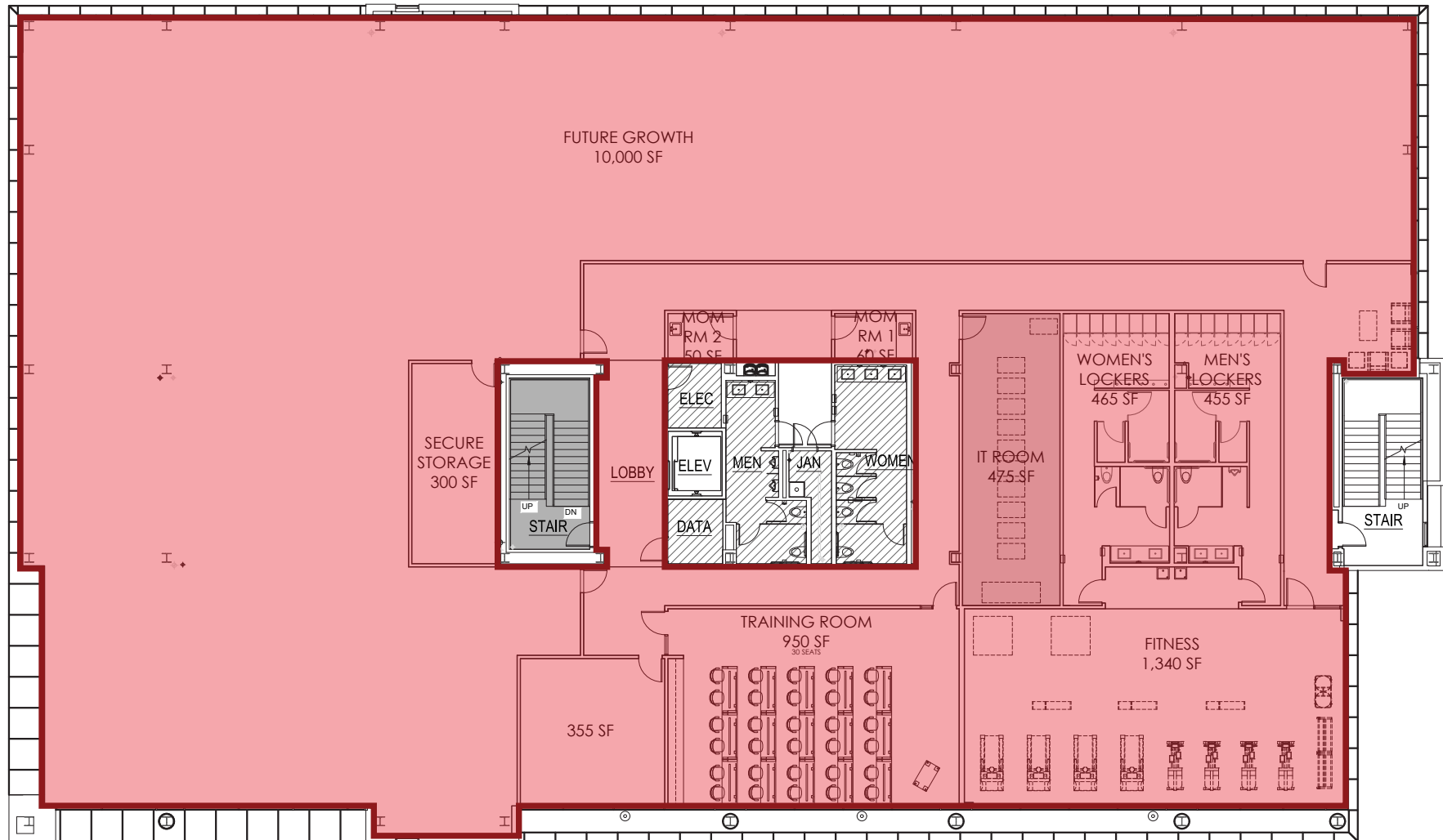
FIRST FLOOR

FIRST FLOOR GARAGE



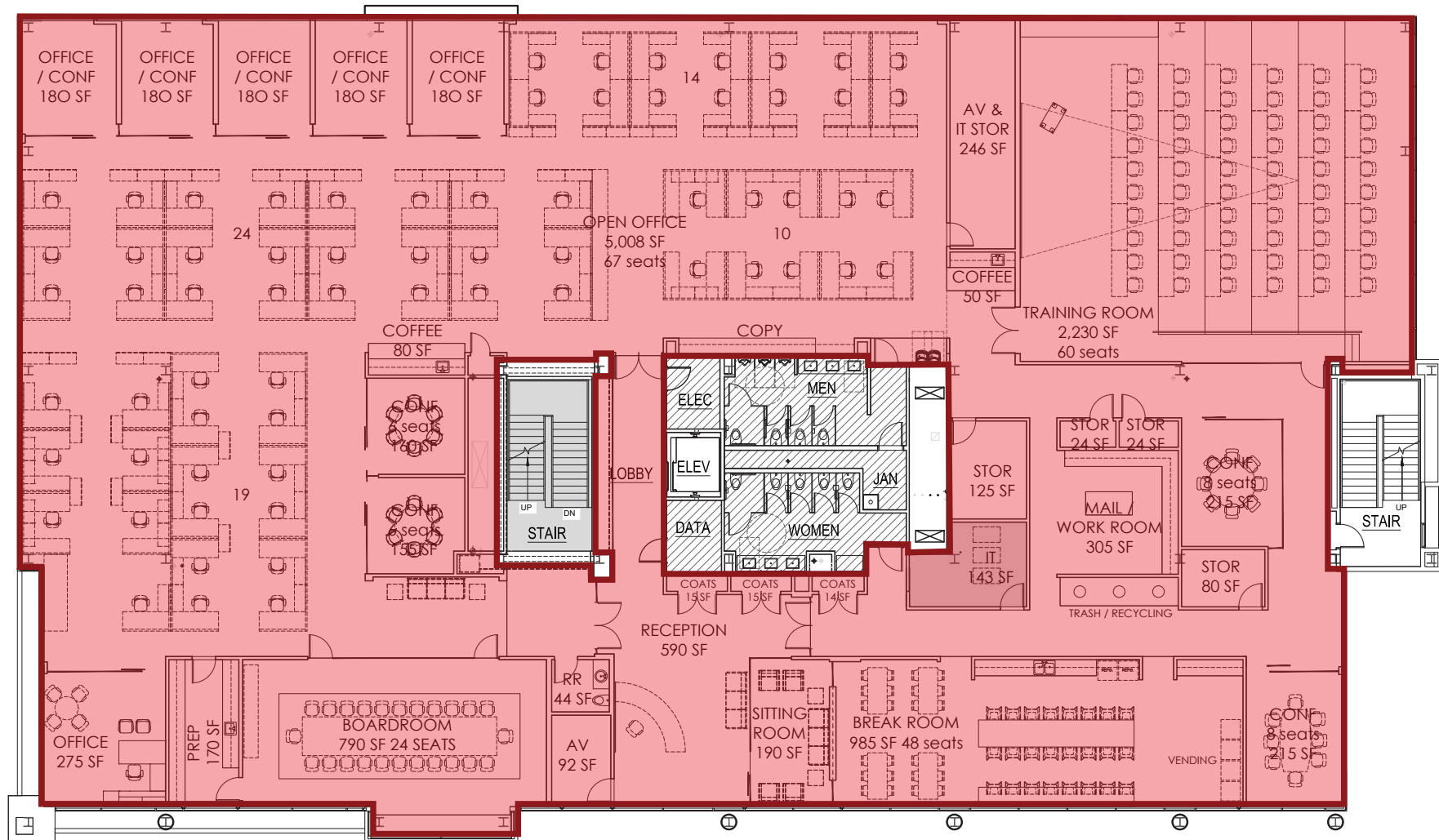
SECOND FLOOR

17,990 SF



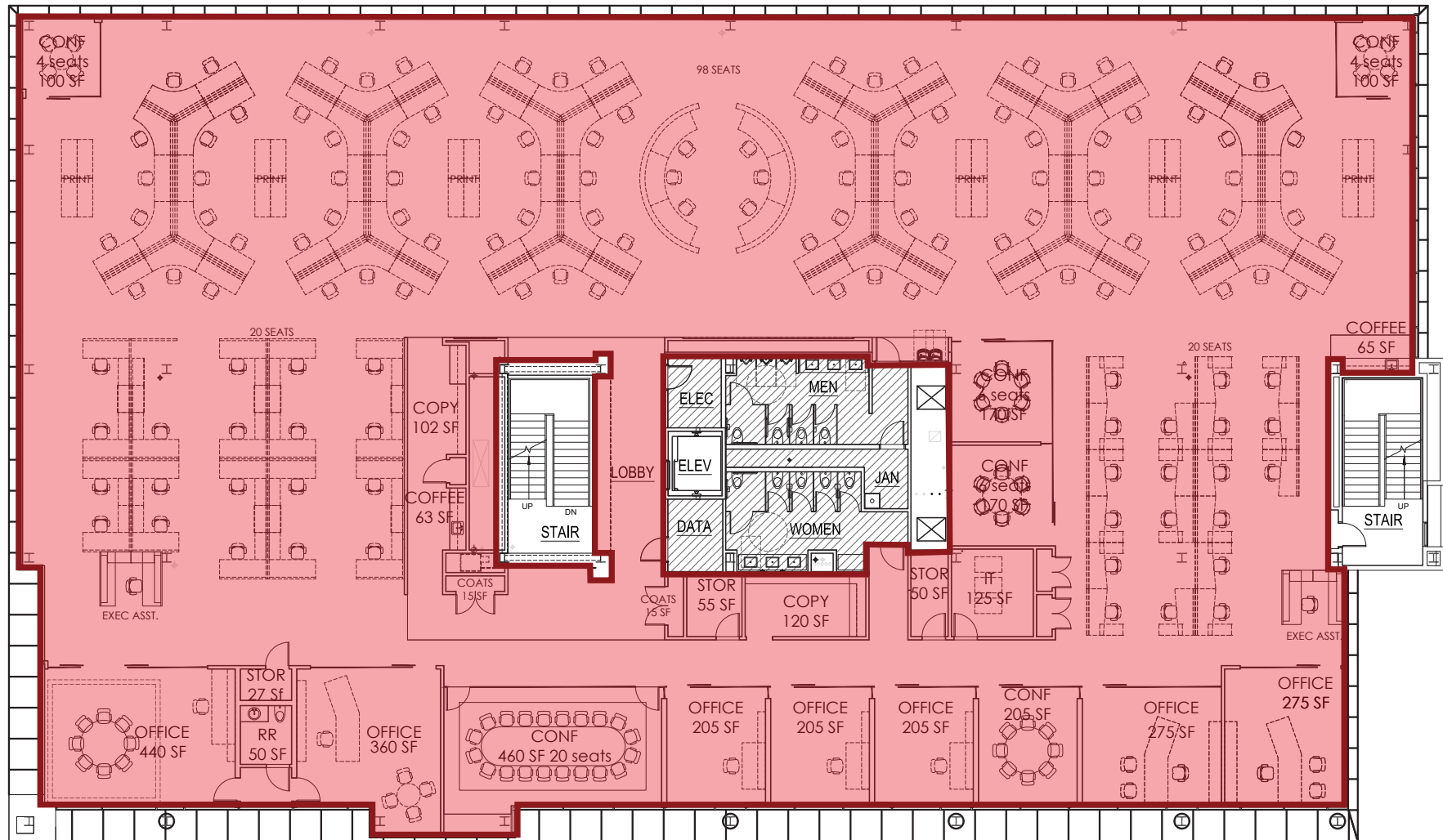
THIRD FLOOR

17,990 SF



FOURTH FLOOR

17,990 SF

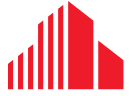


PROPERTY PHOTOS



AERIAL MAP





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