

REGENCY WESTPOINTE

4,378 - 14,800 SF | \$15.50 SF/YR (NNN)

10330 REGENCY PARKWAY DR, OMAHA, NE 68114



**INVESTORS
REALTY INC.**

WWW.INVESTORSOMAHA.COM



JP RAYNOR, JD, CCIM, SIOR
402.778.7538
jpraynor@investorsomaha.com



MIKE RENSCH
402.778.7534
mrench@investorsomaha.com





10330 REGENCY PARKWAY DR

EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$15.50 SF/YR NNN
Est. Op. Exp.	\$9.23 SF/YR
Available SF:	4,378 - 14,800 SF
Building Size:	40,010 SF
Property Type:	Office Building
Year Built:	1980

PROPERTY OVERVIEW

Updated, modern office space located in the prestigious Regency Business Park with great visibility to Interstate 680.

PROPERTY HIGHLIGHTS

- Opportunity for building signage with visibility to Interstate 680
- Updated, modern furniture can remain in a large portion of the space
- Great windows surrounding the space allowing for an ample amount of natural sunlight throughout the space
- Current layout is a great mix of open space and private offices
- Upscale restaurants, shopping, and grocer in the immediate area
- Quick and easy access to Dodge Street and Interstate 680

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BUILDING INFORMATION

Building Size	40,010 SF
Min Divisible	4,378 SF
Max Contiguous	14,800 SF
Year Built	1980
Construction Status	Existing

PARKING & TRANSPORTATION

Number Of Spaces	135
Parking Type	Surface

SITE INFORMATION

Cross-Streets	Westchester Cir & Regency Parkway
County	Douglas
Location Description	On the southwest corner of Westchester Circle and Regency Parkway.

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

OFFERING SUMMARY

LEASE RATE	\$15.50 SF/YR NNN
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Available SF	4,378 - 14,800 SF
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,633	88,433	268,794
Total Households	3,758	41,214	118,824
Average HH Income	\$113,326	\$88,880	\$84,116

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
2nd Floor	4,378 SF	\$15.50 SF/yr (NNN)	\$9.23	\$9,022.33
3rd Floor	14,800 SF	\$15.50 SF/yr (NNN)	\$9.23	\$30,500.33

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AVAILABLE
4,378 SF

2nd Floor



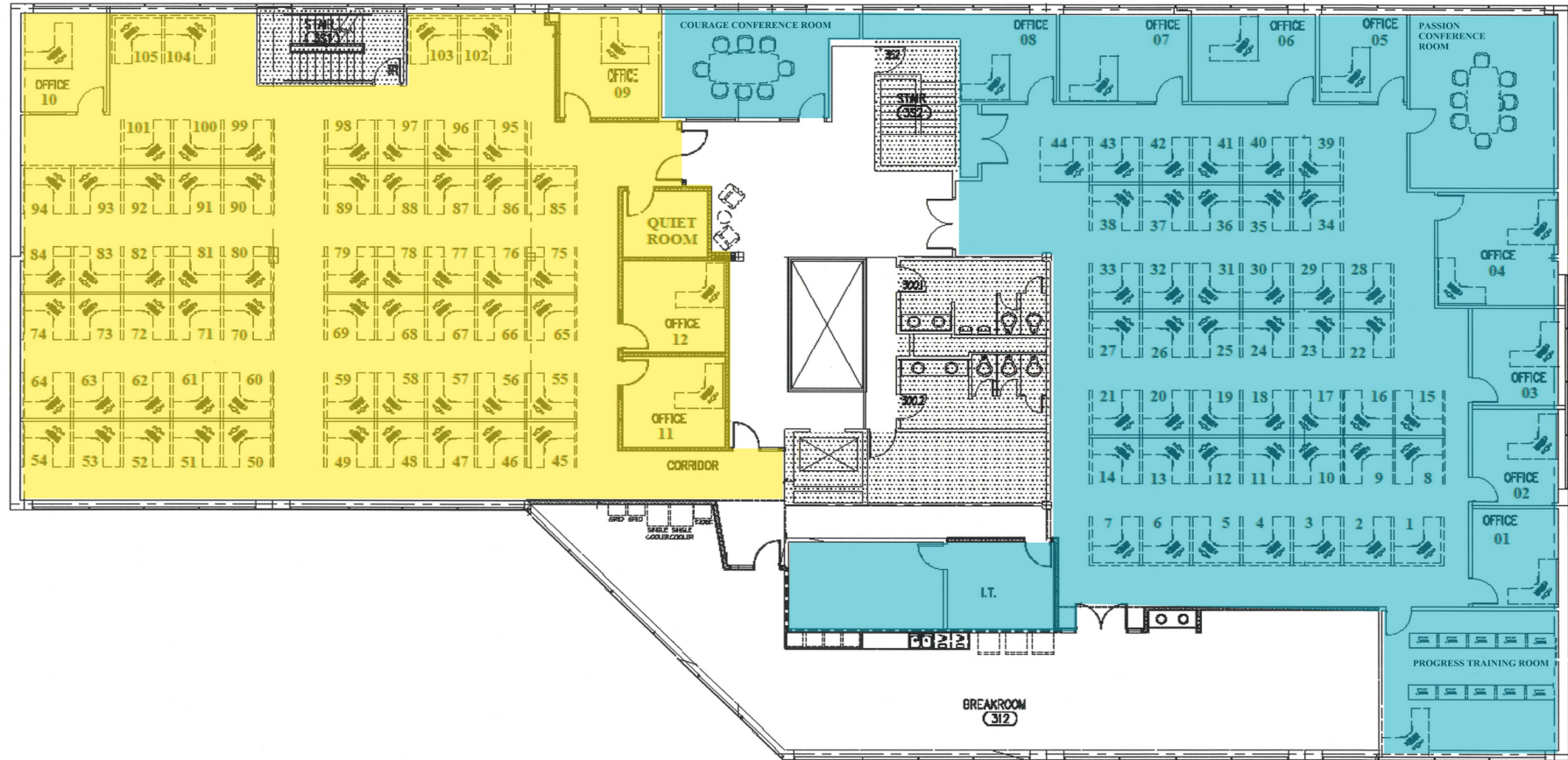
AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
2nd Floor	4,378 SF	\$15.50 SF/yr (NNN)	\$9.23	\$9,022.33	Utilities and 3 day per week janitorial included in Operating Expenses.

3rd Floor

AVAILABLE
5,113 SF

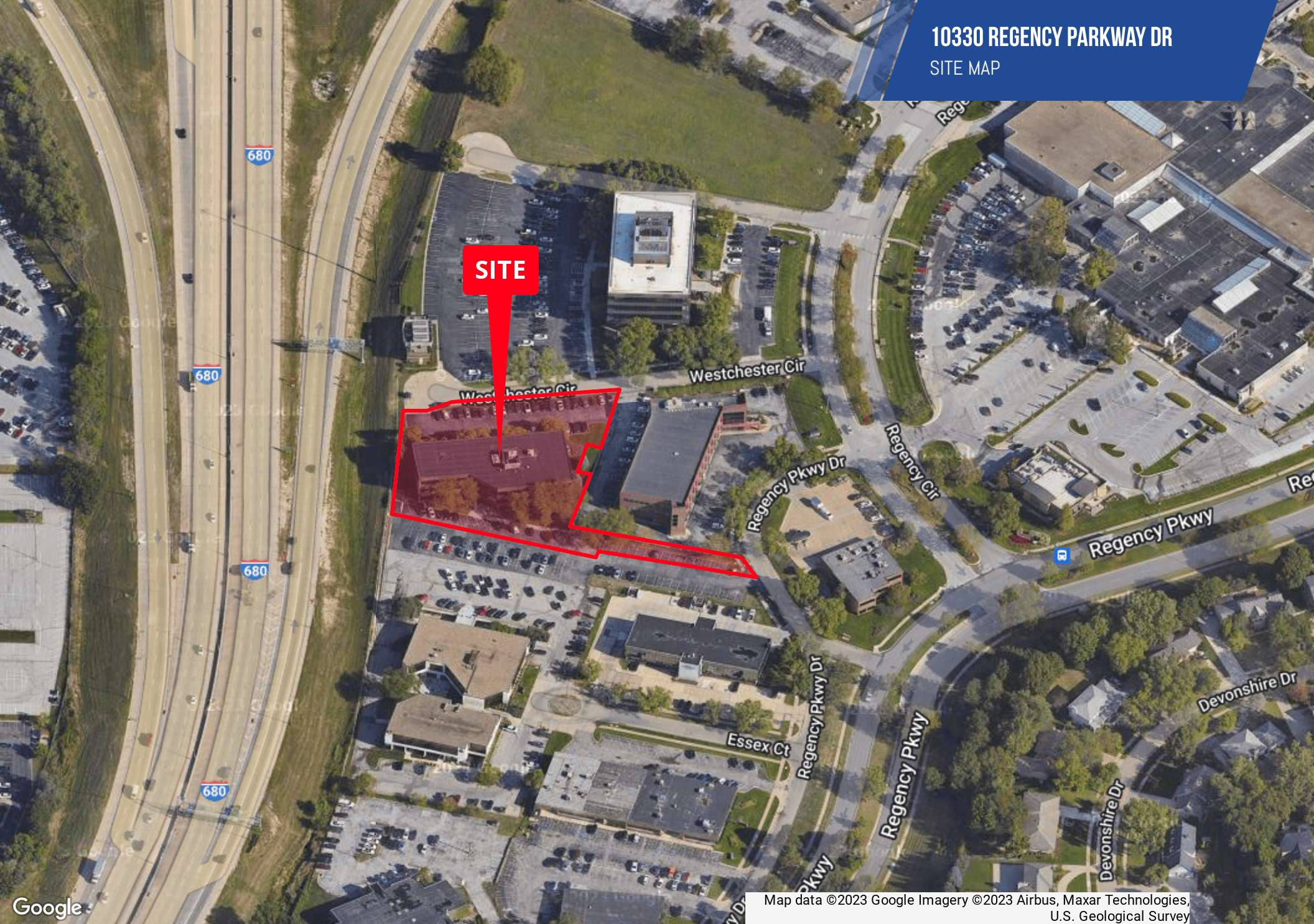
AVAILABLE 8/1/2024
9,687 SF



AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
3rd Floor	14,800 SF	\$15.50 SF/yr (NNN)	\$9.23	\$30,500.33	5,113 SF - 14,800 SF

10330 REGENCY PARKWAY DR
SITE MAP



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U.S. Geological Survey

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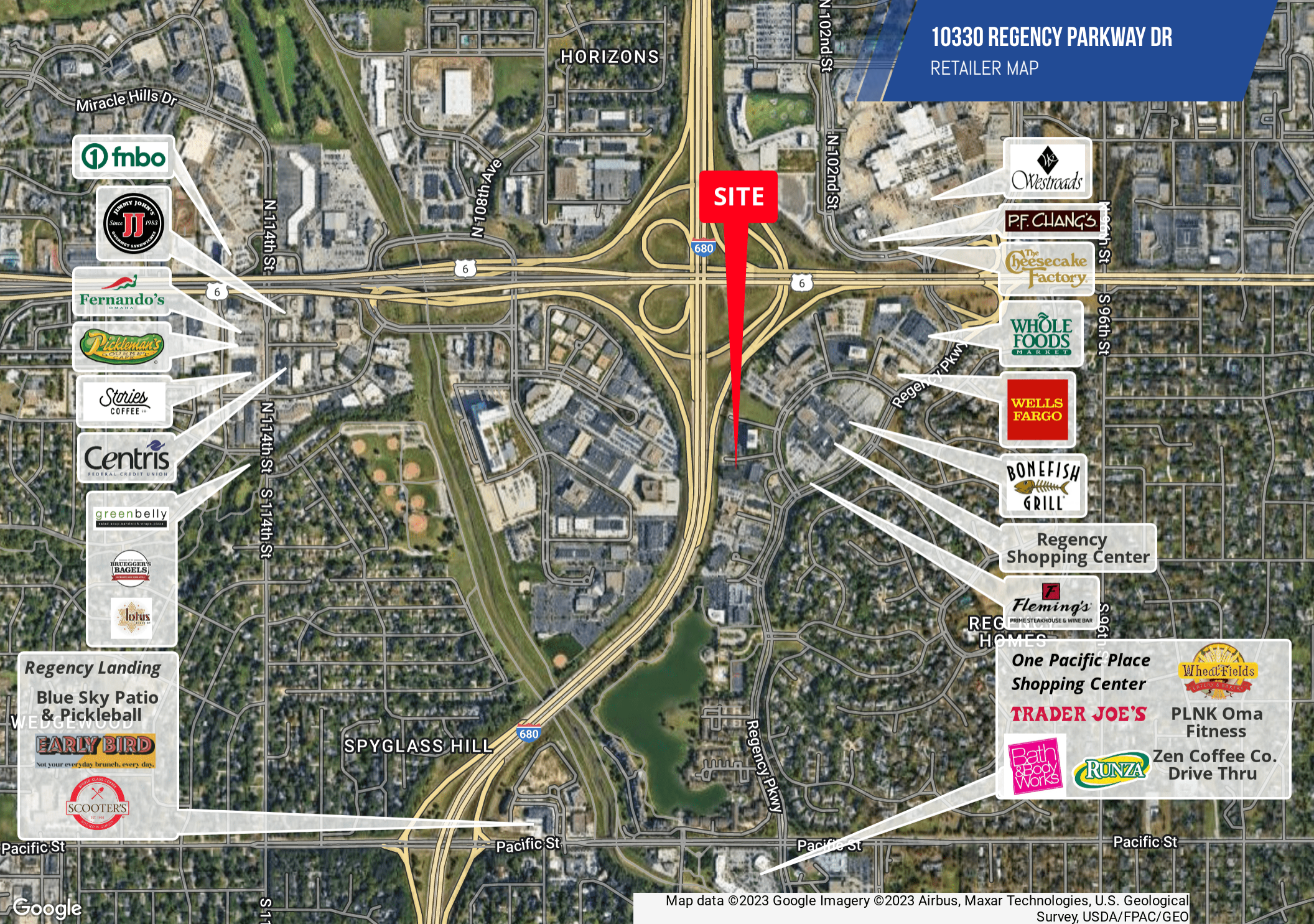
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RETAILER MAP



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ADDITIONAL PHOTOS

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