

FOR LEASE

CLASS A OFFICE BUILDING

4502

MAASS ROAD

Bellevue, NE 68123

PROPERTY INFORMATION



LEASE RATE: \$16.00 PSF, FULL SERVICE

SPACE AVAILABLE: 7,820 RSF - 35,503 RSF

- + West 40% of building available
- + Minimum lease 7,820 RSF
- + Class A office building
- + Fully sprinklered building
- + State of the art conference room
- + Abundant natural light throughout
- + Excellent Hwy 370 exposure
- + Located near shopping, entertainment, restaurants and medical
- + Minutes to Offutt Air Force Base



CONTACT US

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- + Convenient access to major highways, interstate and all points in Metro Omaha
- + Strong office employment area
- + Highway 370 traffic count: 36,000 vehicles per day

www.cbre.us/4502maassroad

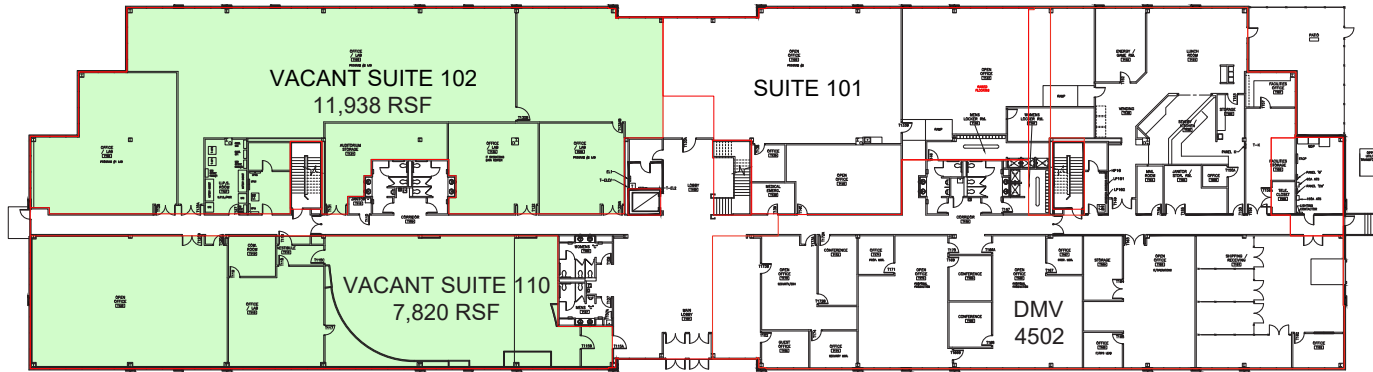
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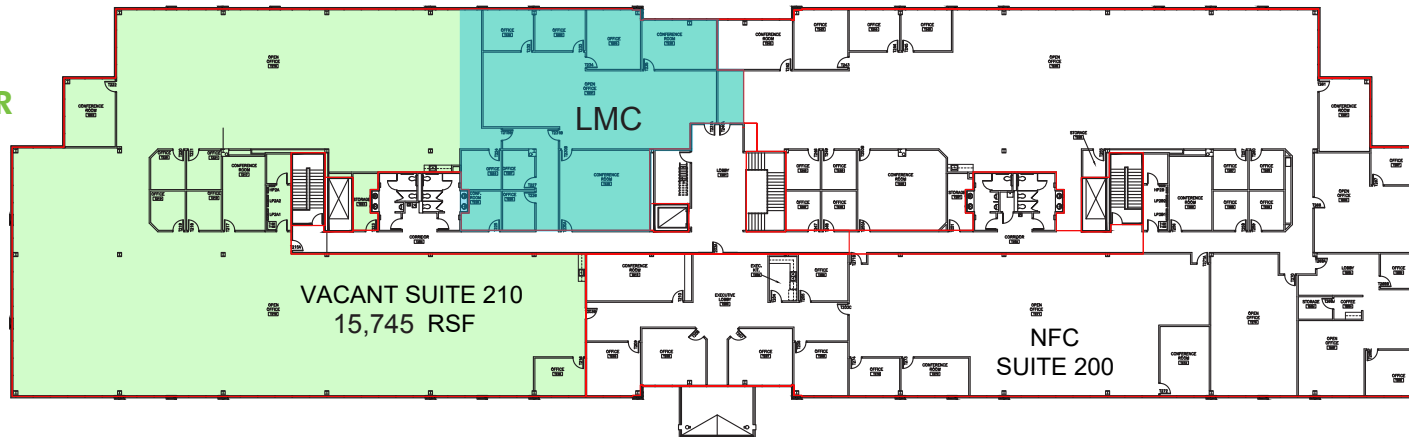
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FIRST FLOOR



SECOND FLOOR



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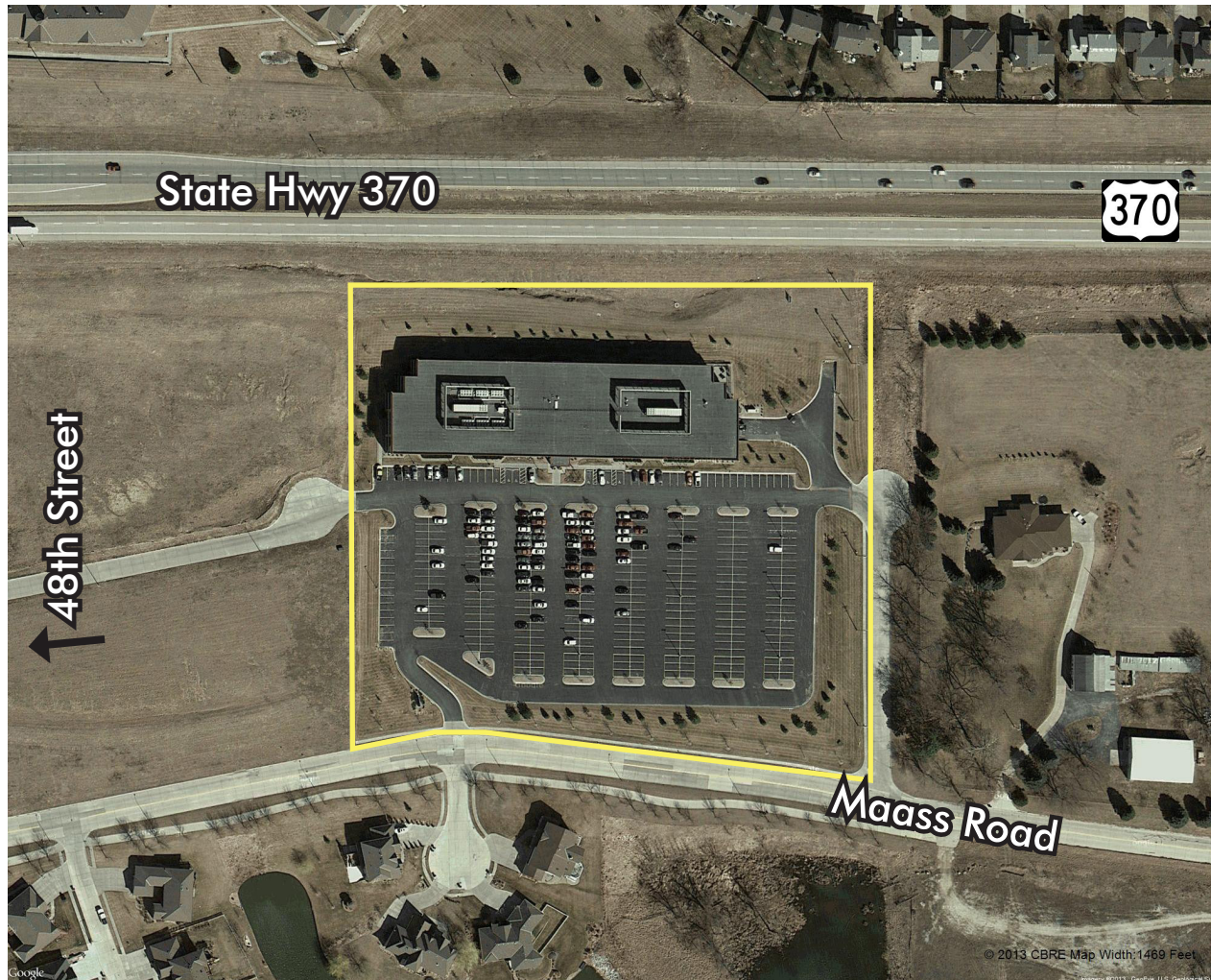
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- + Built in 2006
- + Two stories
- + 85,563 SF
- + 6.72 acre lot
- + 4.6:1 parking ratio
- + Built by OPUS

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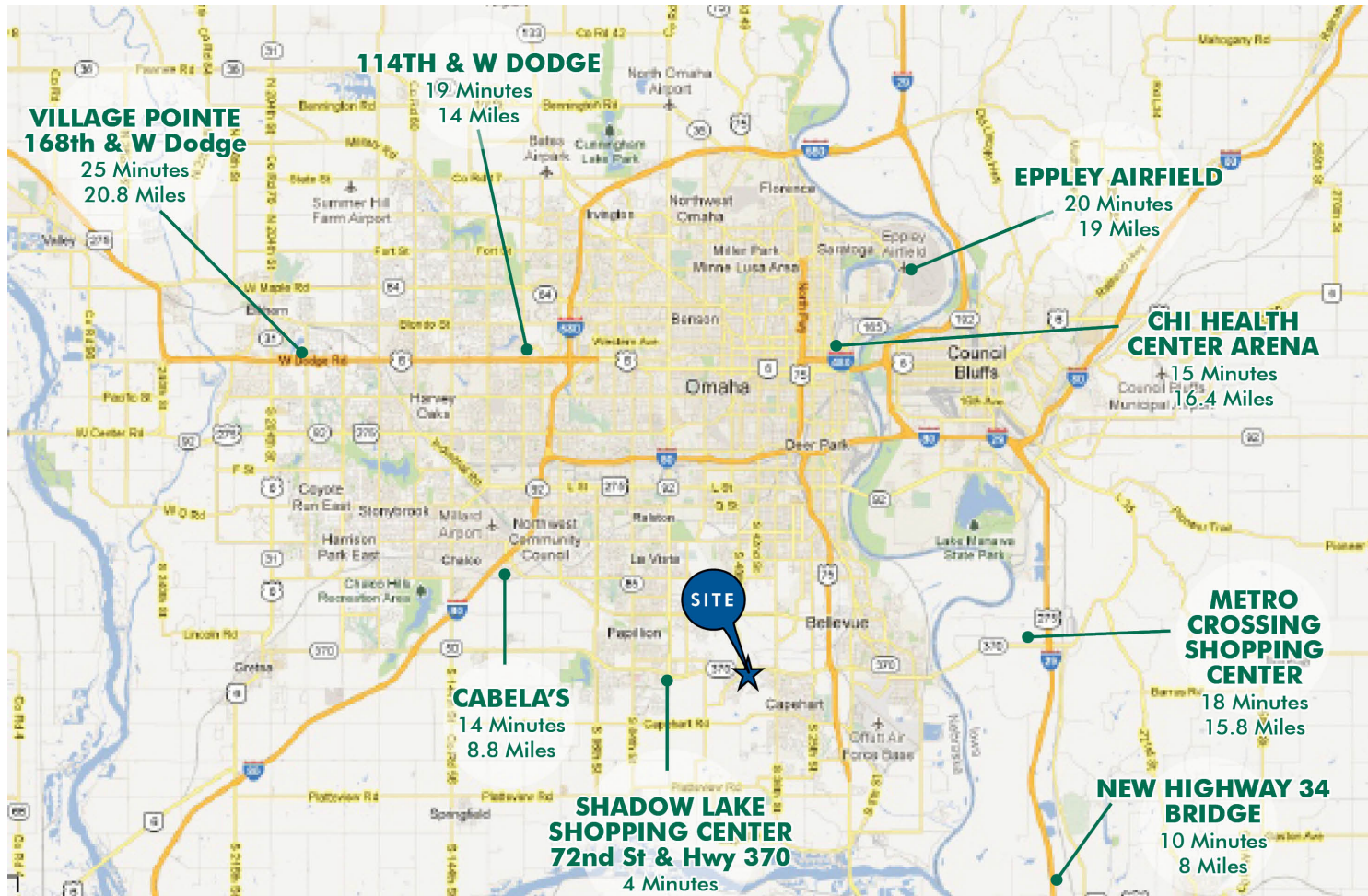
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DRIVE TIME MAP



Drive Time Map shows how convenient the property is to all points in Metro Omaha

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