

FOR LEASE
BELLEVUE PROFESSIONAL CENTER

2206 Longo Drive
Bellevue, NE



612 - 14,435 SF Available
Lease Rate: \$13.00 PSF NNN



Martin J. Patzner, CPM, RPA
Vice President, Office Specialist
(402) 548 4033
martin.patzner@lundco.com

Steve Gettman
Senior Associate
(402) 880 4465
steven.gettman@lundco.com

Connor Lund
Associate
(402) 880 4003
clund@lundco.com

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

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OVERVIEW

Excellent tenant opportunities in a well-placed Bellevue office building. Minutes from Offutt Air Force Base and a quick drive to downtown Omaha due to its easy interstate access. Located at the intersection of Harvell Drive and Fort Crook Road. Employees will find many nearby amenities and client/patients will have no problem locating your business. The suites on the second floor can be combined to form one large office. The first floor space can be divided, and a drive-thru opportunity exists for a pharmacy or financial institution. Significant building signage opportunities exist depending on tenant's commitment to presence (square footage) within the building.



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AVAILABILITY

Lease Rate	\$13.00 PSF NNN
Total Available	19,722 SF
Total Contiguous	14,435 SF

Suite	Square Feet (min - max)	Price/SF NNN	Date Available
100	5,100 - 14,435	\$13.00	2019
208	2,149 - 5,287	\$13.00	Immediately
209	612 - 5,287	\$13.00	Immediately
210	2,526 - 5,287	\$13.00	Immediately

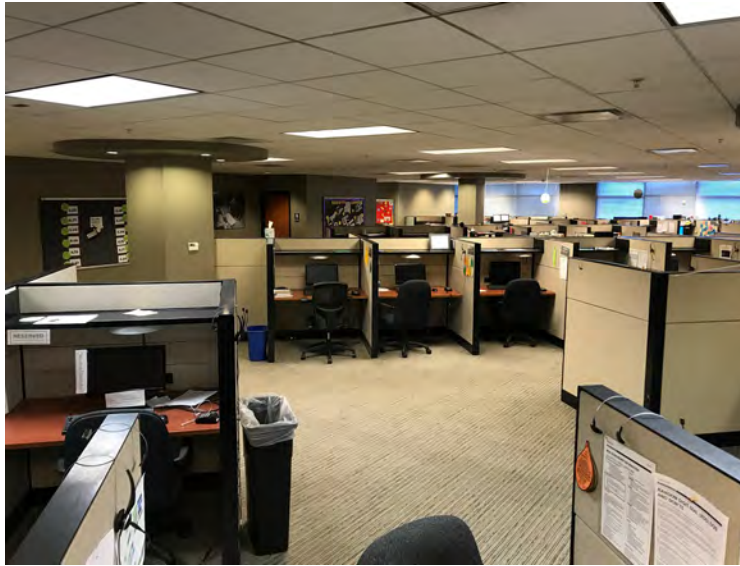


PROPERTY HIGHLIGHTS

Building Size	57,181 SF
Year Built	1999
No. of Floors	2
Total Site Area	6.12 AC
Zoning	General Zoning
Parking	5:1000 SF
Walking Score®	Very Walkable (85)
Traffic Count	38,000 EADT



PROPERTY PHOTOS



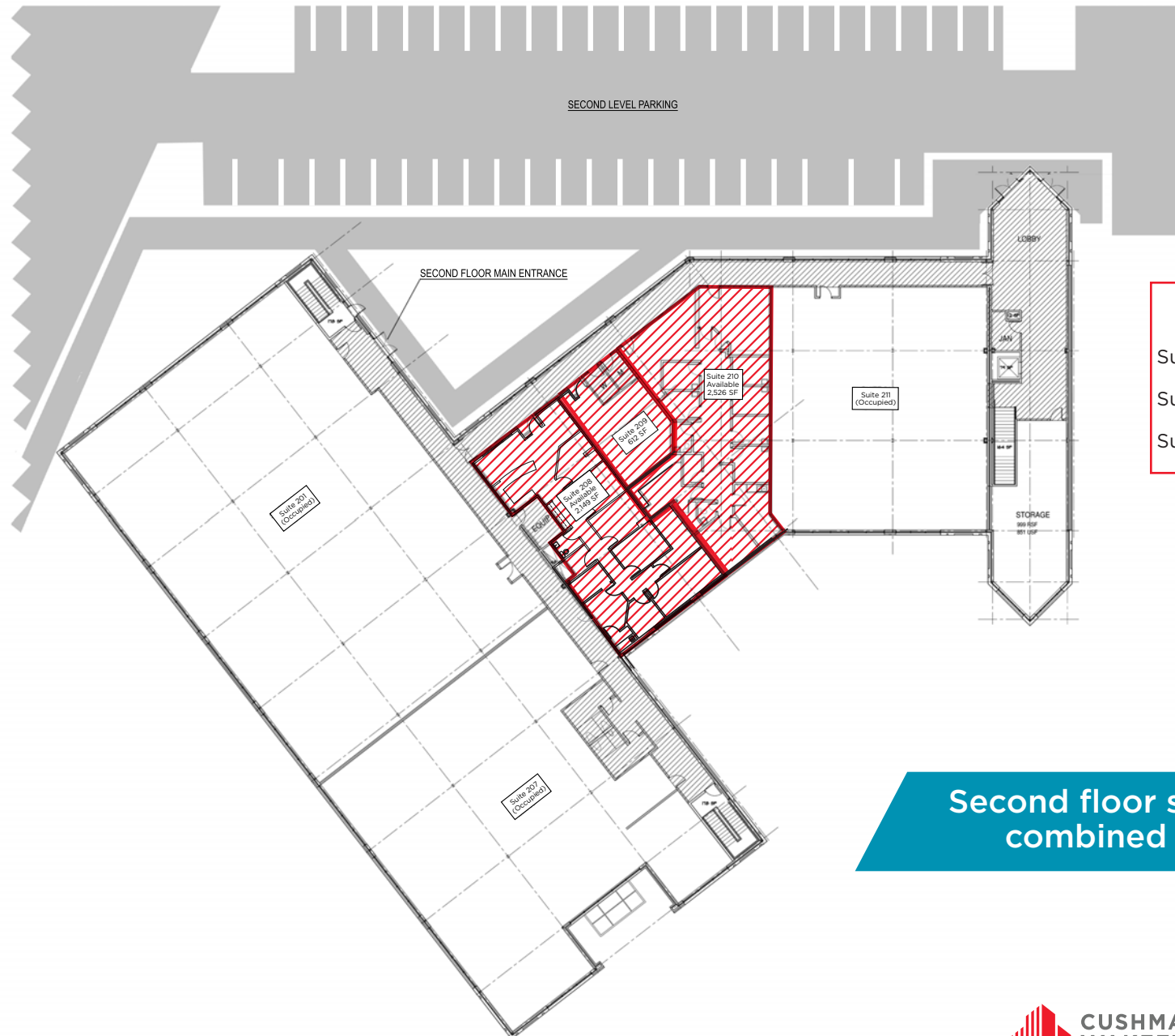
PROPERTY PHOTOS



FIRST FLOOR CONCEPTUAL



SECOND FLOOR CONCEPTUAL PLAN



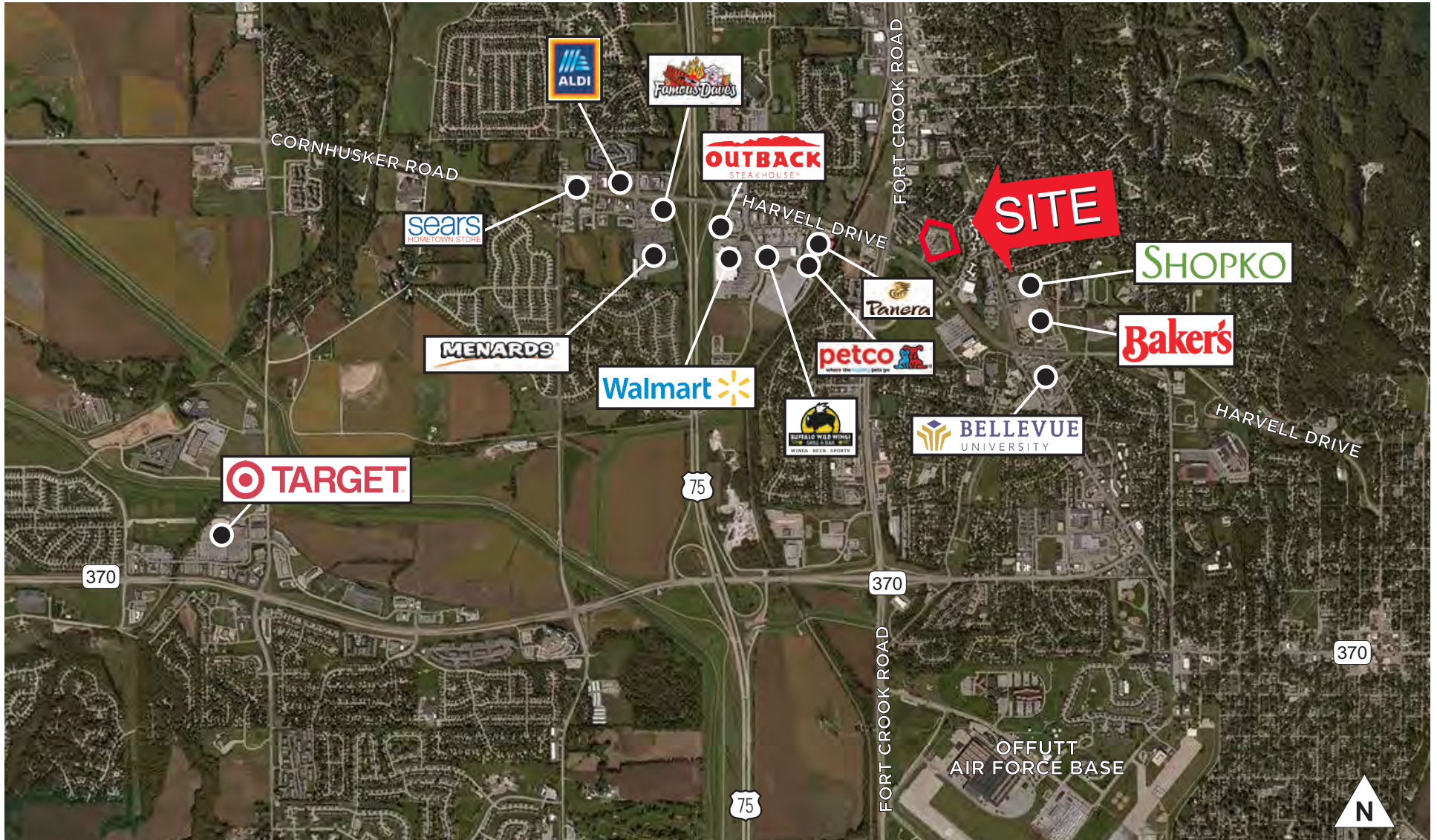
AVAILABILITY

Suite 208: 2,149 SF
Suite 209: 612 SF
Suite 210: 2,526 SF

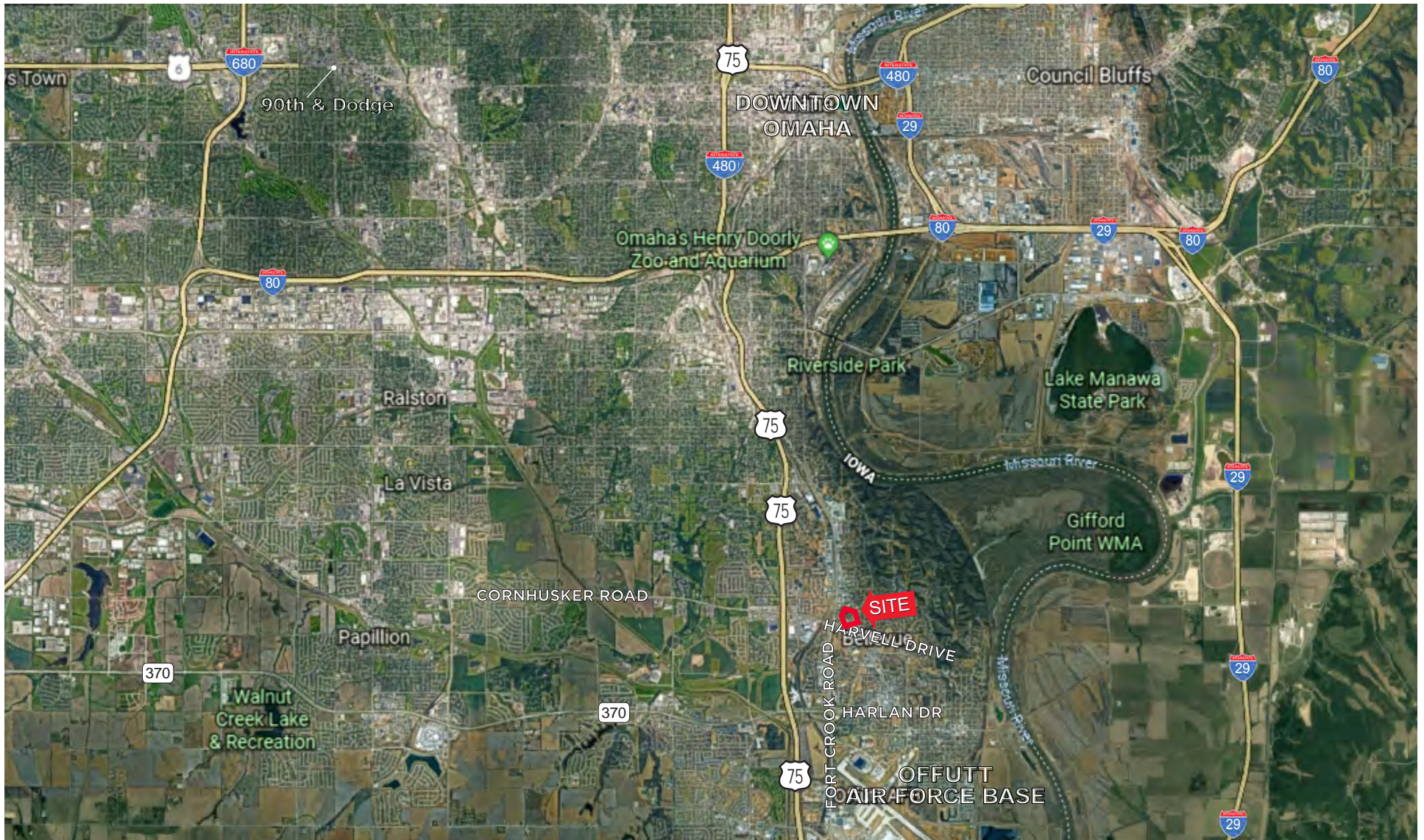
Second floor suites can be combined for 5,287 SF.



AREA AMENITIES MAP



AREA OVERVIEW MAP



DRIVE TIME MAP

