



**For Lease or Sale**

# Office Opportunity

**Justin Spooner**

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## Royalwood 12565 West Center Road

**34,447 total square feet available for lease**

Royalwood presents a great opportunity for businesses seeking office space in southwest Omaha. With flexible lease options, ample parking and a range of suite sizes, it is poised to meet the needs of diverse businesses.

Royalwood presents a great opportunity for an owner/user to acquire a well located, visible office building.

Whether you're a growing startup, an established company or anything in between, Royalwood can accommodate your unique office space requirements.

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11516 Miracle Hills Drive  
Suite 400  
Omaha, NE 68154  
+1 402 345 5866  
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# Images

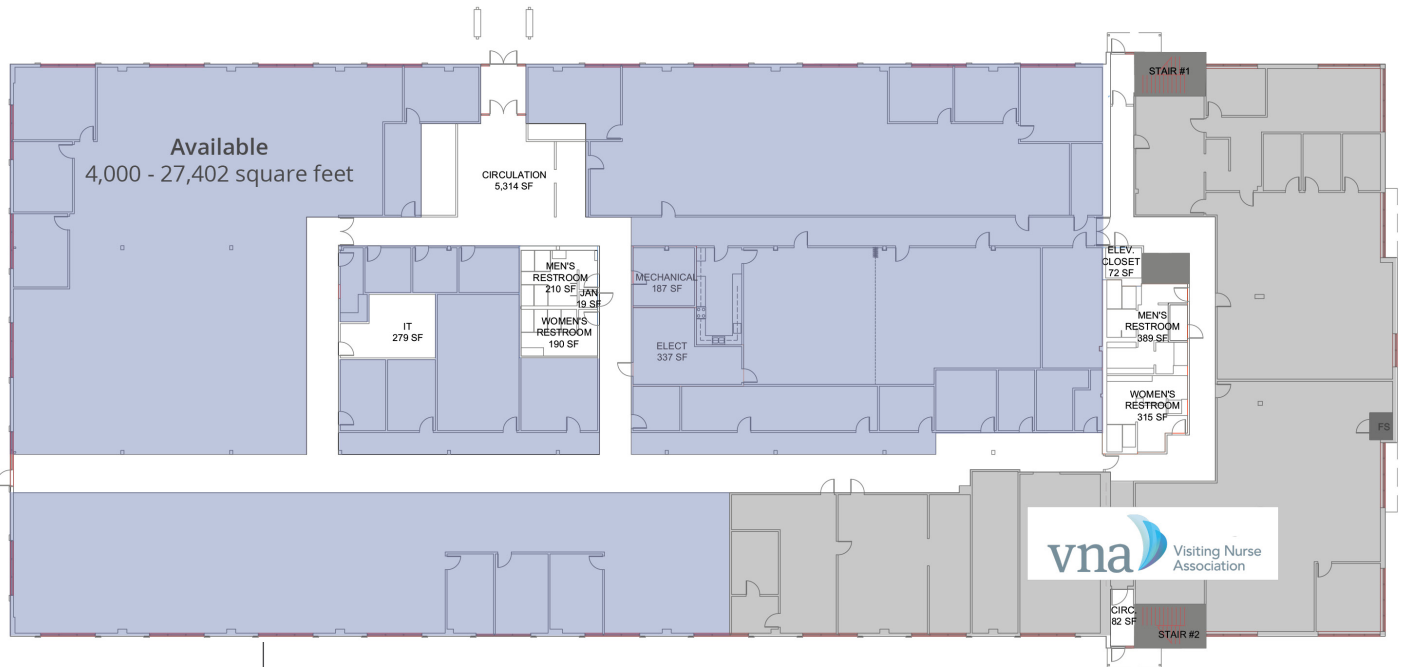
Royalwood | 12565 West Center Rd, Omaha, NE 68144





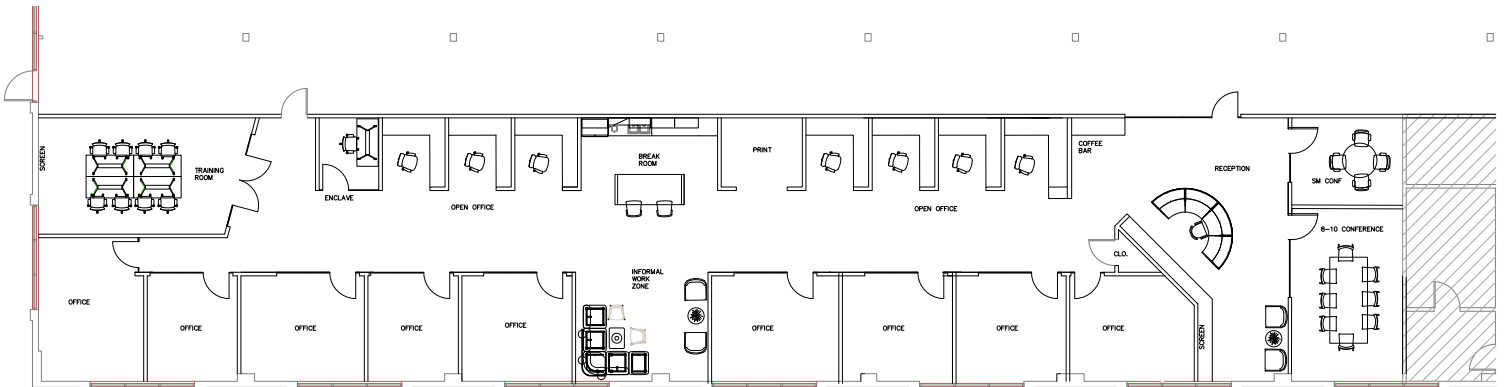
# First Floor Plan

Royalwood | 12565 West Center Rd, Omaha, NE 68144  
Suite 100 - 4,000 - 27,402 SF



1 1ST FLOOR BLDG. AREA PLAN  
SCALE 1/16" = 1'-0"

Potential Test Fit - 5,000 SF Law Office

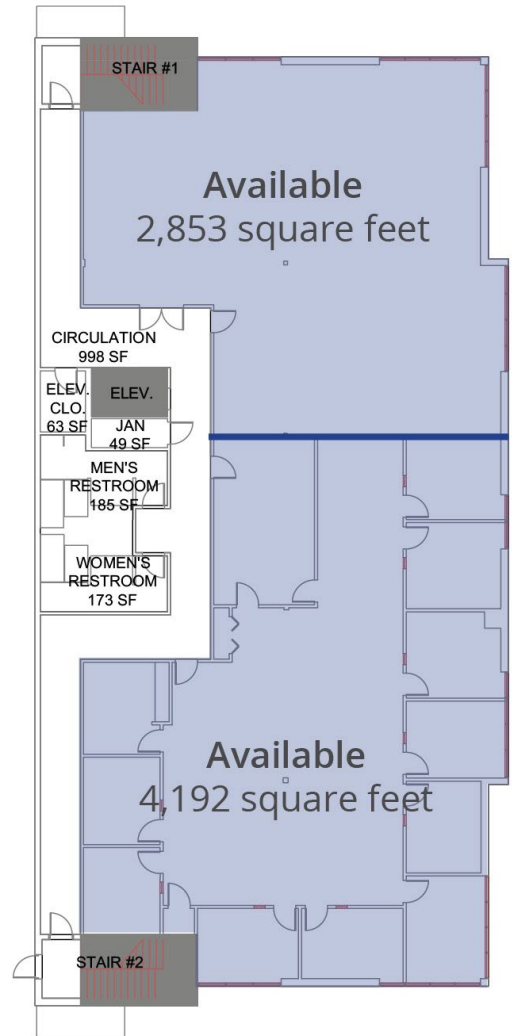


# Floor Plan

Royalwood | 12565 West Center Rd, Omaha, NE 68144

Suite 200 - 2,853 SF

Suite 230 - 4,192 SF



# For Lease or Sale

## Office Space

Royalwood | 12565 West Center Rd, Omaha, NE 68144

Type of Listing:	Office For Lease or Sale	
Sale Price:	Call Broker for details	
Lease Price:	\$13.50/RSF	
Operating Type:	NNN	
Estimated Expenses:	\$7.50/SF (2026)	
Available:	Immediately	
Total SF Available:	34,447 SF	
Total Building SF:	45,023 SF	
Available:	Suite 100	4,000 - 27,402 SF
	Suite 200	2,853 - 7,045 SF
	Suite 230	4,192 - 7,045 SF
Year Built/Renovated:	1976 / 2016	
Number of Floors:	Two (2)	
Real Estate Taxes:	\$ 85,681.52 (2022)	
Parking:	4:1,000	

### Construction

Heat & A/C:	Yes	
Construction:	Brick	
Ceiling Height:	10'	
Roof:	Flat rubber membrane	
Sprinkler:	Yes, wet	
Restrooms:	Yes, each floor	
Elevators:	Yes	

### Lease Specifics

Length of Lease:	Negotiable	
TI Allowance:	Negotiable	
Rent Escalator:	Negotiable	
Lease Form:	Landlord's	

### Location

Intersection:	125th & W Center	
Submarket:	Southwest Omaha	

### Contact us:

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