



Colliers



Office Opportunity

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One Pacific Springs 17002 Marcy St, Omaha, NE

29,159 total square feet available

Turnkey offices with furniture in place and flexible lease terms, now including the entire second floor. Each office offers a distinctive, signature style.

One Pacific Springs is incredibly well-appointed with golf course views, heated underground parking, shared training rooms and a gym facility.

The building is also available for sale.

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Accelerating success.

Floor Plan

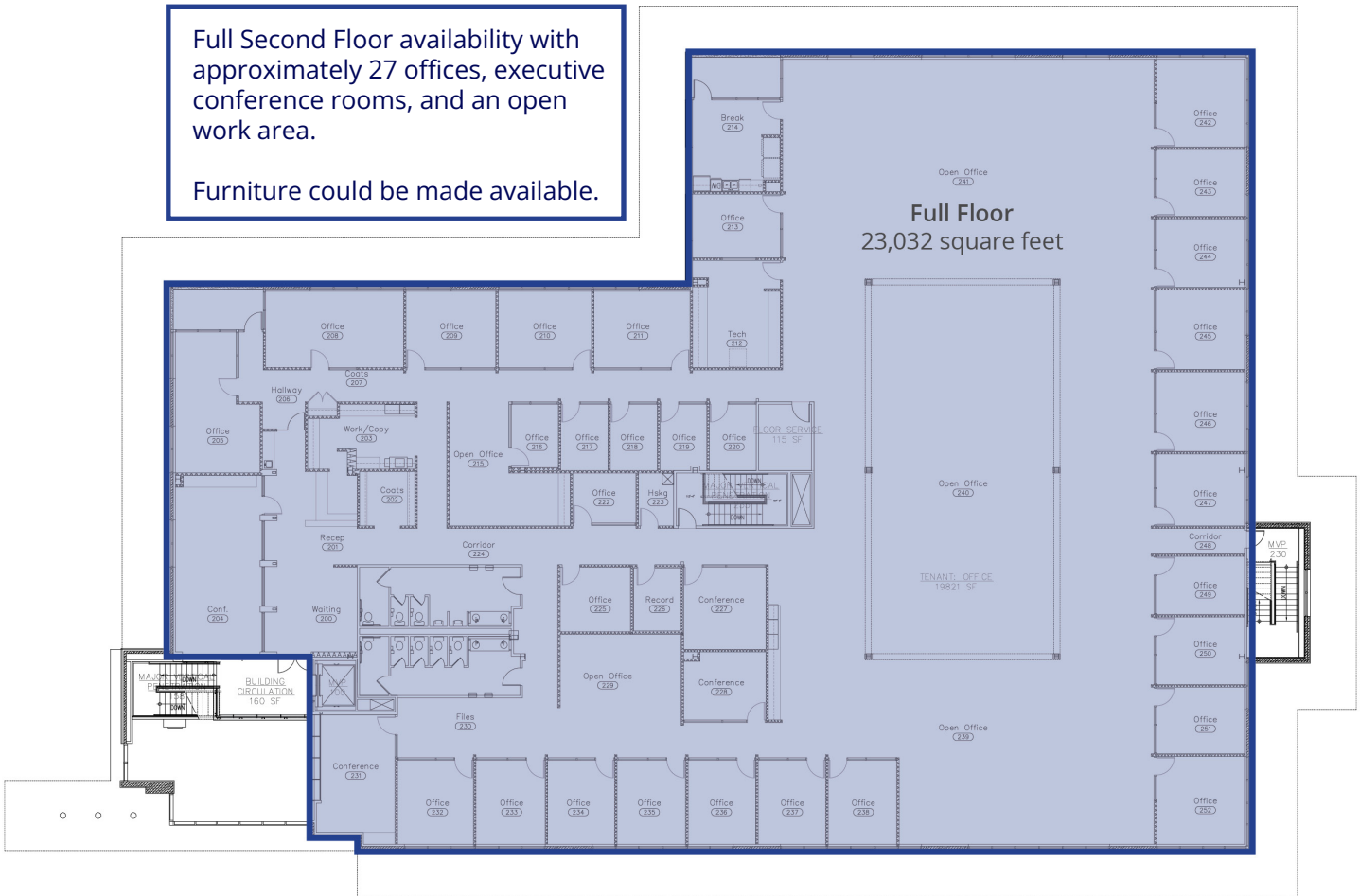
One Pacific Springs | 17002 Marcy Street, Omaha, NE 68118
Suite 200

Second Level

Full Second Floor availability with approximately 27 offices, executive conference rooms, and an open work area.

Furniture could be made available.

Full Floor
23,032 square feet



1 FLOOR PLAN - SECOND FLOOR
SCALE: 1/8" = 1'-0"

Images

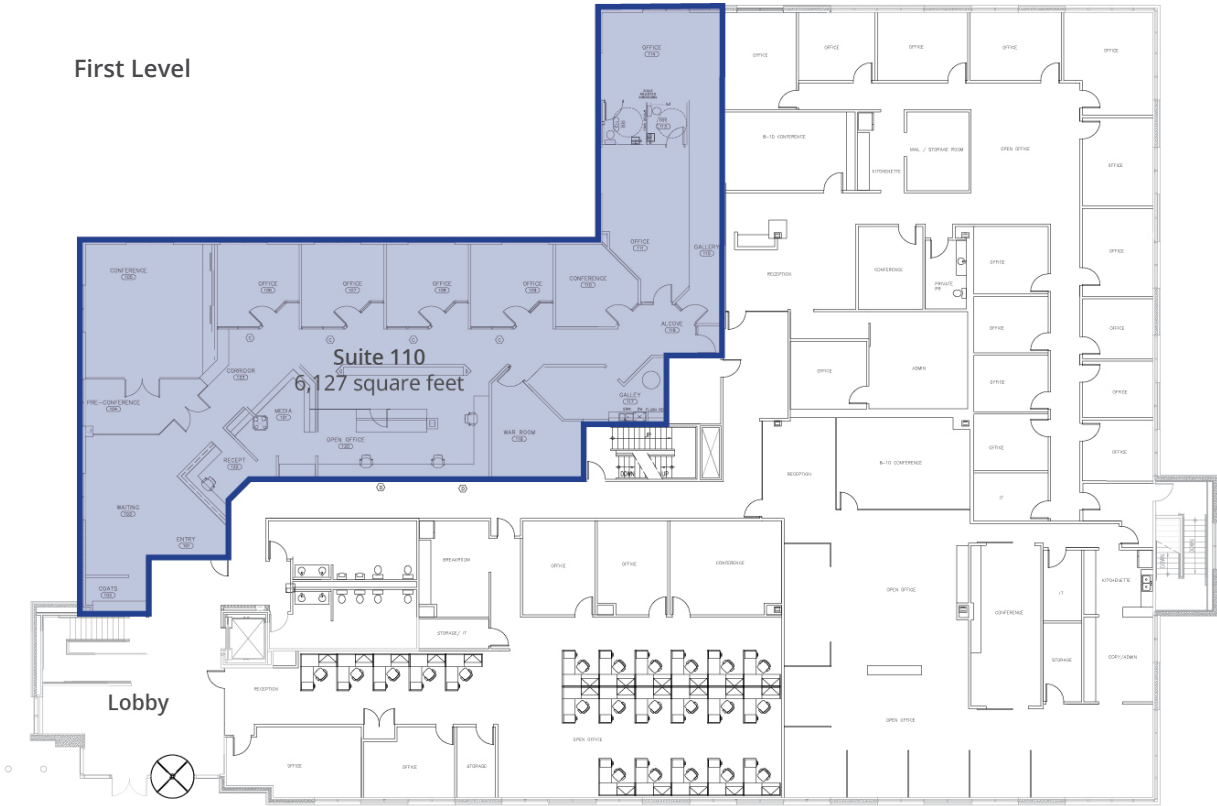
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Suite 200



Floor Plan

One Pacific Springs | 17002 Marcy Street, Omaha, NE 68118

First Level



Lower Level



Images

One Pacific Springs | 17002 Marcy Street, Omaha, NE 68118
Suite 110



Aerial

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Pacific Springs
Golf Course

S 168th St

Marcy St

Pacific St



For Lease

Office Space

One Pacific Springs | 17002 Marcy Street, Omaha, NE 68118

Type of Listing:	Office For Lease	
Price:	\$19.00/PSF	
Operating Type:	NNN	
Estimated Expenses:	\$9.58/SF (2026)	
Available:	Immediately	
Total SF Available:	29,159 SF	
Total Building SF:	50,917 SF	
Available:	Suite 200	23,032 SF
	Suite 110	6,127 SF
Year Built:	2010	
Number of Floors:	Two (2)	
Parking:	5.5:1,000 and limited covered spaces	

Construction

Heat & A/C:	Yes	
Sprinkler:	Yes	
Restrooms:	Common	
Elevators:	One (1)	

Lease Specifics

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

Location

Intersection:	169th & Marcy Street	
Submarket:	Suburban West Dodge	

Contact us:

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