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# Office Opportunity

## Justin Spooner

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# 10665 Bedford Avenue Omaha, NE 68134

## 3,462 total square feet available

This property is ideally located off 108th & Maple Street and features a first level suite that spans 3,462 SF and comprises nine private offices, a reception area, conference room and breakroom.

With convenient access to Interstate 80, versatile layouts and surrounded by many retail and residential options this office building presents an excellent opportunity for businesses seeking a professional and accessible workspace in a bustling location.

11516 Miracle Hills Drive  
Suite 400  
Omaha, NE 68154  
+1 402 345 5866  
colliers.com

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# Images

10665 Bedford Avenue, Omaha, NE 68134  
Suite 102





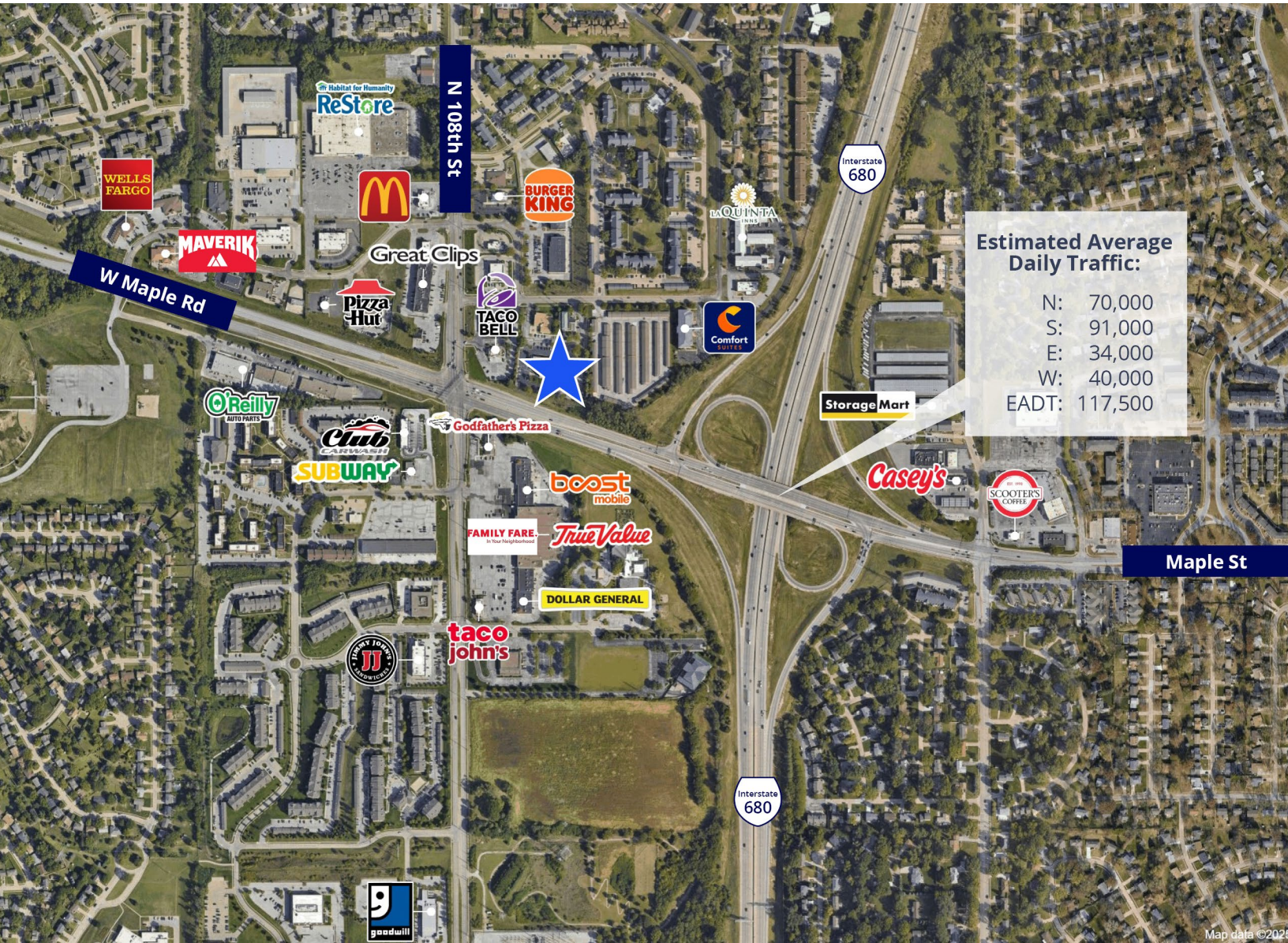
# Aerial

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# For Lease

## Office

10665 Bedford Avenue, Omaha, NE 68134

Type of Listing:	Office
Price:	\$12.50/RSF
Operating Type:	NNN
Estimated Expenses:	\$8.04/SF (2026)
Available:	Immediately
Total SF Available:	3,462 SF
Total Building SF:	14,544 SF
Available:	Suite 102 3,462 SF
Year Built:	1998
Number of Floors:	Two (2)
Parking:	5:1,000

### Construction

A/C:	Roof units
Construction:	Metal
Restrooms:	Yes, two sets
Elevators:	No

### Lease Specifics

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

### Location

Intersection:	108th & Maple
Submarket:	Northwest

### Contact us:

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