

OFFICE FOR SUBLEASE

World Communications Building
7277 World Communications Dr.
Omaha, NE 68122

Property Description

Class "A" building on 8.46 acres in technology campus setting. Located next to ConAgra, Prairie Systems and MCI. Great interstate access.



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Type of Listing:	Office for Sublease	Intersection:	72 nd & I-680
Price:	\$13.00 PSF, NNN	Loop Net #:	15867894
Available:	Immediately	No. Floors:	One
Sq. Ft. VAC:	42,554	A/C:	
Bldg. Sq. Ft.:	42,554	Roof:	
Year Built:	1988	Sprinklers:	Yes
Construction:	Concrete, Steel, Glass	Restrooms:	Ample
Parking:	226	Elevators:	No

Lease Data Services:	Paid By:	Lease Data Services:	Paid By:
Gas:	Tenant	HVAC Maintenance:	Tenant
Water/Sewer:	Tenant	Real Estate Taxes:	Tenant
Electrical:	Tenant	F/EC Insurance:	Tenant
Janitor:	Tenant	Liability Insurance:	Tenant
Int. Maintenance:	Tenant	CAM:	Tenant
NNN's approx. \$8.00 PSF			
Length of Sublease:	Thru 3/30/2010	Rent Escalator:	
Finish Allowance:	Negotiable	Lease Form:	On File