

OFFICE SPACE  
FOR LEASE

**13831**  
**CHALCO**  
**VALLEY**  
**PKWY**



**SPACE AVAILABLE:**  
**83,300 SF OFFICE**

**RATE:**  
**\$6.60 PSF, NNN**  
**ESTIMATED NNN: \$4.05 PSF**

**FOR MORE INFORMATION CONTACT:**

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**FOR MORE**  
**INFORMATION:**  
**[www.cbre.com/chalco](http://www.cbre.com/chalco)**

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FOR  
LEASE



# 13831 CHALCO VALLEY PARKWAY OFFICE OPPORTUNITY

OMAHA, NE 68138



## FEATURES:

- :: Great value for an office user
- :: Furniture systems still in place
- :: Two functional back-up generators
- :: Within miles of new Southport development and several new restaurants
- :: Additional ground available to expand building or add parking

## BUILDING INFORMATION

- :: 120,100 SF; built in 1997
- :: Three floors with 9' ceilings
- :: Industrial zoning
- :: Two elevators
- :: 5:1 parking

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# 13831 CHALCO VALLEY PARKWAY INDUSTRIAL/OFFICE OPPORTUNITY

OMAHA, NE 68138



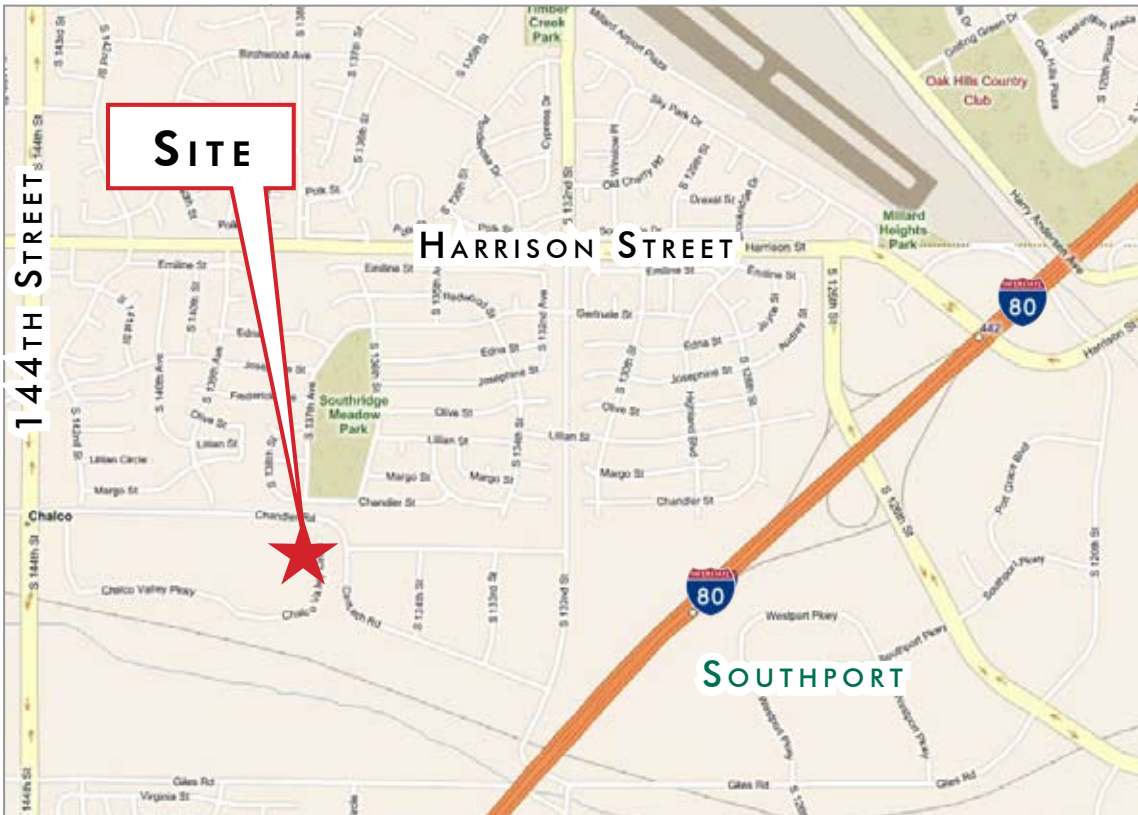
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