



FOR LEASE

THE WATERFORD BUILDING  
18881 West Dodge Road | Omaha, NE 68022







# Fountain Ridge Office Park

Fountain Ridge will put your business in the heart of a vibrant, expertly-planned, live-work-play community. Make your address begin working for you as both a benefit to your employees and an easy-to-access destination for your clients, customers, and partners.

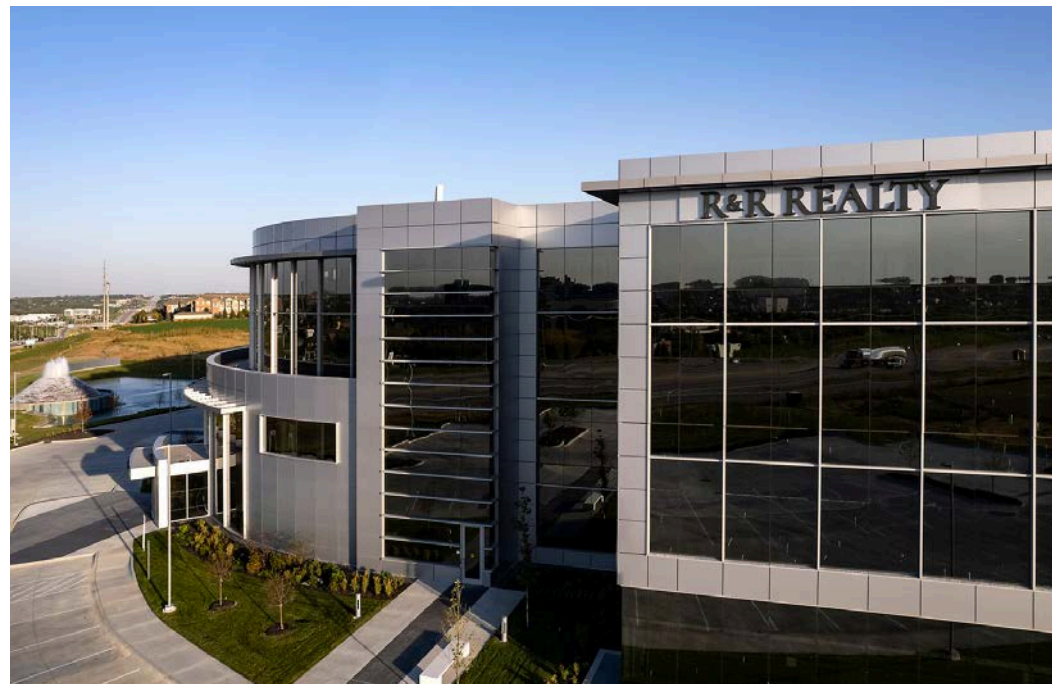
# INDOOR AMENITIES

Large Inviting Lobby, Water Features, Conference Space, Board Rooms, Starbucks Coffee Break, Exercise Facility, Climate Controlled Underground Parking



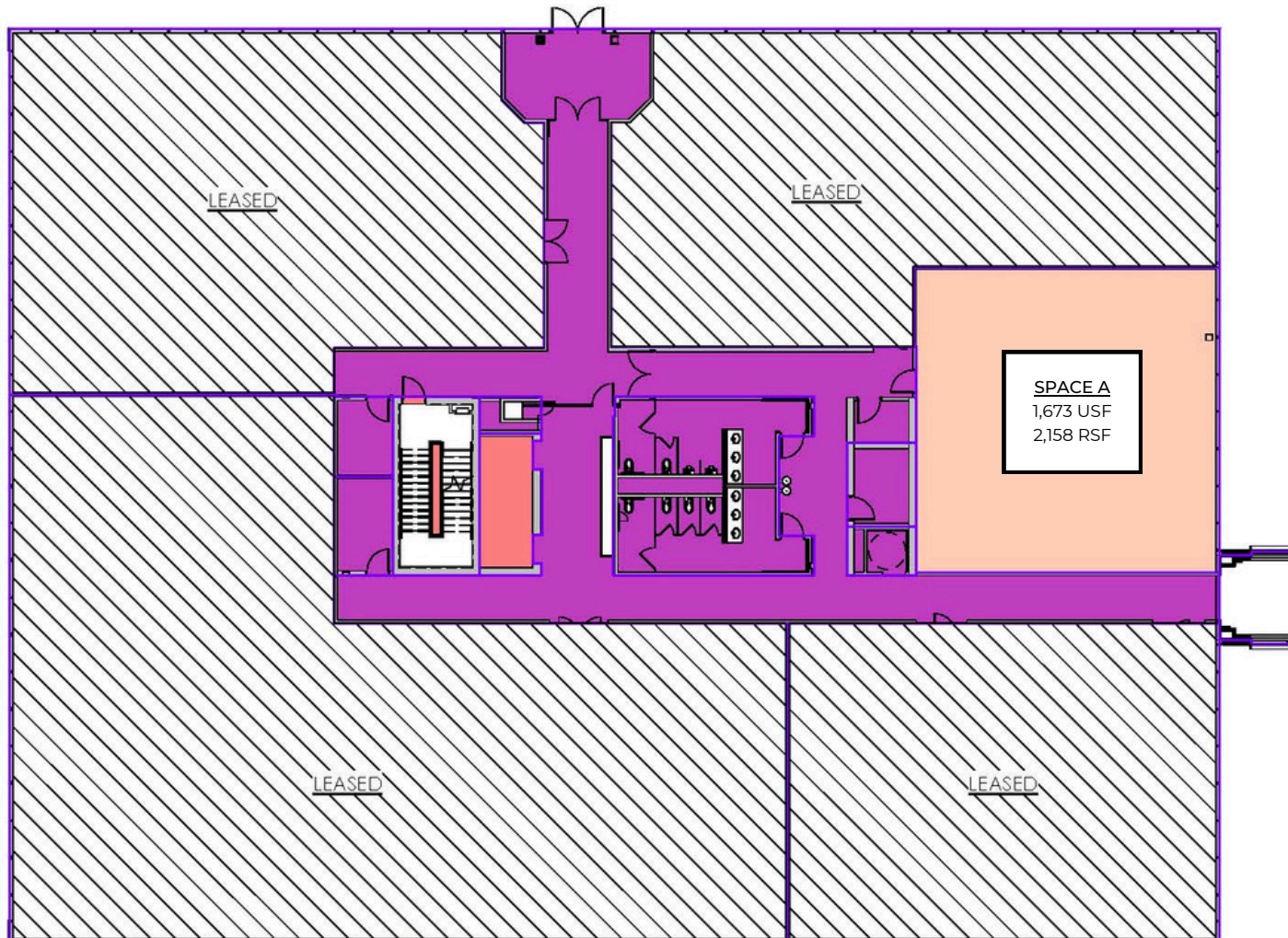
# OUTDOOR AMENITIES

Rooftop, Amphitheater, Food Truck Parking  
Signage Opportunities, Water Features



# FLOOR PLAN FIRST FLOOR - EAST WING

**WATERFORD**  
FIRST FLOOR- EAST BUILDING  
RSF IS SUBJECT TO CHANGE  
BASED ON FINAL REVIEW

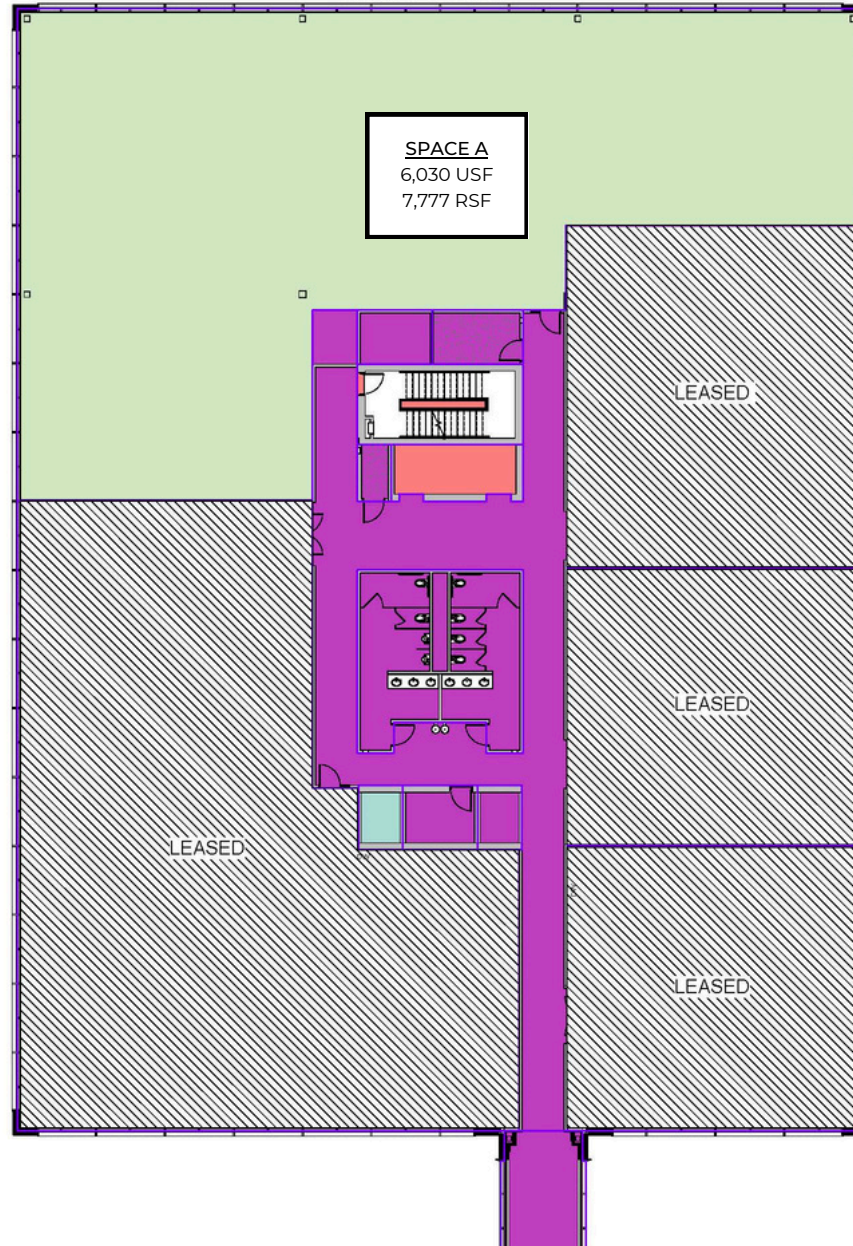


TOTAL AVAILABLE: 2,158 RSF

*\*Space layout and square footage subject to change*

# FLOOR PLAN SECOND FLOOR - WEST WING

**WATERFORD**  
SECOND FLOOR-WEST BUILDING  
RSF IS SUBJECT TO CHANGE BASED  
ON FINAL REVIEW



TOTAL AVAILABLE: 7,777 RSF

*\*Space layout and square footage  
subject to change*

# LOCATION DETAILS



# BUILDING SPECIFICATIONS

Type of Listing:	Office For Lease
Price:	\$ 25.95 / RSF
Operating Type:	NNN
Operating Expenses:	\$13.63 (2026)
Available:	Immediately
Total SF Available:	9,935 SF
Total Building SF:	174,582 SF
Minimum/ Maximum:	2,158 SF / 7,777 SF
Available:	1st Floor East- 2,158 SF 2nd Floor West- 7,777 SF
Year Built:	2021
Number of Floors:	4
Parking:	Underground & Surface



# Let's get in touch.



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