



TOP FLOOR | FOR LEASE

14010 FNB Parkway

**First National Business Park
Omaha, Nebraska**

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Elevated Office Space

Elevate your business in premier office space, perfectly positioned on the 7th (top) floor of the iconic First National Bank Building at 140th & FNB Parkway.

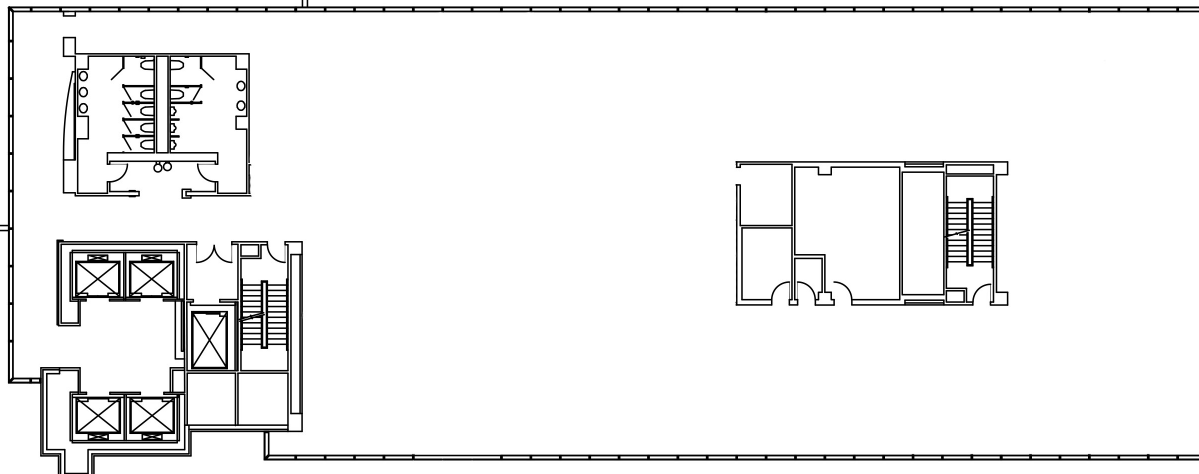
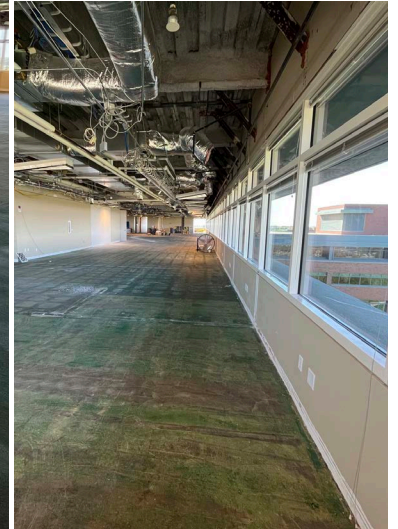
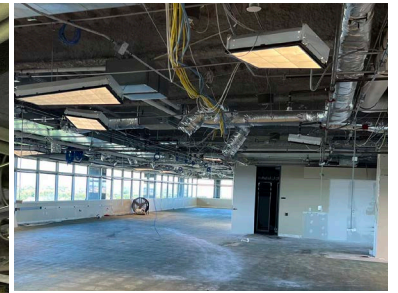
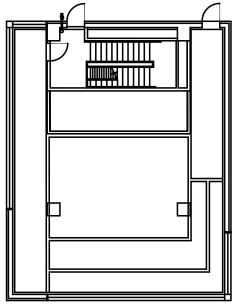
Capture incredible views cascading over Boys & Girls Town, Linden Estates and the lake on the campus of First National Business Park. Share nearby amenities, high speed internet to the building and excellent access with other high-profile tenants in one of Omaha's premier business parks.

- Enhanced security ensuring safe working environments for tenants
- Modern vending area and sundries shop
- Common conference rooms equipped for various meeting requirements
- On-site mail delivery
- Outdoor patio and lake to enjoy a breath of fresh air
- Spacious lunch and break rooms for relaxing downtimes
- Covered parking protecting vehicles from the elements

Features & Amenities

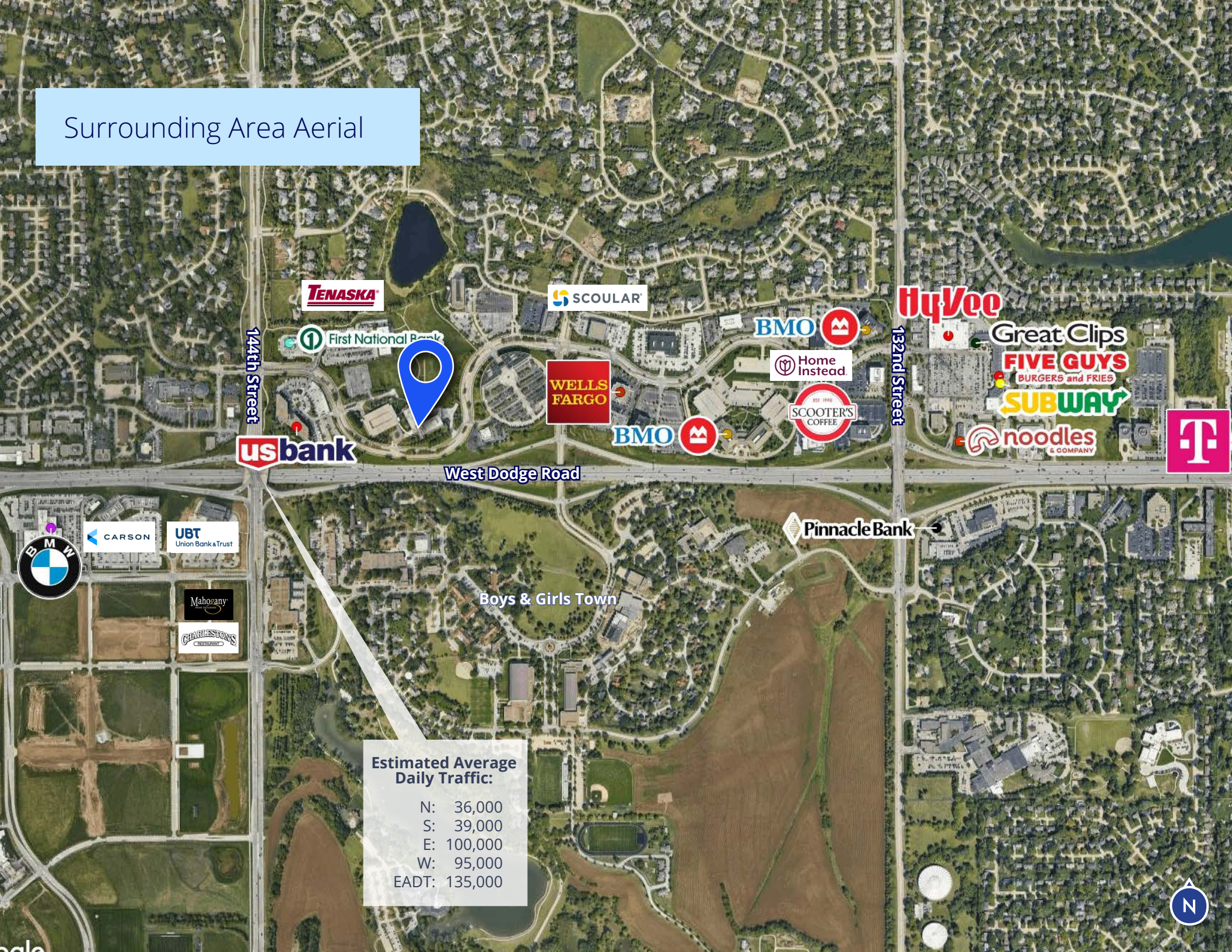


7th Floor | 12,637 RSF of office space





Surrounding Area Aerial



TENASKA

SCOULAR

First National Bank

BMO

HyVee

Great Clips

FIVE GUYS
BURGERS and FRIES

SUBWAY

usbank

WELLS FARGO

BMO

Home Instead

SCOOTER'S COFFEE

noodles & COMPANY

T

West Dodge Road

BMW

CARSON

UBT
Union Bank & Trust

Mahogany

CHARLESTON'S

Boys & Girls Town

Pinnacle Bank

Estimated Average Daily Traffic:

- N: 36,000
- S: 39,000
- E: 100,000
- W: 95,000
- EADT: 135,000





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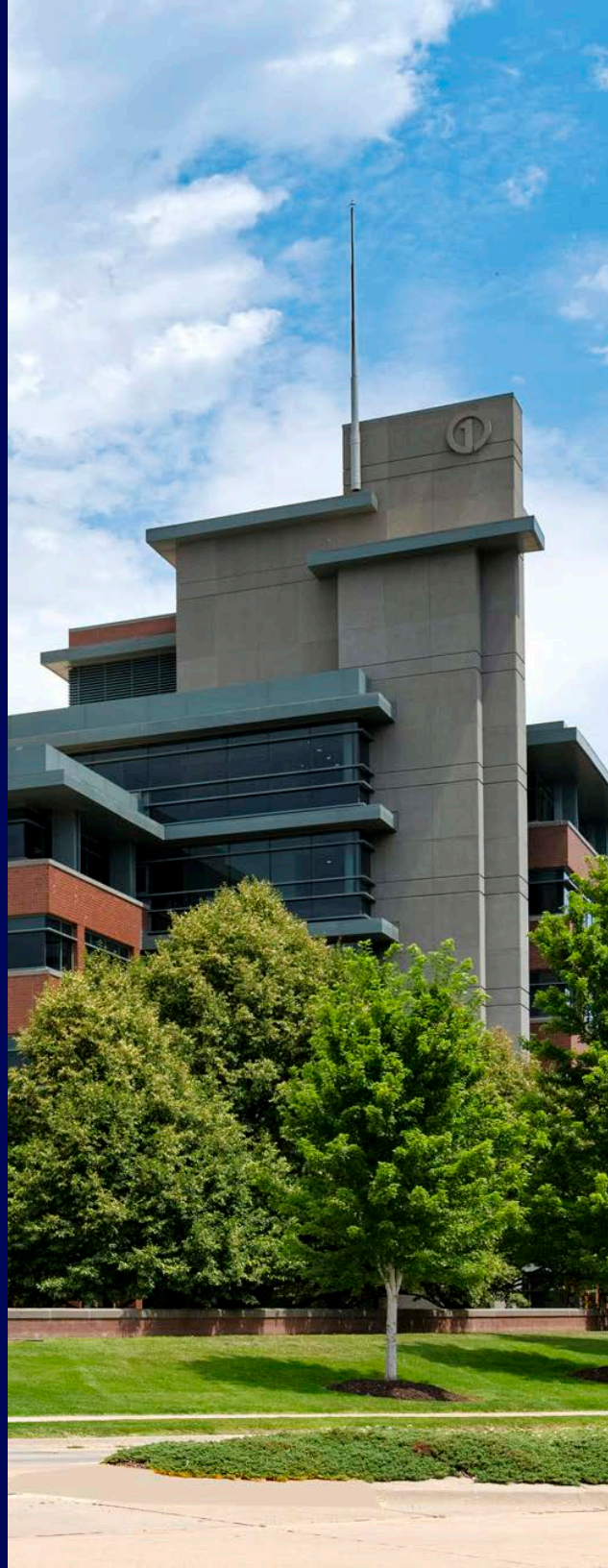
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14010 FNB Parkway

Type of Listing:	Office for Lease
Price:	\$30.50/RSF
Operating Type:	Full Service
Available:	Immediately
Total SF Available:	Suite 700 - 12,637 SF
Total Building SF:	247,000 SF
Year Built/Renovated:	1996/2019
Number of Floors:	7
Parking:	Covered and surface

Construction

HVAC:	Yes
Sprinkler:	Yes, wet
Construction:	Steel/brick
Roof:	Single ply membrane
Ceiling Height:	12'
Restrooms:	Yes
Elevators:	Yes

Location

Intersection:	144th & West Dodge Road
Submarket:	Suburban West Dodge