

FOR LEASE SECOND FLOOR OFFICE

1,660 - 17,781 SF

7775 OLSON DRIVE, PAPILLION, NE 68046



SHADOW LAKE
TOWNE CENTER



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THE HEART OF PAPILLION

Positioned at the high-traffic intersection of Highway 370 and 72nd Street in Papillion, Nebraska, Shadow Lake Towne Center offers premier 2nd floor office space for lease in one of the Omaha metro's top mixed-use destinations. Suites range from 1,660 to 17,781 SF, accommodating professional, medical, dental, financial, and corporate users.

The 650,000-square-foot center features an unmatched mix of on-site amenities, including Hy-Vee, Dick's Sporting Goods, HomeGoods, TJ Maxx, Old Navy, PetSmart, JCPenney, restaurants, fitness options, and everyday services.

Shadow Lake Towne Center is adjacent to CHI Health Midlands Hospital and serves a growing trade area supported by nearby schools, expanding residential development, and a strong workforce. Located approximately 10 miles southwest of downtown Omaha, the property offers direct access to Highway 370, 72nd Street, and Interstate 80, providing excellent regional connectivity.

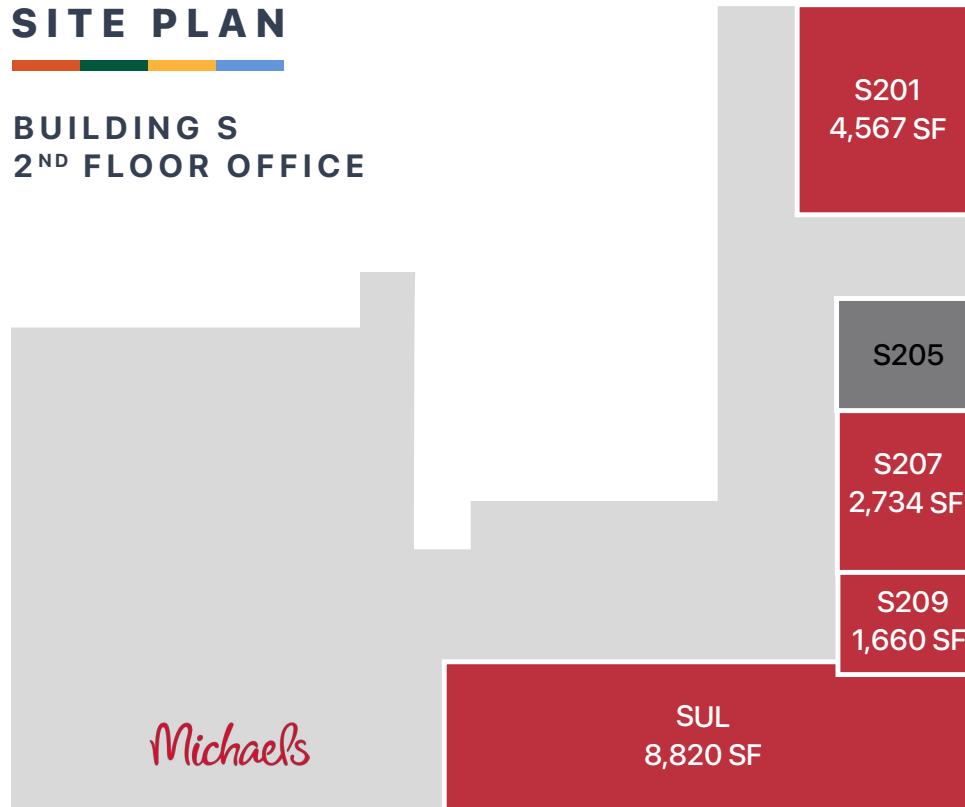
Seasonal events, community programming, and a walkable environment further enhance the employee experience, making Shadow Lake Towne Center one of the region's most desirable business addresses.

TRADE AREA AERIAL



SITE PLAN

BUILDING S 2ND FLOOR OFFICE



DEMOGRAPHICS THAT DELIVER

3-MILE | 5-MILE | 10-MILE

POPULATION
47,586 | 130,318 | 470,000

DAYTIME POPULATION
23,295 | 60,612 | 373,270

EMPLOYEES
12,234 | 31,163 | 257,001

LET'S GET STARTED

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