



— NODDLE COMPANIES

AVAILABLE FOR LEASE

11620 Arbor Street, Omaha, Nebraska

SUITE 100 • 2,414 SF • Ground Floor

SUITE 203 • 1,341 SF • Second Floor

Move-In Ready | Flexible Terms | Quiet Office Park Setting Minutes from I-680



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Suite 100 — Ground-Floor Convenience

Move-in ready ground-floor suite in excellent condition with a full standard office build-out. A highly functional layout featuring 7 private offices and a dedicated conference room, equipped with an in-suite kitchenette and excellent natural light. First-floor location provides easy client and employee access with no stairs or elevators.

Available	2,414 SF Suite 100 Partial 1st Floor
Lease Rate	Contact Broker
Services	Modified Gross
Term	Negotiable
Condition	Excellent — full build-out, move-in ready
Layout	7 private offices, 1 conference room, kitchenette



Tour Suite 100 in 3D

Scan to walk the space on Matterport.



— Inside Suite 100



Suite 203 — Turnkey Professional Suite

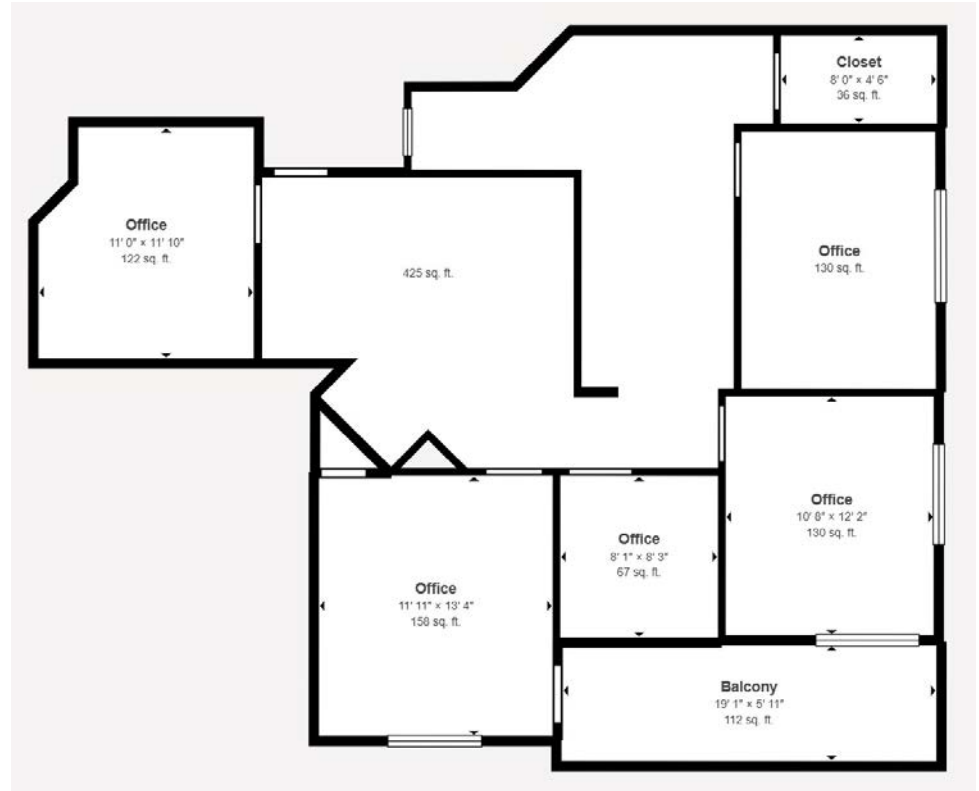
Turnkey second-floor suite ideal for counselors, therapists, CPA firms, or general professional services. Private-office layout designed for 1-on-1 client meetings and focused, quiet work, with an inviting front reception area that serves as a client waiting room or front-desk station. Comfortable lighting, a private balcony, and a quiet office-corridor atmosphere round out a professional, private environment.

Available	1,341 SF Suite 203 Partial 2nd Floor
Lease Rate	Contact Broker
Services	Modified Gross
Term	Negotiable
Condition	Excellent — full build-out, move-in ready
Layout	Reception, 4 private offices, storage, balcony



Tour Suite 203 in 3D

Scan to walk the space on Matterport.



— Inside Suite 203



RECEPTION



PRIVATE OFFICE



PRIVATE OFFICE



PRIVATE BALCONY



Quiet Setting. Quick Access.

- ◆ Less than half a mile from I-680
- ◆ Stoplight access to West Center Road
- ◆ Quiet, professional office park environment
- ◆ Central Omaha — convenient to the entire metro

CONTACT

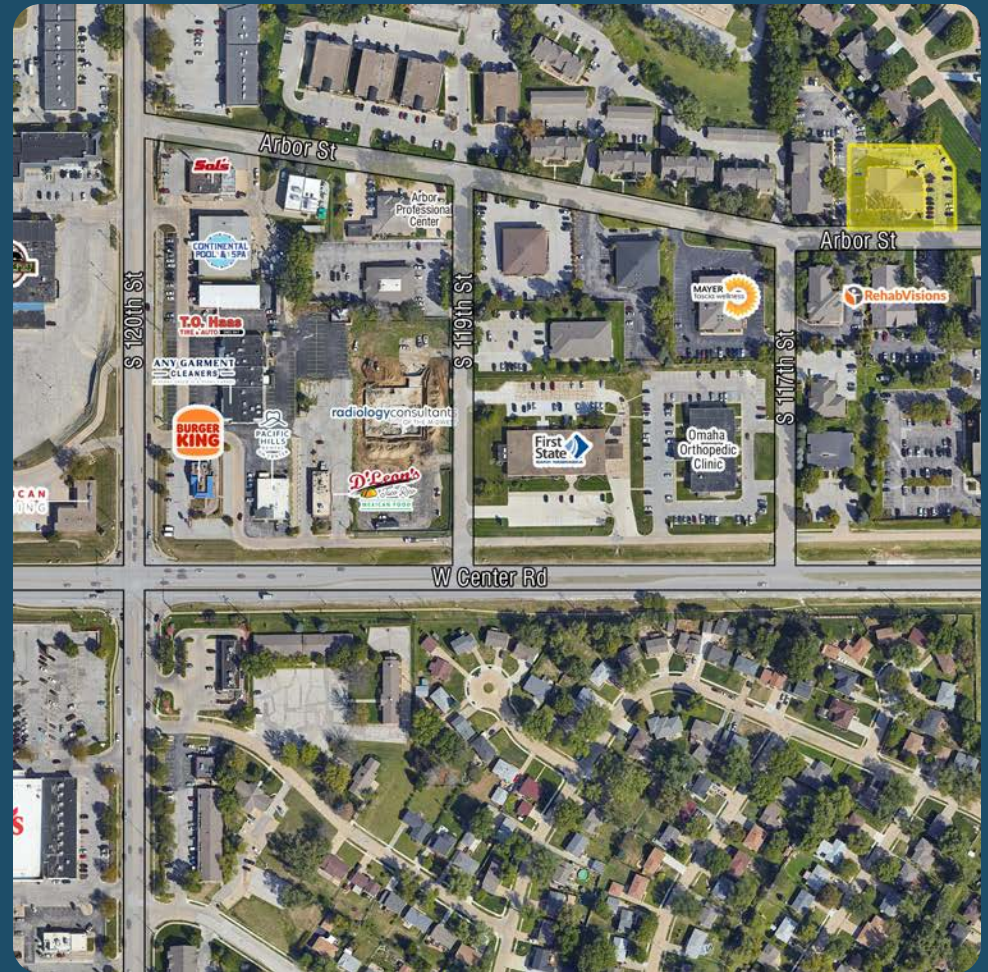
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WHICH SUITE FITS YOU?

SUITE 100 • 2,414 SF

Larger team · ground-floor
access · conference room +
kitchenette

SUITE 203 • 1,341 SF

Client-facing practice ·
reception + privacy · private
balcony