

# Listing Summary – March 2010

**INVESTORS  
REALTY INC.**










# Properties For Lease

Sorted East to West
















More Info	Site Name Address	Available SF Min/Max Contiguous	Min/Max Lease Rate Lease Type	Area Alternate Use	Agents	Comments	LoopNet # Status
<b>Commercial For Lease</b>							
	Lucky's Ten-O-One 1001 Pacific Street	8,000 8,000 8,000	\$7.00 \$7.00 NNN	Downtown	Pat Regan Dan Fishburn	Opportunity for a Restaurant, Social Hall, Redevelopment site or alternative use. Ample parking. 8,000 sf on the main level and 7,240 sf of finished basement.	16508629
	1000 Dodge Building 1002 Dodge Street	12,200 2,000 12,200	\$18.50 \$18.50 NNN	Downtown OFC	Dan Fishburn Pat Regan	Excellent restaurant location! 1 block from Qwest Convention Center/Arena - 230 events held in 2007! 3 blocks south of the new CWS Stadium - TD Ameritrade Park. Across the street from Marriott Courtyard & Hilton Hotels.	13696455
	The Capitol Building 1003-1015 Capitol Avenue	16,163 1,559 15,000	\$18.50 \$18.50 NNN	Downtown	Pat Regan Dan Fishburn	Excellent restaurant location. Across the street from Qwest Center Arena. New Pay-to-Park lot across the street from the site! 2 blocks south of the new CWS Stadium - TD Ameritrade Park.	9523884
	Galvin Plaza 2212-2216 East Avery Road, Bellevue	2,200 2,200 2,200	\$6.00 \$6.00 NNN	South OFC	Brian Kuehl	Great visibility to Galvin & Avery. 2214-2216 is a former chiropractic office with new carpet, paint, etc. Ready to go! 1,000-3,220 sq. ft. available. **Rent Special for 5 year lease! Broker Bonus also available! See below for more details.**	14190482
	Emporium Plaza 1507 Galvin Road, Bellevue	1,800 1,800 1,800	\$12.50 \$12.50 NNN	South	Brian Farrell	Close to Bellevue University and Offutt Airforce Base. Freestanding building with a drive thru lane and existing restaurant improvements. 3 prominent signage opportunities on the building and pole sign.	16584740
	Emporium Plaza 1501-05 Galvin Road, Bellevue	8,059 660 2,399	\$7.50 \$12.50 NNN	South	Brian Farrell	Close to Bellevue University & Offutt Airforce Base. Across the street from many national restaurant chains such as KFC, Arby's & Taco Bell. Several bays available with existing office & retail build out. Professionally managed buildings at very economical prices.	15475517
	Bakers Supply Building 1307 Leavenworth	2,726 1,040 2,726	\$10.00 \$12.00 NNN	Downtown OFC	Ryan Zabrowski	Beautiful brick walls with large windows for lots of natural light. Fully renovated space. Free parking in Landlord owned lot.	15866572
	Paxton Professional Center 324 South 14th Street	2,178 2,178 2,178	\$16.50 \$16.50 NNN	Downtown OFC	Dan Fishburn Pat Regan	30,000 daytime employees within 6 blocks of the site. Join American National Bank, Paxton Chophouse, Ashley Lynn's, Jimmy John's, Sullivan's Steakhouse, Jazz Restaurant & Starbucks. 140 metered stalls within 1 block.	15771657
	14th & Farnam 1415 Farnam Street	2,330 2,330 2,330	\$18.50 \$18.50 NNN	Downtown	Pat Regan Dan Fishburn	Every year there are over 300 events held between the Holland Center and Orpheum Theatre with a total of over 350,000 visitors between both facilities annually.	16327991
	TipTop Building 1502-36 Cuming Street	3,509 3,509 3,509	\$10.00 \$10.00 NNN	Downtown	Ryan Zabrowski	Mixed use building in NODO. Corner office or retail with signage.	15735354

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	King Fong Building 315 South 16th Street	4,536 4,536 4,536	\$1,800.00 \$1,800.00 Gross	Downtown	Pat Regan Dan Fishburn	Fully fixtured Restaurant space ready to go! 22,058 employees within .25 miles of this site. Excellent traffic generators in the area - Orpheum Theatre 1/2 block South. Holland Performing Arts & Orpheum Theatre generate 350,000 visitors per year!	16243722
	26th & Chandler Road 2609-19 Chandler Road, Bellevue	996 996 996	\$8.00 \$8.00 NNN	South	Brian Farrell Lee Ehlers	Neighborhood retail strip visible to 19,000 cars per day. Perfect space and location for a small office. Minutes to Highway 75.	15419623
	49th & Center 4865 Center Street	3,345 1,055 3,345	\$7.75 \$7.75 NNN	Midtown OFC	John Dickerson Jerry Huber	East of Gorat's Steakhouse. Center Street visibility. 130,000 middle income residents within 3 miles.	13902593 Revised Space
	49th & Underwood 4914 Underwood Avenue	1,894 1,894 1,894	\$12.00 \$12.00 NNN	Midtown	Pat Regan	Unique interior - completely updated! Great opportunity for local clothing boutique, barbershop, photography studio, art gallery, etc. Perfect neighborhood in the heart of Historic Dundee.	16461555
	62nd & Center 6157 Center Street	2,050 2,050 2,050	\$10.50 \$10.50 NNN	Midtown	Pat Regan Dan Fishburn	Visible business location on Center Street. Visible to 28,450 cars per day. Less than 1/2 mile to Aksarben Village. Building and monument signage available. Perfect for retail or office with flexible interior finish. Park at your door!	16394681
	Aksarben Place - Bldg II Retail 6307 Center Street	1,327 1,327 1,327	\$22.00 \$22.00 NNN	Midtown	Dan Fishburn Pat Regan	Join Jimi D's Bar & Grill, Gandolfo's Deli, Blue Planet Natural Grill, Tan World, Centennial Bank, MOD Salon Suites, Great Clips, Scooters & State Farm at this busy center just south of UNO's South Campus. Space available 4th quarter 2010.	15524898
	Benson Park Plaza North - Sublease 4849 North 72nd Street	4,210 4,210 4,210	\$10.00 \$10.00 NNN	Midtown	Pat Regan Dan Fishburn	Excellent Restaurant Conversion opportunity! Hood & large restrooms in place.	16332587
	72nd & Maple Street 2672 - 2704 North 72nd Street	1,350 1,350 1,350	\$895.00 \$895.00 Mod Gross		Lee Ehlers Brian Kuehl	Highly visible retail or office space. Located on busy 72nd Street. Affordable rent!	16581971 New Listing
	Cedarnole Plaza 306 South 72nd Street	8,250 3,176 8,250	\$8.00 \$9.50 NNN	Midtown	John Heine Brian Farrell	Direct access off 72nd Street. High traffic volume creates excellent opportunity for exposure. Economical cost to operate your business.	15362996
	Ralston Town Square 5352-5364 South 72nd Street, Ralston	3,891 1,206 2,446	\$14.50 \$15.50 NNN	Midtown OFC	Dan Fishburn Pat Regan	Excellent visibility to busy 72nd Street. Join Sam & Louie's NYP, Spring Valley Dental, First State Bank and Cash Advance. Perfect for a chiropractor, hair salon or tanning salon. Hair salon improvements in place.	15916463
	Summerfield Plaza 607 Pinnacle Drive, Papillion	3,240 1,080 3,240	\$11.75 \$11.75 NNN	West	Brian Kuehl	NWC of 72nd & Cornhusker. Directly opposite Papillion Business & Technology Park. 1,025 employees and growing with minimal nearby services. Excellent signage available.	13689811
	La Vista Crossing 7202 Giles Road, La Vista	3,500 1,750 3,500	\$20.00 \$20.00 NNN	South	Dan Fishburn Pat Regan	Join Charley's Philly Grill, UPS Store, Paycheck Advance, La Vista Nails, Planet Hair, Midwest Eye Care and La Vista Chiropractic & Wellness. Great location near new Wal-Mart, Kohl's, Lowe's & Fareway Foods. Excellent visibility!	15524219
	74 Pacific Plaza 1002-1042 South 74th Plaza	6,101 681 3,600	\$14.00 \$14.00 NNN	Midtown	Dan Fishburn Pat Regan Jerry Huber	Join Pepperjax Grill, Mid City Bank and many other Tenants in this established center. Great central location near UNO and Aksarben Village. Great monument sign. Competitive Rates!	16058284 Revised Price and Space

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	Key Village 8021-43 Maple Street	3,000 1,000	2,000	\$8.95 Gross	\$9.60	Midtown OFC	Jerry Huber	Affordable, well cared for property. Generous parking & signage available. 8039 - former salon.	14253389
	84th & F Streets 4151 South 84th Street	10,360 5,000	10,360	\$6.75 NNN	\$6.75	Midtown	Brian Kuehl Clint Seemann	Great building along I-80 at the 84th Street exit. Super visibility. Great access. Now a multi-tenant building. Windows and doors can be added and doors on the North half of the west face as part of a build-out for new tenant(s).	14936135
	84th & Giles Road 1226 North Washington	3,744 1,878	3,744	\$13.50 NNN	\$13.50	South	Dan Fishburn Ryan Zabrowski	Highly visible outlet opportunity along busy 84th Street. Join Excel Physical Therapy, No Frills Supermarket, Goodwill, U.S. Cellular, Advanced Auto Parts, Sidepockets Bar & Grill and many more!	15643063
	Canfield Plaza 84th & West Center Rd.	34,972 2,019	20,233	\$0.00 NNN	\$15.00	Midtown OFC	Brian Kuehl	FREE RENT - For lower level warehouse space. Tenant pays NNN's & improves themselves. Central Omaha location near retail, office, medical and residential. Former entertainment facility consisting of 20,233 sq. ft. Pole signage on West Center available.	107647
	90th & Fort 9020 Fort Street	1,200 1,200	1,200	\$11.50 NNN	\$11.50	West	Brian Farrell Lee Ehlers	Ready to go veterinarian space! All improvements need to be up-and-running tomorrow. See Agent for details.	15419639
	9211 Maple Street 9201-9211 Maple Street	2,400 1,200	2,400	\$11.50 Mod Net	\$11.50	West	Brian Farrell	Desirable end cap space available. Signage directly on Maple Street. Visible to 60,300 cars per day (traffic count at 90th & Maple). Flexible floorplan is primarily wide open.	15958041
	Bedford Plaza-Building A 3333-3335 North 107th Street	4,651 4,651	4,651	\$6.50 NNN	\$6.50	West OFC	John Heine	Built-out office with abundant parking. Located just 2 blocks west of I-680.	14805756
	Shaker 81 - Retail 920 South 107th - Retail	1,000 1,000	1,000	\$16.80 Net	\$16.80	West	John Dickerson	2% Broker Bonus! Easy interstate access from I-680 & Pacific Street.	15552899
	Shaker Place - Retail 10730 Pacific Street-Retail	8,624 1,000	6,624	\$16.00 Net	\$16.00	West	John Dickerson	** FREE RENT!** ** BROKER BONUS!** Easy access to Interstate 680! Suite 103 is finished for office use. Suite 106 is an end cap next to Pacific Street.	14379943
	Maple Heights 3310-3346 North 108th Street	6,124 900	2,740	\$8.50 NNN	\$11.75	West OFC	Jerry Huber John Dickerson	Renovation in progress! Up to 6 months FREE RENT! 108th Street visibility and easy interstate access.	650635 Revised Space
	Roxbury Plaza 10841 Q Street	7,776 1,296	3,888	\$6.00 NNN	\$8.00	West OFC	John Dickerson	** BROKER BONUS!** FREE RENT!* Highly active area. Quick interstate access. Busy corner - 47,900 cars per day!	3658115 Revised Space
	Brook Valley Business Park 8204-16 South 109th Street, La Vista	8,175 2,075	6,100	\$8.50 NNN	\$8.50	South OFC	Brian Kuehl	Flex & finished office space available. All road work completed in the immediate area. Very nice finish. See below for more details.	15884261
	Erin Plaza 11051-11059 West Maple Road	7,213 2,363	7,213	\$10.50 NNN	\$13.50	West OFC	Jerry Huber	Property sits above busy West Maple Road & has building and monument signage. Quick I-680 access. Large outdoor area in rear of building.	14737890








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	North Park Building E 2012 N 117th Avenue	1,436 1,875	1,875	\$16.50 NNN	\$16.50	West OFC	Brian Farrell Brian Kuehl	**\$9.50-\$11.00 psf NN first year lease!** Office park has approximately 3,000 employees. Employers include World Insurance, Alegent, Converges, United HealthCare, CSG, Omni Hotels, Allstate and more.	13671683
	Roanoke Retail 4915 N 120th Street	12,644 1,600	10,790	\$15.50 NNN	\$16.50	West	Brian Farrell Brian Kuehl Tim Kerrigan	New development which will include a mix of office, retail, and restaurants surrounding a tastefully landscaped lake with walking trails. Ability for outdoor seating overlooking the lake.	14992420
	North Park Building D 2085 N 120th Street	3,125 1,379	1,689	\$14.50 NNN	\$18.50	West OFC	Brian Farrell Brian Kuehl	**\$9.50-\$11.00 psf NN first year lease!** Office park has approximately 3,000 employees. Employers include World Insurance, Alegent, Converges, United HealthCare, CSG, Omni Hotels, Allstate and more.	13671683
	North Park Building A 2073 N 120th Street	3,190 1,405	1,405	\$17.50 NNN	\$17.50	West OFC	Brian Farrell Brian Kuehl	**\$9.50-\$11.00 psf NN first year lease!** Office park has approximately 3,000 employees. Employers include World Insurance, Alegent, Converges, United HealthCare, CSG, Omni Hotels, Allstate and more.	13671683
	Miracle Village 711 N 120th St	4,602 1,000	3,000	\$14.00 NNN	\$14.00	West	Brian Farrell	Located along busy 120th Street, just 1 block north of West Dodge Road. Visible to more than 48,000 cars per day! Up to 3 months free rent!	16039565
	Sports Plaza 4223-4229 South 120th Street	4,800 4,800	4,800	\$12.00 NNN	\$12.00	West	Brian Kuehl Brian Farrell	Immediately East of the new Super Target, Office Max, Michaels, Best Buy, etc. Growing area. Below market rents.	14042334
	Bel Air Plaza 12100 West Center Rd	35,491 850	6,015	\$9.00 NNN	\$15.00	West	John Dickerson Pat Regan	Well located in the West Center retail corridor. Outlot buildings and in-line spaces available. Potential pad site.	16386270
	Tranquility Place 12301-21 West Maple Road	1,835 1,835	1,835	\$13.50 NNN	\$13.50	West OFC	Brian Farrell Tim Kerrigan	Visibility is superb! Faces W. Maple Rd at a lighted intersection. Signage available facing W. Maple Rd. Abundant front door parking.	13318957
	Sorensen Plaza 13218 Cottner Street	3,260 3,260	3,260	\$10.00 NNN	\$10.00	West	John Heine Brian Farrell	**Broker bonus of \$2,000 to procuring broker if leased by April 1, 2010.** Brand new interior office construction, fully furnished and move-in ready.	16566461 New Listing
	High Tech Auto 5253 South 133rd Court	5,250 5,250	5,250	\$6.50 NNN	\$6.50	West	John Dickerson	Pole sign visible from 'Q' Street. Currently an auto repair shop. GC zoning creates multiple uses such as Pet/Veterinary uses, Medical Offices, Construction Sales & Service, Custom Manufacturing, Daycare, Recreation/Fitness, etc.	16307942
	Oakview Plaza South 3133-3139 Oakview Drive	15,000 4,886	15,000	\$14.50 NNN	\$15.00	West	Brian Kuehl Steve Farrell	Last available space at Oakview Plaza. Can build an additional 10,000 - 15,000 sq. ft. south of Babies R Us. Neighboring Oak View Mall boasts one of the highest sales per square foot of Omaha's enclosed malls. Rapidly growing southwest area. Easy access. **	1918000
	Oakview Plaza North 3205 Oakview Drive	1,200 1,200	1,200	\$14.50 NNN	\$14.50	West	Brian Kuehl	Neighboring Oak View Mall boasts the highest sales per square foot of Omaha's enclosed malls. Rapidly growing southwest area. Easy access. Adjacent tenants include Beauty Brands, Ci Ci's Pizza, Panera Bread, Men's Wearhouse, Old Navy, Petsmart and more!	13895152













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	Maple Plaza 14250 West Maple Road	5,824 1,760 5,824	\$13.50 \$14.50 NNN	West	Brian Kuehl Tim Kerrigan	Great visibility from West Maple Rd. Extensive build-out with 6 private offices, conference room, and resource room with extensive cabinetry and cubicle areas. Convenient front door parking.	16016510
	Highview Addition 140 Park Drive, Springfield	5,186 1,152 5,186	\$12.00 \$12.50 NNN	Other	Brian Kuehl	Retail opportunity in unserved community along South Highway 50 corridor including commuters from Springfield, Louisville, Syracuse, etc. Perfect for coffee shop, insurance sales office, barber shop, or medical office.	15032917 Revised Parcel
	West Point Retail Building C 15504 Spaulding Plaza	3,984 1,600 3,984	\$14.50 \$15.50 NNN	West	Brian Farrell Brian Kuehl	**\$9.50 - \$10.50 psf NNN first lease year!** Attractive landscaping creates a welcoming environment. Located between Centric FCU and The Goodwill Store.	13969648
	West Point Retail Building D 15514 Spaulding Plaza	7,238 870 6,012	\$16.50 \$17.50 NNN	West	Brian Farrell Brian Kuehl	**\$11.00 - \$12.00 psf NNN first lease year!** Direct exposure to 156th St. creates excellent visibility to drive by traffic. Located next to high traffic businesses such as Walgreens, Hollywood Diner and Tanners Bar & Grill.	13969648
	West Point Retail - Building B 15475 Ruggles Street	7,774 1,440 3,196	\$14.50 \$17.50 NNN	West	Brian Farrell Brian Kuehl	**\$9.50 psf NNN first lease year!** Monument signage with direct visibility to 156th St. for North and South facing tenants. High traffic center with favorable existing tenant mix.	13969648
	West Point Retail - Building A 15505 Ruggles Street	6,688 1,444 4,657	\$14.50 \$16.00 NNN	West	Brian Kuehl	Anchored by Tanners Bar & Grill. Other Tenants include Omaha Federal Credit Union, Trio's Salon, Armstrong Cleaners, etc. Located on the NEC of 156th & Ruggles, 1 block North of Maple Street. Last bays with 156th Street frontage.	15470824
	156th & Maple Plaza 15650-76 W. Maple Rd; 3750-3822 N 156th Street	1,544 1,544 1,544	\$14.00 \$14.00 NNN	West	Dan Fishburn	Join Neighborhood Cleaners, Domino's Pizza, Edward Jones, State Farm Insurance, H & R Block, ProCare 3, Lucky Nails, Lighthouse Lounge, Roubal DDS and ABC Childcare at this great West Omaha location.	16323925
	Diamond Head Plaza 2051 N 156th Street	2,550 1,200 1,350	\$13.00 \$13.00 NNN	West	Brian Farrell	**\$1,000 Broker bonus to procuring broker if leased by April 1, 2010.** Convenient grocery anchored shopping center. Visibility to 46,500 cars/day. Stable and unique tenant mix. Flexible existing interior improvements.	16514825
	159th Place 2604-34 S. 158th Plz & 2603-38 S. 159th Plz	6,912 1,728 3,456	\$8.75 \$10.00 NNN	West OFC	Dan Fishburn	Restaurant furniture, fixtures and equipment can be purchased from Kelly Equipment. Call Steve Kelly at (402) 390-2388.	15913631
	Rockbrook Camera & Video Bldg 2909 South 169th Plaza	3,987 1,931 3,987	\$16.50 \$16.50 NNN	West	Brian Kuehl	Retail strip center in Legacy. Anchor already in place. See agent for details.	14530660
	Hawthorne Building IV 17725 Welch Plaza	1,820 1,820 1,820	\$15.00 \$15.00 NNN	West	Brian Farrell	Prominent signage visible to busy Q Street traffic. End cap space has storefront windows on 2 sides.	16465428
	Sunridge Shopping Center 7007 South 181st Street	17,127 1,160 8,327	\$15.00 \$16.50 NNN	West	Brian Kuehl Brian Farrell	**\$10.00 - \$11.50 psf NNN first lease year!** Located on the southwest corner of 180th & Harrison. Demand for services in underserved area. Ideal exposure to traffic in all directions.	14727700
	180th Plaza - Phase I 18010 'R' Plaza	3,432 1,502 1,930	\$14.50 \$15.50 NNN	West	Brian Kuehl Brian Farrell Steve Farrell	**\$10.00-\$12.50 psf NNN First Lease Year** Only 2 bays left! Rapidly growing southwest area. Just west of Millard West High School. Great visibility.	13676374











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	180th Plaza Phase III 18111 Q Street	8,012 1,464 4,392	\$16.50 \$17.50 NNN	West	Brian Kuehl Brian Farrell	**\$11.00 - \$12.00 psf NNN first lease year!** Drive thru available! Direct exposure on busy Q Street. West of Walgreens in rapid growth area of SW Omaha.	14946110
	180th Plaza - Phase II Retail 18101 'R' Plaza	1,600 1,600 1,600	\$15.00 \$15.00 NNN	West	Brian Kuehl Brian Farrell	**\$10.00 psf NNN first lease year!** Brand new SW Omaha retail opportunity. Just West of Millard West High School. Perfect for insurance, veterinarian, Dance School, etc.	14276518
	Cattail Creek Retail 19102 Q Street	16,238 1,144 6,000	\$9.00 \$10.00 NNN	West	Brian Kuehl Brian Farrell	Southwest Omaha retail opportunity! **Special incentive - see below!**	14126062
	High Point Building 1509-11 North 203rd Street, Elkhorn	4,054 2,027 4,054	\$6.75 NNN	West OFC	Clint Seemann Tim Kerrigan	Just off of Hwy 31 in Elkhorn, north of Dodge. Great signage. Great windows and parking. Drive-in doors.	14249504
	Coventry - Retail Coventry Drive & V Street, Elkhorn	25,000 1,454 15,000	\$16.00 \$20.00 NNN	West	Dan Fishburn Pat Regan	Drive-thru bays available. Southwestern Omaha's premier commercial, office & residential community. 700 employees occupy space within the first office campus.	15764872
	Nicholas Plaza 20507 Nicholas Circle, Elkhorn	1,902 808 1,094	\$7.50 \$10.50 NNN	West OFC	John Heine Tim Kerrigan	Economical office space located in a rapidly growing area of Omaha along the 204th Street corridor.	14430580 Revised Price and Space
	Standing Stone Plaza 11757 & 11773 South Highway 6, Gretna	8,554 1,397 7,200	\$13.00 \$13.50 NNN	West OFC	Brian Kuehl	Brand new 2 building retail shopping center Excellent highway access directly to the site. Be one of the first to join Sonic, Spring Fever Garden Center & Sunrize Donuts in this Plaza. Looking for service retailers such as dry cleaners, day care, fitness, physical therapy, chiropractor, etc.	14105525
	Standing Stone Retail 11832 Standing Stone Dr, Gretna	1,250 1,250 1,250	\$10.00 \$10.00 NNN	West	Brian Farrell	3 Months Free Rent! Motivated owner will provide the space turn key or provide a finish allowance. Call agent for details.	16030403
	The Shoppes on Madison Avenue 1851 Madison Avenue, Council Bluffs	1,357 1,357 1,357	\$13.50 \$13.50 NNN	Council Bluffs	Dan Fishburn Pat Regan	Excellent leasing opportunity in established Council Bluffs retail area.	15904649
	The Shoppes on Madison Ave - Vale 1851 Madison Avenue, Council Bluffs	7,936 7,936 7,936	\$13.00 \$13.00 NNN	Other	Dan Fishburn Pat Regan	Former Valentino's Restaurant. Complete kitchen and fully finished dining area. Private outdoor patio and meeting room are just a few existing improvements this location has to offer.	15914753
	The Shoppes on Madison Ave - Comm 1851 Madison Avenue, Council Bluffs	4,700 4,700 4,700	\$10.00 \$10.00 NNN	Other OFC	Dan Fishburn Pat Regan	Former CBSHOME space. Excellent sublease opportunity. Existing office buildout offers highly functional layout with seating for 35 people.	16012810
	Fort Crook Road & Pleasantview 711 Fort Crook Road North, Bellevue	2,989 2,989 2,989	\$6.50 \$6.50 NNN	South	Clint Seemann Lee Ehlers	Located on Fort Crook Road, near the Southroads Technology Center. Excellent visibility!	16239784 Revised Parcel
	Cornhusker Crossing 2712 Cornhusker Hwy, Lincoln	4,872 4,872 4,872	\$19.50 \$19.50 NNN	Other	Dan Fishburn Pat Regan	Located on the Northeast corner of 27th & Cornhusker in a center anchored by Menard's, ShopKo & Home Depot. This site has excellent visibility to traffic at 27th & Cornhusker Streets!	16509205















**Office For Lease**








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	Bull Durham Building 1007-13 Leavenworth	4,362 1,612 2,750	\$10.91 \$10.91	Downtown	Ryan Zabrowski	Unique Old Market location. Efficient office space with historic charm. Owner says "Lease It!".	16177369
	12th & Jones 1213 Jones Street	4,200 4,200 4,200	\$4,500.00 \$4,500.00	Downtown	Ryan Zabrowski	Old Market treasure! Open floor plan in a beautiful brick building. Many windows allowing a lot of natural light. Tremendous opportunity.	16027429
	Paxton Professional Center 1414 Harney Street	9,237 3,891 9,237	\$14.50 \$14.50 NNN	Downtown	Ryan Zabrowski Michael Moylan	Prestigious Downtown address. Moments to the Old Market and Central Business District. Attached garage parking allows for parking at your door. Quality improvements, ready for occupancy.	15826421
	1815 Capitol Building 1815 Capitol Avenue	24,310 7,500 24,310	\$15.00 \$15.00 Gross	Downtown	Ryan Zabrowski R.J. Neary	Large open floor plates. Easy access for customers and employees, approximately 2 minutes from I-480. Underground parking.	16128935
	1818 Dodge Building 1818 Dodge Street	6,005 6,005 6,005	\$8.00 \$8.00 NNN	Downtown	Ryan Zabrowski R.J. Neary	Unique building in terrific location. Rotunda offers room for a large reception area and welcoming lobby. Windows may be added in office areas.	16193787
	Historic Library Building 1823 Harney Street	3,101 195 2,221	\$13.50 \$13.50 Full Service	Downtown COM	Ryan Zabrowski	Tenants benefit from the terrific location, just steps from the courthouse and other Downtown Omaha amenities. Parking is available in the adjacent lot and on the street in front of the building.	15302721 Revised Space
	Historic Library - Sublease 1823 Harney Street	511 112 201	\$525.00 \$1,000.00	Downtown	J.P. Raynor	Tenants benefit from the terrific location, just steps from the courthouse and other Downtown Omaha amenities. Parking is available in the adjacent lot and on the street in front of the building.	16177421
	The Douglas Building 209 South 19th Street	21,201 2,273 11,466	\$13.50 \$16.00 Full Service	Downtown	Ryan Zabrowski	Great location across from courthouse. New common areas, restrooms and remodeled underground garage. On site manager and maintenance. Heated, underground parking. Opportunity for move-in ready space (Suite 475).	13984610 Revised Price
	Empire State Building 300 South 19th Street	4,067 588 2,507	\$11.00 \$11.00 Full Service	Downtown	Ryan Zabrowski	Economic rents! Historic building near courthouse and next to city parking garage. Large windows allow abundant natural light to brighten space. Varying suite sizes available.	45865
	Bellevue Professional Center 2206 Longo Drive, Bellevue	4,738 1,016 2,072	\$12.00 \$12.00 NNN	South	J.P. Raynor Tim Kerrigan	Landmark location off Kennedy Freeway. Space can be designed to fit your needs. Two spaces already built out. Join other professionals in one of Bellevue's finest office buildings.	250954
	Summit Plaza 3704 Summit Plaza Drive, Bellevue	9,500 4,250 9,500	\$16.50 \$16.50 NNN	South	J.P. Raynor Tim Kerrigan	Medical Building for Lease. All improvements in place. Located close to Alegent, Children's Physicians, Creighton Medical Associates and new UNMC hospital. Busy Bellevue location.	16335127
	Joslyn Carriage House 3902 Davenport Street	6,110 6,110 6,110	\$8.50 \$8.50 Full Service	Midtown	John Heine	Beautiful historic property with available office space. Located in Midtown on the Joslyn Castle property.	16434975
	370 Pointe 11507 South 42nd Street, Bellevue	2,439 1,024 2,439	\$13.00 \$13.00 NNN	South	Brian Kuehl Tim Kerrigan	Located on Highway 370 Expressway directly across the hwy from Twin Creek on 42nd St. Join former Cox Communications, Mortgage Express, Edward Jones, Hauptman O'Brien, State Farm & Children's Physicians.	16541587










More Info	Site Name Address	Available SF Min/Max Contiguous	Min/Max Lease Rate Lease Type	Area Alternate Use	Agents	Comments	LoopNet # Status
<b>Office For Lease</b>		<b>Continued</b>					
	9910 Building 9910 North 48th Street	2,601 355 1,401	\$10.00 \$12.00 Full Service		John Heine	Located off I-680 & 48th Street, this office building has many windows for you to enjoy the peaceful serenity of this unique setting.	16402800
	Dundee Professional Building 119 North 51st Street	3,148 3,148 3,148	\$14.75 \$14.75 NNN	Midtown	J.P. Raynor	Medical office space. Updated improvements in place! Located North of Dodge in the Dundee Area. Building signage visible from Dodge Street.	15914303
	Aksarben Place - Bldg II Office 6307 Center Street	5,265 2,860 5,265	\$12.50 \$12.50 NNN	Midtown	Pat Regan J.P. Raynor	Join Jimi D's, Gandlofo's Deli, Blue Planet Natural Grill, Tan World, Centennial Bank, MOD Salon, Great Clips, Scooters & State Farm at this busy center. Excellent Center Street visibility!	15524974
	The 6901 Building 6901 Dodge Street	3,515 487 2,045	\$12.00 \$12.00 Full Service	Midtown	John Heine Brian Kuehl	Prominent Dodge Street address. Excellent central location. Close to restaurants, shopping & bus lines. Cox is available.	13821167 Revised Parcel
	Papillion Professional Park 10601-10691 South 72nd Street, Papillion	22,000 1,000 22,000	\$13.95 \$13.95 NNN	South	J.P. Raynor Michael Moylan	Central Sarpy County location. Great 72nd Street exposure. Professional atmosphere. Join Omaha Police FCU, Pediatric Physical Therapy, BAT Logistics, Hudson Neuropsychology, Imagine Orthodontics & Heartland Women's Healthcare.	11776236
	7400 Court Building 808 South 74th Plaza	28,800 10,000 28,800	\$12.95 \$12.95 Mod Gross	Midtown	Jerry Huber	Centrally located. Courtyard like atrium provides a unique, pleasant work environment. Near daycare, restaurants, and other services.	15930679
	7400 Building 900 South 74th Plaza	557 557 557	\$625.00 \$625.00 Full Service	Midtown	Jerry Huber	Third floor suite. 2 large private offices. Perfect for an attorney, accountant or psychologist. Excellent midtown location.	16303979
	Barone Building 1205-07 South 75th Street	1,888 1,888 1,888	\$16.50 \$16.50 Mod Gross	Midtown	J.P. Raynor Brian Kuehl	Midtown office location. Park at your door. Interior improvements in place. Building signage available. Very secure building.	16247079
	77 Dodge Court 110-250 South 77th Street	13,702 470 7,959	\$9.50 \$12.50 NNN	Midtown COM	J.P. Raynor Tim Kerrigan	Vibrant campus atmosphere along the Keystone Trail. Motivated Landlord, ready to make a deal. All services within 5 minutes. High parking ratio. Perfect call center location. Below market rents!	13498365
	79th & L Street 7905 L Street	756 756 756	\$9.00 \$9.00 Gross	Midtown	J.P. Raynor	Signage visible to L Street. Convenient location with easy interstate access. Affordable rental rates.	15501219 New Listing
	Westgate Professional Building 2808 South 80th Avenue	8,969 858 5,038	\$9.50 \$11.50 Mod Gross	Midtown	J.P. Raynor	\$1.00/sf BROKER BONUS for a 5-year lease! Convenient location. Close to Hospital & Interstate. Suites 100 & 120 - former doctors offices with plumbing in place. Monument signage available.	13778371
	Center Professional Building 8031 West Center Road	3,210 620 2,590	\$16.00 \$16.50 Full Service	Midtown	J.P. Raynor	Nicely remodeled common areas. Convenient I-80 access. Small suites available. West Center visibility.	134716 Revised Space
	Golden Gate Office Bldg 1201-31 Golden Gate Drive, Papillion	2,065 1,000 1,065	\$7.95 \$7.95 NNN	South COM	Jerry Huber John Dickerson	* BROKER BONUS!* Best rate in the area! Perfect for chiropractor/accountant/attorney. Just north of the Sarpy County Courthouse. Park at your door!	13321577 Revised Space
	Midlands Professional Centre 1413 South Washington Street, Papillion	3,022 3,022 3,022	\$15.85 \$15.85 NNN	South	J.P. Raynor	Nicely finished medical space directly north of Midlands Hospital. Move-in ready!	15067226

More Info	Site Name Address	Available SF Min/Max Contiguous	Min/Max Lease Rate Lease Type	Area Alternate Use	Agents	Comments	LoopNet # Status
<b>Office For Lease</b>		<b>Continued</b>					
	Brook Park South 3015 North 90th Street	2,675 1,290 1,385	\$8.50 \$8.50 NNN	West COM	John Dickerson	*3 Months FREE Rent!* * 2% Broker Bonus!* Excellent location - just North of 90th & Maple. 90th Street access and visibility. Clean space - ready to move in. Minutes to I-680 via West Maple Road.	15411099
	9105 Bedford Avenue 9105 Bedford	1,065 1,065 1,065	\$800.00 \$800.00 Gross	West	Brian Kuehl	Just north of 90th & Maple Street. New windows, sidewalks, & roof. Landlord providing fresh space with 3 private offices, conference room and work area. Aggressive Rental Rate. All services in immediate area.	15445873
	96th & "L" Street 4501 South 96th Street	3,900 3,900 3,900	\$7.00 \$7.00 Mod Gross	IND	John Heine	Excellent central location on "L" Street. Convenient access to I-80 via 84th or "L" Street. Mostly open office floor plan makes this an easily-adaptable space. High visibility location!	16589840 New Listing
	Pioneer Square 5408 N. 99th Street	22,380 5,000 10,120	\$3.00 \$7.00 NNN	West COM	Brian Farrell Steve Farrell	Direct Interstate access at I-680 and Fort Street. Low economical lease rates. Flexible space layouts available. Prominent pole signage available.	16207391
	Westfield II Office Building 9900 Nicholas Street	20,292 3,700 7,648	\$14.50 \$15.50 NNN	West	J.P. Raynor Pat Regan	Class A office building. Easy interstate access. Underground parking. All amenities within walking distance. Directly North of Westroads Mall. 3-E-1 has nice executive office build out already in place.	15189521
	Parkway Professional Plaza 10202 "F" Street	29,892 4,166 29,892	\$9.00 \$9.00 NNN	Other IND	Ryan Zabrowski	Central. Comfortable. Competitive. Central to all areas of Omaha. Many windows provide a bright, comfortable space. Competitive pricing for affordable office/flex space. New renovations equal an exciting & inviting space.	16014671
	Maple Heights Office Park 10675 Bedford Avenue	1,926 1,926 1,926	\$10.50 \$10.50 NNN	West	John Heine	Great visibility from 108th & Maple. Close to I-680. Attractive building.	15245067
	Shaker Place 10730 Pacific Street	12,124 207 2,447	\$13.00 \$16.00 Full Service	West	John Dickerson	** FREE RENT!** ** BROKER BONUS!** Easy access to Interstate 680. Small suites available.	11334974
	108th & Burt Street 10755 Burt Street	30,072 15,000 30,072	\$9.00 \$9.00 NNN	West	Jerry Huber	30 seconds to I-680! Central location makes everything close. Underground garage parking! Abundant windows. Secure storage, fitness center and back up generator on site!	16317288
	Portal Plaza Business Park 10695 Portal Road - OFFICE	56,565 5,075 42,615	\$10.70 \$10.70 NNN	South	R.J. Neary Ryan Zabrowski	Brand new construction in growing area! Approximately 56,565 square feet available with up to 42,615 square feet contiguous. Phase II is now open. Large windows offer abundant natural light.	16276461
	American Title Inc Building 11010 Burdette Street	12,000 3,484 12,000	\$11.75 \$11.75 NNN	West	Tim Kerrigan J.P. Raynor Steve Farrell	Up to 12,000 square feet available. Exact location and configuration to be determined with tenant's input. High ceilings with indirect lighting. Phone system and computer network capacity available. Back up generator. Owner occupied.	16363818
	ProfitStar 2110 Papillion Parkway	29,160 5,500 29,160	\$11.00 \$11.00 NNN	West	Tim Kerrigan J.P. Raynor Steve Farrell	5,500 - 29,160 sq. ft. available. Extensive office buildout with training rooms and open cubicle space. Bonded windows and high ceilings. Close access to Interstate and W. Dodge Rd. Banks, restaurants, park, walking trails, motel, fitness and other services within walking distance.	16394962

More Info	Site Name Address	Available SF Min/Max Contiguous		Min/Max Lease Rate Lease Type		Area Alternate Use	Agents	Comments	LoopNet # Status
<b>Office For Lease</b>		<b>Continued</b>							
	First National Plaza 11404 West Dodge Rd	1,158 1,158	1,158	\$19.50 Full Service	\$19.50	West	J.P. Raynor Tim Kerrigan	Prestigious and accessible office location just off I-680/Dodge interchange. Opportunity for a small office user to lease space in a highly recognizable building.	16179796
	Davenport Building 11405-29 Davenport Street	4,450 1,200	3,250	\$9.50 NNN	\$10.00	West	John Dickerson Jerry Huber	** 3 Months FREE RENT on a 3 year lease! ** Close to 114th & West Dodge Road and I-680. High speed internet available to bldg.	13882229
	Evergreen B 11620 Arbor Street	4,712 1,890	2,822	\$17.00 Full Service	\$17.00	West	J.P. Raynor	Campus like setting along quiet Arbor Street. Excellent location - one minute from I-680. Finished office space available with many different layouts. Concierge service available to building Tenants.	14006927
	11623 Arbor Building 11623 Arbor Street	3,688 3,688	3,688	\$17.50 Full Service	\$17.50	West	John Heine	Convenient location, just blocks from I-680 at West Center Road. Nice masonry office building with well-maintained grounds. Former medical tenant installed over \$350,000 in improvements less than 10 years ago.	16404674
	Evergreen A 11640 Arbor Street	6,994 1,766	3,069	\$17.00 Full Service	\$17.00	West	J.P. Raynor	Campus like setting on quiet Arbor Street. Excellent location, 1 minute from I-680. Finished office space with many different layouts. Concierge service available to building tenants.	16503125
	North Park Building 8 2909 N. 118th Street	70,800 10,000	70,800	\$14.50 NNN	\$14.50	West	Steve Farrell Tim Kerrigan	Brand new office building. Omaha's premier office park - campus setting, mature landscapes, walking trails & parks. 4 access points to 120th & Blondo. Close to arterials I-680, W Dodge & W Maple. All services within 5 minutes.	15305394
	11905-09 P Street	4,055 4,055	4,055	\$11.75 NNN	\$11.75	West	J.P. Raynor Jerry Huber	Choice southwest location. 30 seconds to I-80. Monument signage. Quiet professional setting. Corner space right off the lobby. Park at the door.	14161925
	Oakhills Professional Center 12001-12035 Q Street	2,848 2,848	2,848	\$12.00 Mod Gross	\$12.00	West COM	J.P. Raynor	Approximately 1.5 miles from I-80, allowing easy access to your business from anywhere in the city. Close to all area amenities including shopping & dining. Space layout offers 5 offices and a bull pen area. Below market rents!	14297207
	133rd & A Street 13306 'A' Street	2,960 500	2,960	\$8.44 NNN	\$8.44	West	John Heine	Six offices with windows. All brick building.	14586819
	Oak View Place 14441 Dupont Court	2,075 475	2,075	\$15.50 Full Service	\$15.50	West	J.P. Raynor	High traffic area at 144th & West Center Rd. Professional office campus feel. Rare, small vacancy in West Omaha.	14127667
	Seville Square II 14710 West Dodge Road	3,822 3,822	3,822	\$10.00 NNN	\$10.00	West	J.P. Raynor Tim Kerrigan	Great West Dodge location. Quick access to West Dodge Road & I-680. Office build out includes private offices, reception, conference and breakroom. Established business park, extensive landscaping and campus atmosphere.	16150627
	Seville Square IV 14750 West Dodge Road	48,000 5,000	48,000	\$14.00 NNN	\$14.00	West	J.P. Raynor Tim Kerrigan Steve Farrell	Build-to-suit. West Dodge Visibility. Extensive windows. Well landscaped office park. Land available for Lease with option to buy.	67693
	Torrey Square 3803 North 153rd Street	3,700 3,700	3,700	\$11.00 NN	\$11.00	West COM	Jerry Huber John Dickerson	New office building. Ready for buildout. Office/Service uses.	16558041 New Listing

More Info	Site Name Address	Available SF Min/Max Contiguous		Min/Max Lease Rate Lease Type		Area Alternate Use	Agents	Comments	LoopNet # Status
<b>Office For Lease</b>		<b>Continued</b>							
	Walnut Grove Professional 5005 South 153rd Street	17,305 2,338	17,305	\$8.00 NNN	\$13.50	West	J.P. Raynor Pat Regan	*BROKER BONUS!* New office building at Walnut Grove Professional Plaza. Southwest location with many services nearby. Convenient Interstate access from 144th Street. Suite 204 is finished space.	14959013
	MOBA Building 4141 North 156th Street	601 601	601	\$16.00 NNN	\$16.00	West	John Dickerson Jerry Huber	New Class 'A' office building located in northwest Omaha.	15820313
	West Point Office 15450 Ruggles Street	25,346 4,113	25,346	\$15.50 NNN	\$15.50	West	Steve Farrell Tim Kerrigan	Covered parking. Class A Finishes. Overlooks 6 acre natural park. Build to suit opportunity.	9605621
	Trailside 15606 Elm Street	2,222 2,222	2,222	\$11.00 NNN	\$11.00	West	John Heine	Beautifully landscaped office building in west Omaha with many windows. 2,222 sq. ft. of 1st generation space available.	16365484
	16850 Frances Street	6,752 2,780	6,752	\$13.95 NNN	\$13.95	West	John Heine	Nice office space in the Lakeside area.	16341052 New Listing
	Pacific Springs - Vista 17007 Marcy Street	6,853 3,238	6,853	\$15.50 NNN	\$15.50	West	J.P. Raynor	Attractive West Omaha office building. Park at your door. Design your own floor plan. Building signage along Pacific Street and Monument Signage along Marcy Street.	15946193
	Pacific Springs Center 17110 Marcy Street	23,172 1,231	11,769	\$14.00 NNN	\$15.50	West	Steve Farrell Tim Kerrigan	Class A Building in Pacific Springs Vista. Great Golf Course Views. Quick access to West Dodge Road and West Center Road. Minutes from Village Pointe, Legacy & Lakeside.	14832742 Revised Space
	Pinnacle Bank Building 18081 Burt Street	24,600 2,500	24,600	\$18.00 NNN	\$18.00	West	John Dickerson Jerry Huber	New 3 story building planned for occupancy in 12 months. A landmark location with beautiful vistas. An entire floor is available. Corporate headquarters for Pinnacle Bank.	15514041
	Methodist Women's Hospital - MOB 700 North 190th Plaza	39,483 3,395	39,483	\$20.50 NNN	\$20.50	West	J.P. Raynor Tim Kerrigan Steve Farrell	Under Construction! Opening first quarter 2010. Adjoining Methodist Women's Hospital. Access to all services in the Hospital.	15961943
	Skyline Country 1015 - 1071 North 204th Avenue, Elkhorn	5,059 590	2,321	\$10.75 NNN	\$10.75	West COM	John Heine Jerry Heinrichs	Elkhorn's finest retail/office building. Front door parking. Extensive glass provides a beautiful view. Quick access via West Dodge Road.	13886431
	Space Tech I 1404 Fort Crook Rd South, Bellevue	4,608 620	4,608	\$10.80 NNN	\$10.80	South	J.P. Raynor Jerry Heinrichs	Former Northrup Grummons office building. This building has numerous security features common to defense contractors. SKIF room on second floor.	15147683
	Northridge Office 5925 North 28th Street, Lincoln	2,244 2,244	2,244	\$13.25 Mod Gross	\$13.25	Other	J.P. Raynor	Brick construction with canopied entry ways. Windows wrap the building allowing in natural light. Ample parking right at your door! Less than 1 mile from Interstate 80 on N 27th Street.	16394174
	Farm Bureau Building 5225 South 16th Street, Lincoln	15,257 15,257	15,257	\$17.00 Full Service	\$17.00	Other	J.P. Raynor Lee Ehlers	Class 'A' building at Class 'B' rates! Mix of office & open areas. Ability to use common area cafeteria & training center. Secured buiding access. Receiving room with freight elevator & hydraulic dock. Furniture can stay.	16107034
	The Plaza 20 Arena Way, Council Bluffs	3,440 3,440	3,440	\$13.50 NNN	\$13.50	Other	Dan Fishburn Pat Regan	The Plaza and neighboring businesses generate 9 million visitors per year. The Plaza is in the heart of Council Bluffs Entertainment District.	16372962

More Info	Site Name Address	Available SF Min/Max Contiguous		Min/Max Lease Rate Lease Type		Area Alternate Use	Agents	Comments	LoopNet # Status
<b>Office For Lease</b>		<b>Continued</b>							
	Perot Systems 5220 South 16th Street, Lincoln	38,766 17,698	38,766	\$16.25 FS	\$16.25	Other	J.P. Raynor Lee Ehlers	2 minutes to Highway 2 and 14th Street. 15 minutes to Lincoln Municipal Airport. 10 minutes to Downtown Lincoln. Combination of private offices, open area, conference and training rooms.	16396788
<b>Industrial For Lease</b>									
	20th & Harney Streets 2023 Harney Street	12,200 12,200	12,200	\$3.50 NNN	\$3.50	Downtown OFC	Ryan Zabrowski R.J. Neary	Terrific location, easy access to major thoroughfares and I-480. Easily lends itself to office, showroom or light industrial uses. Clean warehouse space with drive-in door.	15372648
	20th & Harney 2029 Harney Street	25,639 6,814	25,639	\$2.50 Mod Gross	\$3.50	Downtown	Ryan Zabrowski R.J. Neary	Terrific location, easy access to major thoroughfares and I-480. Easily lends itself to office, showroom or light industrial uses.	15848410
	22nd & Harney 2209 Harney Street	6,300 6,300	6,300	\$5.50 NNN	\$5.50	Downtown	Lee Ehlers Clint Seemann	Convenient downtown warehouse location with drive-in door. Owner is willing to renovate for the right tenant.	15493985
	Paradise Park 201 East 35th Avenue, Bellevue	4,800 4,800	4,800	\$5.48 NNN	\$5.48	South	Clint Seemann Brian Farrell	New building. Excellent space for a contractor. Oversized drive-in doors, office space and radiant heat.	15247609
	Paradise Park 203 East 35th Avenue, Bellevue	2,400 2,400	2,400	\$900.00 NNN	\$900.00	South	Clint Seemann	Industrial bay with floor drain, 2 oversized drive-in doors, mezzanine storage, office space and radiant heat. Approximately 5,357 sq. ft. of outdoor, fenced storage.	15247720 Revised Price and Space
	Izard Building 4420-4438 Izard Street	16,728 16,728	16,728	\$4.25 Ind Gross	\$4.25	Midtown	Ryan Zabrowski R.J. Neary	Property was recently renovated. Good condition, much of it new. Available space has 2 drive-in doors. Good Midtown location.	16553849
	49th & F 4904-10 F Street	3,073 3,073	3,073	\$4.50 NNN	\$4.50		John Heine Jerry Heinrichs	3,073 sq. ft. warehouse with drive-in doors. Outdoor storage available for \$0.35 psf. Tenant would be responsible for the cost of installation of fence for outdoor storage.	14536635
	62nd & Center Street 6177 Center Street	2,524 2,524	2,524	\$5.50 NNN	\$5.50	Midtown	Clint Seemann Lee Ehlers	Very clean industrial warehouse space located in midtown. Air-conditioned space with oversized drive-in doors with openers, fence and lots of parking. Outdoor storage available separately.	16382549
	DAT Building 3401 South 66th Avenue Circle	4,500 1,200	4,500	\$4.50 Ind Gross	\$4.50	Midtown	John Heine Clint Seemann	Convenient central location with I-80 access just moments away. Affordable rent!	16581856 New Listing
	84th & Giles Road 1240, 1256-58 Royal Drive, Papillion	11,053 1,200	5,853	\$4.75 NNN	\$4.75	South	Clint Seemann Lee Ehlers	Located off 84th & Giles Road. Office space and drive-in doors. Great location for contractor!	13669972
	KC Building 8447-8551 Lake Street	10,530 3,510	3,510	\$4.95 Ind Gross	\$5.00	Midtown	Lee Ehlers Clint Seemann	Masonry construction. Clean space in a multi-tenant industrial, excellent value, well maintained. Block building with 12'x14' drive-in doors. Compare the quality and value. Owner pays taxes and insurance.	12214818
	87th & F Street 8605 F Street	2,851 2,851	2,851	\$6.95 Ind Gross	\$6.95	Midtown	Clint Seemann	Owner recently renovated 8601 "F" for Acme Dock. Come see the possibility! Located on "F" Street with direct access to I-80 on 84th Street. This well-maintained property has a central location to all of metro Omaha.	13738130

More Info	Site Name Address	Available SF Min/Max Contiguous	Min/Max Lease Rate Lease Type	Area Alternate Use	Agents	Comments	LoopNet # Status
<b>Industrial For Lease</b>		<b>Continued</b>					
	88th & L Street 8802-10 L Street	3,966 3,966 3,966	\$3.50 \$3.50 NNN	Midtown	Jerry Huber	** Three Months FREE RENT on a 5 year lease! ** Drive-in door. Fronts right on 'L' Street. Perfect for service business.	13688471
	90th & "J" Street 4333 & 4337 South 90th Street	4,000 2,000 2,000	\$5.25 \$5.25 NNN	Midtown	Clint Seemann	Masonry & metal constructed building with two 2,000 sq. ft. bays available. Located minutes from I-80 access via 84th Street or "L" Street.	16201613
	Papillion Business Park 727-731 North Frontier Drive, Papillion	7,450 1,200 3,850	\$4.75 \$6.25 NNN	South	Jerry Huber John Dickerson	**\$1,000 Broker Bonus!** Hard to find small industrial bays near 90th & Cornhusker Road. Large 12' x 12' drive-in doors. Excellent parking.	14614683
	Irvington Warehouse 6500-42 North 91st Plaza	13,600 2,800 8,000	\$3.65 \$3.75 NNN	West	Lee Ehlers Clint Seemann	Owner will do Industrial Gross lease @ \$4.00 psf. Great shop or storage bay for small business. Located just 1 block west of 90th & Sorensen Pkway. 3 minutes to I-680. This is a Gross lease and owners pay base year real estate taxes & insurance.	14196709 Revised Parcel
	94th & Ida Streets 6920 & 6930 North 94th Plaza	22,750 4,000 22,750	\$5.50 \$5.50	Midtown	Jerry Heinrichs	Build-to-suit opportunity in northwest Omaha - sizes and rental rates are approximate. Proposed site has 22,750 sq. ft. in 2 buildings. 4,000 sq. ft. lease needed to proceed with site. Owner will lease, or lease with ownership interest, or sell the land.	16536291
	Hi-Park Campus 4151 South 94th Street	24,354 1,540 6,048	\$5.75 \$7.50 NNN	West	John Dickerson Clint Seemann	Multi-building Industrial Park located at 94th & G Streets. Minutes to Interstate 80. Nice campus setting.	14742817 Revised Space
	Portal Plaza Business Park 10695 Portal Road	56,565 5,075 42,615	\$6.95 \$6.95 NNN	South	Ryan Zabrowski R.J. Neary	Brand new construction in growing area! Approximately 56,565 square feet available with up to 42,615 square feet contiguous. Phase II is now open. Large windows offer abundant natural light.	15387775
	Empire Court 10912-18 John Galt Blvd	2,955 2,955 2,955	\$4.95 \$6.95 NNN	West	Lee Ehlers Clint Seemann	Attractive building in a central location. Nice office finishes with service/shipping area. Storage area in rear with drive-in door. Excellent access to I-80 and Hwy 275.	16512361
	110th & Harrison Street 7030 South 110th Street, La Vista	10,000 10,000 10,000	\$2.00 \$4.00 NNN	South	Lee Ehlers Clint Seemann	1st Year 1/2 Rent!! Access I-80 in just minutes. Clean, well-maintained property with fenced outdoor storage.	16257496
	Stonegate Warehouse/Flex - Bldg #3 11720-24 Stonegate Circle	13,454 5,912 13,454	\$5.95 NNN	West	Lee Ehlers Clint Seemann	New warehouse construction near 120th & Maple. Nice buildings with 24' ceilings and dock doors. There is nothing in Omaha like the Stonegate buildings. Beautiful, professional atmosphere for your thriving business.	14047884
	Roanoke Flex 120th & Fort Street	48,900 10,000 48,900	\$8.25 \$8.25 NNN	West IND	Tim Kerrigan Steve Farrell	Attractive design. High visibility. Close access to I-680. Good parking. Dock and drive-in access.	15915143
	Centennial Warehouse 12112 Centennial Road, La Vista	9,600 9,600 9,600	\$4.25 \$4.25 NNN	South	Clint Seemann Lee Ehlers	Oversized drive-in doors, dock-high doors and halogen lighting. Access to I-80 is minutes away.	14133571
	13436 C Street	2,000 2,000 2,000	\$5.25 \$5.25 NNN	West	Lee Ehlers Clint Seemann	Nice, clean 2,000 sq. ft. space with drive-in door.	14129839

More Info	Site Name Address	Available SF Min/Max Contiguous	Min/Max Lease Rate Lease Type	Area Alternate Use	Agents	Comments	LoopNet # Status
<b>Industrial For Lease</b>		<i>Continued</i>					
	140th & "I" Street 4445 South 140th Street	2,250 2,250 2,250	\$7.25 \$7.25 NNN	South	Clint Seemann Lee Ehlers	2,250 sq. ft. of industrial flex space with office build-out. Conveniently located in the Millard Industrial Park on 140th & Old "L" Street. Oversized drive-in door & mezzanine storage.	16359058
	Destiny One 9770 South 142nd Street	15,300 15,300 15,300	\$5.15 \$5.15 NNN	South	Clint Seemann Lee Ehlers	Great interstate exposure! Located southeast of Highway 50 & I-80 in Valley Ridge Industrial Park. 2 dock doors, 26' ceilings and nice office finish.	16048281
	146th & Shepard 14648 Shepard Street	10,094 2,008 10,094	\$2.50 \$5.50 NNN	West	Clint Seemann Tim Kerrigan	LEASING SPECIAL!! 1st year of 5-year lease @ 1/2 rental rate! New construction in Highway Crossing with 12'x14' drive-in door in each bay. Located just minutes away from I-80. Highway 370 signage opportunity.	14616747
	Fremont Warehouse 1035 East Dodge, Fremont, Fremont	114,600 54,600 114,600	\$2.45 \$2.45 NNN	Other	Lee Ehlers Clint Seemann	Located in Fremont, Nebraska. Rail spur possible. Some fenced outdoor storage - approx. 39,840 sq.ft. Owner says lease it! Make any reasonable offer! 30 minutes from 114th & West Dodge Road.	14119842 Revised Space













# Properties For Sale






Sorted East to West















More Info	Site Name Address	Building Size SF Sale Price	Area	Zoning Alternate Use	Agents	Comments	LoopNet # Status
<b>Commercial For Sale</b>							
	Lucky's Ten-O-One 1001 Pacific Street	15,240 \$950,000	Downtown	HI	Pat Regan Dan Fishburn	Outstanding Ownership Opportunity!!! Ample parking, well known corner location just south of the Old Market.	16513462
	Conoco C-Store 109 East Locust Street, Carter Lake	2,006 \$895,000	Other	Commercial	Clint Seemann Lee Ehlers	Business & Real Estate For Sale! Located on Locust Street in Carter Lake, just 4 minutes to Eppley Airfield. 15% cap rate. Many commercial accounts! Sales for 6/1/09 - 9/8/09 were \$1,237,854.	16403839
	715 South 16th Street	3,000 \$295,000	Downtown	CBD OFC	Ryan Zabrowski R.J. Neary	Nicely renovated and updated with new exterior paint, windows and awnings. Adjacent parking lot included in sale - perfect for employee and customer parking. Perfect for ad agency, lawyers or other professionals.	14970607
	19th & Capitol Streets 202 & 216 N 19th Street	38,400 \$815,000	Downtown	CBD	Ryan Zabrowski R.J. Neary	One parking structure and one parking lot with a total of 109 stalls (78 stalls in garage and 31 in parking lot). Conveniently located near I-480 with easy access to Downtown Omaha. Tremendous redevelopment opportunity!	15637161
	26th & Chandler Road 2609-19 Chandler Road, Bellevue	10,800 \$860,000	South	BG (General Busi)	Lee Ehlers Brian Farrell	Nice neighborhood strip center with Triple Net leases. Offutt AFB housing across the street.	15509576
	Former Kum & Go 4207 Harrison Street, Bellevue	2,940 \$225,000	South	BG (General Busi)	Lee Ehlers	Former Kum & Go. Located on the SW corner of 42nd & Harrison with large neighborhoods surrounding the property. Visible to nearly 12,000 cars per day.	15472949
	90th & Fort 9020 Fort Street	7,800 \$925,000	West	CC (Community C)	Lee Ehlers Brian Farrell	Nice neighborhood strip center. Fully leased with triple net leases.	15513025
	Performance Ford 11910 W Dodge Rd	30,688 \$4,750,000	West	CC OTH	Steve Farrell Brian Farrell	Rare opportunity on W Dodge Rd. Visible to traffic traveling on the Expressway as well as the intersection below. Stop light access to property.	16493571
	High Tech Auto 5253 South 133rd Court	5,250 \$399,000	West	GC/GC-FF/GC-F	John Dickerson	Pole sign visible from 'Q' Street. Owner/User building. Currently an auto repair shop. Business is not for sale.	16167140
	Former Kwik Shop 15555 "Q" Street	2,688 \$499,500	West	CC OFC	Lee Ehlers	Excellent Millard location at the intersection of 156th & "Q" Street with 2,688 sq. ft. building in shell condition. Easy access with 2 entrances. Concrete paved parking lot.	16088185 Revised Price
	Fort Crook Road & Pleasantview 711 Fort Crook Road North, Bellevue	2,989 \$340,000	South	BGH	Clint Seemann Lee Ehlers	Located on Fort Crook Road, near the Southroads Technology Center. Excellent visibility! Purchase the entire site for \$440,000, which is 2.1 acres with a 2,989 sq. ft. building, and includes the parcel to the east.	16150956














## Office For Sale













More Info	Site Name Address	Building Size SF Sale Price	Area	Zoning Alternate Use	Agents	Comments	LoopNet # Status
<b>Office For Sale</b>		<b>Continued</b>					
	Paxton Professional Center 1414 Harney Street	175,000 \$1,450,000	Downtown	CBD	Ryan Zabrowski Michael Moylan	Prestigious Downtown address. Moments to the Old Market and Central Business District. Attached garage parking allows for parking at your door. Quality improvements, ready for occupancy. Many windows with great views.	16194592
	Bellevue Professional Center 2206 Longo Drive, Bellevue	46,639 \$6,100,000	South	Commercial OTH	J.P. Raynor Tim Kerrigan	**PENDING** 9.5% capitalization rate on in place income. Long term leases include: The Gallup Organization & SAIC. Highly recognizable Bellevue office building in landmark location off Kennedy Freeway/Cornhusker interchange.	16134354
	Summit Plaza 3704 Summit Plaza Drive, Bellevue	9,500 \$1,525,000	South	BG	J.P. Raynor Tim Kerrigan	Rare opportunity to purchase a medical building. All improvements in place. Located in Twin Creek Development, close to Alegent, Children's Physicians, Creighton Medical Associates and new UNMC hospital. Busy Bellevue location. Building could be used for retail and/or office.	16335140
	Redick Professional Plaza 6651-6681 Sorensen Parkway	17,280 \$695,000	Midtown	LC (Limited Commer	Lee Ehlers	PENDING SALE! Terrific investment opportunity! 10% cap rate. 13% cash-on-cash return. Surrounding area has undergone major redevelopment. Located across the street from Immanuel Medical Center/Alegent Health.	15848714
	7400 Court Building 808 South 74th Plaza	44,328 \$1,899,000	Midtown	GI - General Indus	Jerry Huber	Perfect for Owner/User. Centrally located. Courtyard like atrium provides a unique, pleasant work environment.	15930811
	7400 Building 900 South 74th Plaza	27,391 \$829,900	Midtown	General Industrial	Jerry Huber	Put your name on the building! Top floor available for Buyer. Long term governmental tenant in place. Upside potential!	16506294
	80th & "L" Street 4715 South 80th Street, Ralston	3,140 \$375,000	Midtown		John Heine	Small office building for sale. Nice build-out with several offices, conference room & coffee bar. Great location with access to I-80 minutes away.	16308606
	Pioneer Square 5408 N. 99th Street	22,380 \$550,000	West	CC COM	Brian Farrell Steve Farrell	Direct Interstate access at I-680 and Fort Street. Visibility from I-680. Prominent pole signage. Recent improvements to the building.	16207404
	Westfield II Office Building 9900 Nicholas Street	36,716	West	MU	J.P. Raynor Pat Regan	** OFFICE CONDOS FOR SALE! ** Class A Office Building. 3,700 - 7,648 sq. ft. available on 2 floors. \$135.00 - \$177.00 per sq. ft. Conveniently located near I-680. All amenities within walking distance. Secured underground parking available.	15266927 Revised Price
	108th & Burt Street 10755 Burt Street	30,072 \$3,195,000	West	GO / LI	Jerry Huber	30 seconds to I-680! Central location makes everything close. Underground garage parking! New roof! Abundant windows.	15955478
	Walnut Grove Professional 5005 South 153rd Street	32,600	West	MU	J.P. Raynor Pat Regan	***Office Condo Opportunity!**** No money down for a qualified buyer! 2,338 - 17,305 sq. ft. available at \$137.50 per sq. ft. Finished space for \$161.50 per sq. ft. New building at Walnut Grove Professional Plaza. Great southwest location. Many services nearby.	14993687
	Space Tech I 1404 Fort Crook Rd South, Bellevue	26,368 \$1,200,000	South	Commercial	John Heine J.P. Raynor Jerry Heinrichs	Owner/User opportunity. Former Northrup Grummons Building. This building has numerous security features common to defense contractors. SKIF room on second floor.	15147792

More Info	Site Name Address	Building Size SF Sale Price	Area	Zoning Alternate Use	Agents	Comments	LoopNet # Status
<b>Office For Sale</b>		<i>Continued</i>					
	Perot Systems 5220 South 16th Street, Lincoln	38,766 \$3,300,000	Other	I-2 (Industrial Park)	J.P. Raynor Lee Ehlers	2 minutes to Highway 2 and 14th Street. 15 minutes to Lincoln Municipal Airport. 10 minutes to Downtown Lincoln. Combination of private offices, open area, conference and training rooms. Priced below replacement cost.	16396764
<b>Industrial For Sale</b>							
	Paradise Park 201 East 35th Avenue, Bellevue	4,800 \$325,000	South	Heavy General Bu	Clint Seemann Brian Farrell	New building! Excellent space for a contractor. Oversized drive-in doors, office space and radiant heat.	15106799
	72nd & "L" Street 4945 South 72nd Street	15,045 \$699,000	Midtown	GC-FF (flood fri)	Clint Seemann Lee Ehlers	Reduced price!!! Nice showroom/warehouse building located on heavily-traveled 72nd Street. 15,045 sq. ft. building for \$46.46 psf.	16262052
	Former Budweiser Bldgs 601 East Dodge & 130 South Union, Fremont, Fremont	45,429 \$1,290,000	Other	Industrial	Lee Ehlers Clint Seemann	Former Budweiser buildings in Fremont. 601 East Dodge is 35,069 sq. ft. with rail, dock & drive-in doors; very efficient & clean building. 130 South Union is 10,350 sq. ft. with drive-in doors. Small building can be sold separately.	14642726
<b>Apartments For Sale</b>							
	Martinview Mobile Home Park 2007 Betz Road, Bellevue	\$1,400,000	Other	RG-50	Jerry Heinrichs	Existing mobile home park in Bellevue for sale. Easily accessible location right off Highway 370 & Fort Crook Road.	16488702

More Info	Site Name Address	Total Land Available Min/Max Parcel Sizes	Price Range	Area Zoning	Agents	Comments	LoopNet # Status
<b>Commercial Land For Lease</b>							
	Woodbridge 7303 Girard Street	1.9 acres	\$12.00 psf	Midtown GO (General Office)	Tim Kerrigan	Across from Immanuel Medical Center. Located on 72nd Street, approximately 1 mile south of I-680. Great location for medical services. Affordable price! Will sell or build-to-suit.	16489514
	Canfield Plaza Pad Site 8601 West Center Road	0.9 acres	\$0.96 psf	Midtown CC	Brian Kuehl	Unobstructed visibility, multiple access points and tons of rooftops. Exact layout to be determined. Site is currently leased through April 2008.	13509032
<b>Industrial Land For Lease</b>							
	75th & L Street 7545 L Street	5.8 acres	\$2,250.00 per month	Midtown GI (Ralston)	Clint Seemann Lee Ehlers	Lease the entire site or just the rear portion of this fenced property on "L" Street. 3.46 or 5.79 acres on fenced lot on "L" Street. Build-to-suit available. See attached site plans for additional information.	13944611 Revised Price and Space
<b>Commercial/Mixed-Use Land For Sale</b>							
	Normandy Hills Normandy Blvd & Grenoble Drive, Bellevue	5.6 acres	\$185,000	South Multi-Family	John Dickerson Jerry Huber	**Reduced Price!** Partially wooded lot. Slopes South to North. Neighboring lots - single family south; multi-family west.	14885495
	19th & Capitol Streets 202 & 216 N 19th Street	0.4 acres	\$815,000	Downtown CBD	Ryan Zabrowski R.J. Neary	One parking structure and one parking lot with a total of 109 stalls. Conveniently located near I-480 with easy access to Downtown Omaha. Tremendous redevelopment opportunity!	15637182
	Fort Crook Road N & Pleasantview L Lot 20 Rybin's Subdivision 2, Bellevue	0.9 acres	\$2.50 psf	Other BG (Business General)	Clint Seemann Lee Ehlers	Convenient access to Fort Crook Road North with excellent visibility. Purchase the entire site for \$440,000, which is 2.1 acres with a 2,989 sq. ft. building, and includes the parcel to the west.	15827794
	Harvell Plaza Lot 10, Harvell Plaza - 3rd Addition, Bellevue	1.4 acres 12,258 sf 54,865 sf	\$5.50 psf	South BG - General Business	Tim Kerrigan J.P. Raynor	Located right off Kennedy Freeway next to Bellevue Professional Center and across from Bellevue University. Bellevue's premier office location. Full movement access off Harvell Drive.	16232395
	Ridgeview Terrace B 6615 Sorensen Pkwy	0.4 acres	\$22,400	Midtown DR	John Dickerson	High profile site along busy Sorensen Parkway consisting of approximately .36 acres. Across from Immanuel Hospital Campus.	16284396
	La Vista Crossing Outlot 72nd & Giles Road, La Vista	1.5 acres	\$9.00 psf	South C-1	Dan Fishburn Pat Regan	Great LaVista location. Lot just west of 16,100 sq. ft. retail building. Fast growing Sarpy area. Near Wal-Mart, Kohl's, Lowe's, Village Inn, Fareway Foods and much more!	15527749
	Woodbridge 7303 Girard Street	1.9 acres	\$4.50 psf	Midtown GO (General Office)	Tim Kerrigan	Across from Immanuel Medical Center. Located on 72nd Street, approximately 1 mile south of I-680. Great location for medical services. Affordable price!	16489517



More Info	Site Name Address	Total Land Available Min/Max Parcel Sizes	Price Range	Area Zoning	Agents	Comments	LoopNet # Status
<b>Commercial/Mixed-Use Land For Sale</b>		<b>Continued</b>					
	78th & Hwy 370 78th & Highway 370, Papillion	3.2 acres	\$803,000	Other MU - Mixed Use	John Heine Jerry Heinrichs R.J. Neary	Adjacent to new Shadow Lake Towne Center. High visibility along Highway 370. Accessible via Olsen Drive. Located between a new major retail development and a new commercial development.	15058529
	80th & Davenport 8021 Davenport Street	0.2 acres	\$180,000	Midtown R7	Jerry Huber	Commercial lot for sale. Currently sits a 1,040 sf ranch home built in 1953.	16520525
	Barrington Place 88th & Hwy 370, Papillion	10.0 acres	\$7.00 psf	South CC	Tim Kerrigan Brian Kuehl	Large site on Hwy 370. Can combine with adjacent parcels to east and west.	13766113
	90th & Hwy 370 (SEC) Papillion	5.4 acres 5.4 acres 5.4 acres	\$1,800,000	South CC (Papillion)	Steve Farrell	Expressway and corner site location.	11400450
	Jacobsen Addition 96th & State Street (SEC)	63.1 acres 63.1 acres 63.1 acres	\$1,577,250	West AG Residential (Master Plans)	Lee Ehlers	Great development land, easy access to utilities and view to Cunningham Lake. Improvements on the property are sold "As-Is Where-Is". Water, gas & sewer adjacent to the site.	14220022
	Savanna Shores 96th & Schram Road (SWC), Papillion	6.6 acres 1.3 acres 6.6 acres	\$8.00 psf \$12.00psf	South Commercial - Papillion	Brian Kuehl Steve Farrell	Growing Papillion area ready for neighborhood retail/office services.	14122052
	Portal Plaza 108th & Giles Road (SEC), LaVista	11.4 acres 1.2 acres 7.5 acres	\$7.00 psf \$11.00psf	South G-C (Papillion)	Steve Farrell Brian Kuehl	Commercial and Office sites with great access and visibility.	13285952
	Val Vista Commercial 108th & Giles Commercial (NEC), LaVista	16.1 acres 0.8 acres 6.4 acres	\$7.00 psf \$11.00psf	South C-3 (LaVista)	Steve Farrell Brian Kuehl	Retail and Office sites available from 1 acre. New roads are now open	3333157
	Brook Valley Business Park 108th & Giles (NWC) Lot 41, La Vista	1.7 acres	\$10.00 psf	South Light Industrial*	Lee Ehlers Brian Kuehl	Excellent visibility to 20,150 cars per day at busy 108th & Giles intersection. Flat site ready for development. All utilities available to the site. Just east of LaVista Convention Center, Paypal Campus, Cabela's, the " World's Foremost Outfitter".	15009022
	Brook Valley Business Park 108th & Giles (NWC) Lot 40, La Vista	2.9 acres 2.9 acres	\$11.00 psf	South Light Industrial*	Lee Ehlers Brian Kuehl	Excellent visibility to 20,150 cars per day at busy 108th & Giles intersection. Flat site ready for development. All utilities available to the site. Just east of LaVista Convention Center, Paypal Campus, Cabela's, the " World's Foremost Outfitter".	13511077
	Roanoke Business Park 120th & Fort Street	13.7 acres 0.9 acres 5.0 acres	\$7.00 \$12.00	West MU	Steve Farrell Tim Kerrigan	Unique opportunity for Omaha businesses and retailers. Landscaping, walking trails and lake serve to create a casual yet professional campus atmosphere. Located in direct proximity to several high profile sporting facilities that draw thousands of visitors to the area annually.	14461525
	Standing Bear 132nd & Fort Street (NWC)	1.7 acres 1.7 acres 1.7 acres	\$5.00 psf	West LO	Steve Farrell	Northwest Corner of 132nd & Fort Street.	11422889

More Info	Site Name Address	Total Land Available Min/Max Parcel Sizes	Price Range	Area Zoning	Agents	Comments	LoopNet # Status
<b>Commercial/Mixed-Use Land For Sale</b>		<b>Continued</b>					
	143rd & Q Street	3.8 acres 3.8 acres 3.8 acres	\$5.50 psf	West CC	Steve Farrell		162450
	Lot 1, Highview Addition Replat One Highway 50 & Platteview Road, Springfield	1.2 acres	\$7.00 psf	South Commercial BHS	Brian Kuehl	Great convenient store, branch bank, medical, vet clinic location, etc.	15031549
	Former Kwik Shop 15555 "Q" Street	39,518 sf	\$12.63 psf	West CC	Lee Ehlers	Excellent Millard location at the intersection of 156th & "Q" Street. Easy access with 2 entrances. Concrete paved parking lot.	
	156th & Fort Streets 5008 North 156th Street	1.2 acres 52,739 sf 52,739 sf	\$15.00 psf	West MU	Pat Regan	Located in growing Northwest Omaha. Close to shopping, dining and entertainment. Flat, ready to build site.	16390690
	Village Point Auto 175th & W. Dodge Rd	10.6 acres	\$6.50 psf	West	Steve Farrell	--PENDING--	
	Sunridge 180th & Harrison Street - SWC	15.0 acres 1.3 acres 15.0 acres	\$8.00 psf \$12.00psf	West (Sarpy) BG	Steve Farrell Brian Kuehl	Retail sites from one acre. Excellent suburban Southwest site. Sarpy BG Zoning. Perfect for Day Care, Car Wash, Bank, C-Store, etc.	14069152
	Cinnamon Creek 180th & Harrison	5.6 acres 1.0 acres 5.6 acres	\$1,025,000	West MU	Steve Farrell Tim Kerrigan	Site is ready for construction. Hard corner lot is ideal for a bank or medical office and can be purchased separately. Balance of site would accommodate a strip center or an owner/user building.	14282440
	Crystal Lakes 180th & Highway 370, Gretna	265.0 acres		South Agricultural	Tim Kerrigan Steve Farrell	*Price is TBD.* SEC and SWC of 180th & Hwy 370. Both roads are primary arterials. Potential for interstate interchange south of site.	15745773
	Tuscan Reserve 940 South 192nd Street	10.3 acres	\$3.50 psf \$11.50psf	West Mixed Use*	Jerry Huber	Popular Pacific Street. 1 - 10 acre mixed use sites. Perfect for a bank, day care, professional office or assisted living facility. Can assemble 5-7 acres for multi-family, assisted living or office.	16284978
	Woodlands 192nd & Q Street (NWC)	16.0 acres 1.0 acres 16.0 acres	\$6.50 psf \$8.75psf	West MU-CC	Steve Farrell	Located in expanding West Omaha neighborhood.	13382785
	Cattail Creek Commercial 192nd & Q Street (NEC)	9.9 acres 1.2 acres 7.4 acres	\$8.00 psf \$12.00psf	West MU	Steve Farrell Brian Kuehl		13970907
	Indian Creek - Commercial/Office 204th & West Maple Road NE, Elkhorn	38.0 acres 0.8 acres 12.1 acres	\$6.50 psf \$15.50psf	West GO & CC	Tim Kerrigan Steve Farrell	Indian Creek Business Park is Elkhorn's finest Office Park. Retail anchor and pad sites are available in Indian Creek Commercial Plaza. Explosive residential development in the area.	183279
	Elk Hills 222, 2010 - 2223 North Main Street	12.1 acres 60,984 sf 87,120 sf	\$3.75 psf \$4.50psf	West Mixed Use*	Clint Seemann Lee Ehlers	Commercial land for sale in the Elkhorn area. 1 - 2 acre lots available. 1st lot goes for \$3.75 psf; subsequent lot sales will be @ \$4.50 psf.	16452530
	High Point 204th & Roberts, Elkhorn	5.3 acres 1.1 acres 2.6 acres	\$5.00 psf \$12.00psf	West CC	Tim Kerrigan Steve Farrell	Located at 204th & Roberts. Highway frontage lots and office/flex land. Grading Complete.	13496167

More Info	Site Name Address	Total Land Available Min/Max Parcel Sizes	Price Range	Area Zoning	Agents	Comments	LoopNet # Status
<b>Commercial/Mixed-Use Land For Sale</b>		<b>Continued</b>					
	Skyline Country Land 204th & West Dodge Road NW, Elkhorn	37.6 acres 1.0 acres 17.0 acres	\$3.25 psf \$14.00psf	West CC	Tim Kerrigan Steve Farrell	Small & large user office/retail/flex land. 15 acre multi-family. Only 10 minutes from I-680. Join Menards, Jensen Tire, Thunder Bowl and many other new businesses in the area.	228401
	Center Pointe 204th & W Center Rd (SEC)	30.5 acres 1.0 acres	\$6.50 psf \$14.00psf	West SCV	Brian Kuehl Tim Kerrigan	Rare opportunity to own West Center development land. Combines good anchor store visibility and the best cross street (204th) of all remaining West Center sites. Large enough for any retail user. 1 acre (and up) pad sites available. Affordable for large retail or office campus - \$6.50 psf for lot acres.	15903434
	Coventry - Phase I Outlots 204th & Q Street (SWC), Elkhorn	46.0 acres	\$4.00 psf \$18.00psf	West Mixed Use	Dan Fishburn Pat Regan	Excellent Retail Outlots Available! Southwestern Omaha's premier commercial, office & residential community. 700 employees occupy space within the first office campus.	15828221
	Legado Plaza 204th & Harrison - NEC, Elkhorn	69.0 acres 29.0 acres 69.0 acres	\$2.50 psf \$4.50psf	West Agriculture	Tim Kerrigan Steve Farrell	40 Acres of Commercial/Mixed Use Land and 29 Acres of Multi-Family/Assisted Living/Civic Use. Across from Coventry mixed-use development.	14898456
	Hi-Land Mobile Home Park 21000 West Dodge Road, Elkhorn	22.7 acres	\$3,250,000	West Commercial	Steve Farrell Tim Kerrigan	West Dodge Rd development land. Adjacent to Menard's and other extensive development. Access from 204th (Hwy 31) and Skyline Drive. Great visibility to West Dodge Rd.	14589010
	Hwy 275 & 256th Street Highway 275 & 256th Street, Valley	21.3 acres 21.3 acres 21.3 acres	\$421,400	Other AG***	Lee Ehlers Clint Seemann	1,800' of frontage on Hwy 275 just east of Valley. Great visibility. Good access to utilities.	13467946
	Fort Crook North Properties Belleuve	2.1 acres 51,143 sf 91,329 sf	\$440,000	South BGH & BG	Clint Seemann Lee Ehlers	Excellent commercial site! Located on Fort Crook Road North. Owner will divide. Motivated owner - make any reasonable offer!	15896245
<b>Office Land For Sale</b>							
	Papillion Professional Park 72nd & Halleck - LAND, Papillion	4.3 acres 45,230 sf 49,378 sf	\$295,000	South Office	Michael Moylan J.P. Raynor	2 lots remain - each includes architectural plans for a 10,000 s.f. bldg. CAM Agreement & Architectural control covenants.	13612881
	Lot 2, Blondo 108 Business Park Rep 10910 Burdette Street	2.7 acres	\$999,702	West MU	J.P. Raynor Tim Kerrigan Steve Farrell	Ready to build site with existing, paved parking lot included. Located on the northwest corner of 108th & Blondo Streets. Close to all area amenities and quick Interstate access via West Maple Road or West Dodge Road.	16367998
	Seville Square 14750 West Dodge Road - Land	2.8 acres	\$13.50 psf	West See below	Tim Kerrigan Steve Farrell	West Dodge Frontage. Easy access from 150th Street.	14208144
	Torrey Square - Land 3833 North 153rd Street	1.0 acres	\$9.00 psf	West MU	Jerry Huber John Dickerson	Parking lots in place. Ready for building development. Office or Retail site.	16557613 New Listing
	West Point Land 156th & West Maple Road (NEC)	4.3 acres 1.9 acres 4.3 acres	\$8.50 psf	West MU	Steve Farrell Tim Kerrigan	Lots for sale or will build-to-suit.	16215741

More Info	Site Name Address	Total Land Available Min/Max Parcel Sizes	Price Range	Area Zoning	Agents	Comments	LoopNet # Status
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**Office Land For Sale** *Continued*

	Pacific Springs Vista 168th & Pacific Street - NWC	32.4 acres 1.0 acres 12.6 acres	\$10.00 psf \$15.00psf	West MU	Steve Farrell Tim Kerrigan Brian Kuehl	Retail pads and office sites available for Sale. Office and retail space available for Lease.	14039562
	Pacific Springs 816 South 169th Street	0.4 acres	\$285,000	West MU	Jerry Huber John Dickerson	Rare, small suburban office lot located in Pacific Springs near 168th & Pacific Street.	16512240


**Industrial Land For Sale**

	94th & Ida Streets 6920 & 6930 North 94th Plaza	2.1 acres	\$3.75 psf \$4.50psf	Midtown GI	Jerry Heinrichs John Heine	Over 2 acres available in Thomas Creek Business Park located on 94th & Ida Street. Rapidly expanding area with new commercial developments surrounding.	15402412
	Val Vista Industrial 108th & Chandler, LaVista	29.5 acres 1.4 acres 13.6 acres	\$1.18 psf \$2.75psf	South I-1	Lee Ehlers Clint Seemann	1.44 to 13.60 acres contiguous. Based on \$2.75 per useable sq. ft. Just north of 108th & Giles Road. New commercial and residential development all around.	13340434
	Hilltop Industrial Park 136th & Cornhusker Road	4.1 acres 4.1 acres 4.1 acres	\$2.50 psf	South I - 1	Lee Ehlers Clint Seemann	Located in Hilltop Industrial Park, this corner site is ready for development. Access to I-80 is just moments away.	13938381
	Bennington Industrial Park 153rd Circle & Highway 36, Bennington	2.9 acres	\$290,000	Other Light Industrial	Tim Kerrigan	Highly visible to Highway 36. Level lot. Broad zoning designation. Affordable price.	16004850
	Western State Industrial Tract 2639 West "O" Street, Lincoln, Lincoln	0.6 acres	\$169,000	Other H3 - Highway Commercial	Lee Ehlers Clint Seemann	West "O" location. Great access to Highway 77. Adjacent to Super8 Motel.	15052006

**Apartment Land For Sale**

	168th & W. Dodge Rd 1222 N 168th Street	31.0 acres	\$2,950,000	West AG & AG-FP	Tim Kerrigan Steve Farrell	Highly desirable Dodge Street corridor, west of park & nature preserve and near Village Pointe. Frontage and access to 168th Street.	15587427
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**Residential/Other Land For Sale**

	72nd & Capehart Rd 7402 Capehart Road, Papillion	76.7 acres	\$46,000.00 per acre	South Ag	John Dickerson	Future residential development site for single family, duplexes, townhomes or multi-family with low to medium density. Good for a senior housing campus. Just south of the new Shadow Lake Town Center.	15505330
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