

BELLEVUE PROFESSIONAL CENTER CASE STUDY

2201 Longo Drive, Bellevue, Nebraska



PROPERTY

SIZE 46,639 sf

PROPERTY TYPE General Office

SELLER Britian Town LLC
Jeff Renner
402-291-2222

CHALLENGES

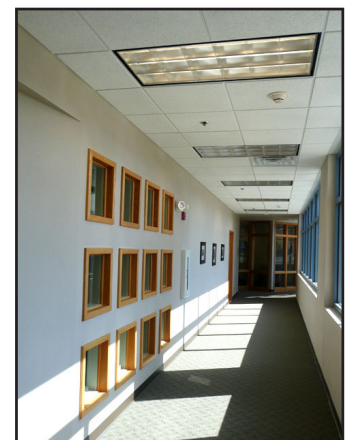
- Medical specialists develop a preference for newer submarket
- Medical use exclusives reduced marketability
- Global economic downturn



RESULT

SALE DATE October 2010

- Repositioned building for non-medical use and for a sale
- Two leases with general office users are signed to backfill recently vacated space
- Cash flow restabilized for a sale
- \$5,600,000 (\$120.00 psf) sale price in difficult market
- Sale required other tenant renewals and expansions
- Seller used a portion of proceeds for trade



AGENT

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