



By Ryan Zabrowski,  
CCIM, SIOR, CRE  
President

## SALES & LEASING

Lee Ehlers, CCIM  
Brian Farrell  
Steve Farrell, CCIM, SIOR  
Dan Grant  
Ember Grummons, CCIM  
Jerry Heinrichs, CCIM  
Tim Kerrigan, CCIM, SIOR  
Grant Kobes, CCIM  
Brian Kuehl  
Molly Kuehl  
Ryan Kuehl, CCIM  
Riley Miller  
R.J. Neary, CCIM, SIOR, CRE  
J.P. Raynor, JD, CCIM, SIOR  
Mike Rensch  
Clint Seemann  
Kevin Stratman, CCIM, SIOR  
Jack Warren, CCIM  
Jeanette Weber, MPA, SIOR, CPM  
Sydney Weller  
Ryan Zabrowski, CCIM, SIOR, CRE

## PROJECT MANAGEMENT

Jason Velinsky

## PROPERTY & FACILITIES MANAGEMENT

Zack Arellano  
Kaitlin Croft  
Elizabeth Cummins  
Lindsay Gifford  
Tammy Grainger  
Jordan Hale  
Trish Keck  
Nicole Morrison  
Ricia Riley  
Jenn Woodall

## LEADERSHIP TEAM

Ryan Zabrowski, President  
Laura Hansen, Vice President  
of Operations  
Kathy Quigley, CPA, Vice President  
of Finance  
Krissy Harral, Marketing Manager

## A SIGN ON EVERY MILE: GRATITUDE FOR THOSE WHO HELP US ACHIEVE OUR VISION OF GROWTH AND EXCELLENCE

As we celebrate the holiday season, I want to express my gratitude for being part of this amazing firm. I joined Investors Realty in January of 2001, and I was impressed by the Client First attitude of all the teammates.

Now, as the President of the firm, I am proud to say that this attitude is stronger than ever. It has been an honor to work with such talented and dedicated people who always do the right thing for the client. Since 1975, we have grown significantly, but we have never lost sight of our core purpose: "Customer Focused, ALWAYS."

Two years ago, we embarked on a journey to implement the Investors Operating System (IOS), inspired by the book "Get a Grip" by Gino Wickman and Mike Paton. This system has helped us improve our teamwork, our processes, and our results. As part of our Annual Plan, the Leadership Team chose our Big Hairy Audacious Goal (BHAG): A Sign on Every Mile. This goal reflects our vision of growth and excellence, and it was inspired by our previous campaign, "Behind the Sign."

We are excited to launch IOS through our brokerage teams in 2024. We believe that the increased structure and accountability will help us overcome the challenges of the uncertain market and achieve our goals. I would like to take this opportunity to recognize the achievements of our teams:

- **Brokerage:** Our brokers are exceeding their goals for the year, despite the headwinds in the market. They have closed some of the most significant deals in the region and have built strong relationships with their clients.
- **Property Management:** Our managers are overseeing over 6.5 million square feet of quality properties. They have achieved a high rate of tenant renewals and have added new clients to our portfolio.
- **Property Accounting Team:** Our property accountants have streamlined their processes and have provided better support to our managers and better reporting to our clients. They have also implemented new software and tools to enhance their efficiency and accuracy.



- **Maintenance Team:** Our maintenance team is operating at its highest level of efficiency and quality. They have introduced new innovations and best practices to ensure the satisfaction of our tenants and owners.
- **Project Management:** Our project management team, our newest service line, has provided tremendous value to our clients and has achieved a record year of revenue. They have successfully completed projects ranging from tenant improvements to major renovations.
- **Support Staff:** Our support staff, the team "Behind the Sign," has provided the highest level of support to our brokers and managers. They have handled the administrative, marketing, and operational tasks with professionalism and excellence.

Team IRI, I am grateful for your hard work and dedication to our clients and customers. You are the reason why we are the best in the business. Finally, I want to thank our clients for their trust and loyalty. Our company was named for you, the Investors. You are the reason why we exist and why we strive to be better every day. Thank you for choosing us as your partner in real estate.

*Have a happy and safe holiday season.*

*Ryan M. Zabrowski*

## 2023: A CHALLENGING YEAR FOR THE INVESTMENT PROPERTY MARKET

A perfect storm of sharply rising interest rates, high inflation and recession fears has prompted a substantial slowdown in the investment property market. Investment property sales volume in the Omaha area is down 56% from 2022.



By Ember Grummons,  
CCIM

The most significant driver of the slowdown was the cost of debt. Borrowing costs went from the low 3% to the mid 7% range. The yield on the benchmark 10-Year Treasury rate (which many commercial loans are based on) has tripled in the past two years. The 10-Year Treasury has gone up 1% to approximately 5% in the past 30 days. All this has caused a substantial drop in mortgage volume, which is expected to drop 46% in 2023.

Excluding multi-family, most investment transactions in 2023 were single-tenant properties in the sub \$3 million price range. We did not see the larger retail, office or industrial sales we would see in a typical year. Notable transactions for the year included the sale of Millard Plaza for \$8 million, the sale of 8420 West Dodge Road for \$6,250,000, the sale of the Children's Physicians clinic at 200th & West Maple Road for \$5.8 million, and the liquidation of multiple properties from the Jerry Gordman Estate.

The question on everyone's mind is how pricing has been affected by all of these changes. We have multiple comparables in the single-tenant net-leased category sub \$3 million – those cap rates are approximately 50 to 75 basis points higher. Those properties are often purchased with little or no debt, which lessens the impact of higher interest rates. For the remaining sectors, it is hard to quantify current pricing because we don't have a lot of comparables to look at. Cap rates for the Gordman's estate properties were approximately 75 basis points higher than the market peak in 2021.

Compared to other markets, Omaha has held up well and property fundamentals are still good. Even the beleaguered office segment has held up well in the Omaha area – surprisingly, many of the trades over \$3 million were in the office sector.

Once interest rates stabilize, I would expect to return to a more normal market. Market participants are ready to get back to work, and there will be substantial capital available once conditions normalize.



## OMAHA RESTAURANT WD CRAVINGS FEATURED ON "DINERS, DRIVE-INS AND DIVES"

Recently, Wendy Delgado and Piero Cotrina, co-owners of Omaha restaurant WD Cravings and a tenant at Investors Realty property Cherry Hills, was featured on the hit Food Network show "Diners, Drive-Ins and Dives." With the help of our receptionist, the property manager at Cherry Hills put together a watch party to celebrate, inviting all Cherry Hills tenants and their families to join. The party was held at Legends Patio Bar & Grill, where appetizers, beverages and desserts were provided (and some fun was had with pictures of host Guy Fieri's signature spiked hair).

Located at 7110 North 102nd Circle, WD Cravings specializes in homemade pastries, gourmet comfort food and more. Wendy and Piero sat down to talk with us about the restaurant and their experience on "Diners, Drive-Ins and Dives."

**Q: How were you selected to appear on "Diners, Drive-Ins and Dives"?**

A: The Food Network sent us an email, saying that someone from the network came to the restaurant and loved it so much that they started spreading the word, and they selected us to do a show.

**Q: What dish is WD Cravings best known for?**

A: The Cheese Wheel pasta! It was featured on the show as well! And we are the only restaurant in the state currently doing this right now.

**Q: How has the appearance impacted you personally and professionally?**

A: We have a lot of new customers that hadn't even heard of us until they saw the show, so our following is growing every day. Personally, not too much, except that I turned my living room into a giant shrine for Guy Fieri followers. My goal is to turn everyone in my apartment complex into devoted supporters of the show.

**Q: Any other thoughts on your experience or the watch party?**

A: We truly enjoyed meeting all our neighbors and the owner of the property – we love to connect and meet new people.





## INVESTORS REALTY EXPANDS HORIZONS THROUGH SIOR MEMBERSHIP, CONFERENCE



By Tim Kerrigan,  
CCIM, SIOR

As we strive to provide our clients and customers with the best services in the commercial real estate industry, it is critical we understand what it means to truly be the best. One way we can do that is through the Society of Industrial and Office Realtors (SIOR).

Founded nearly 80 years ago, SIOR is comprised of over 3,600 commercial real estate brokers who are active across the country and around the globe. Our Omaha-based firm has long recognized the immense value that SIOR provides, connecting us with a vast network of commercial real estate practitioners worldwide.

This invaluable network is one of the primary advantages of our SIOR membership. With members spanning the country and beyond, SIOR ensures that we have direct access to the best brokers in various markets. This association guarantees that when serving our clients, we are backed by the expertise of top-notch professionals, ensuring they receive the highest quality service.

Moreover, SIOR isn't merely about connections; it's a hub of thought leadership. Our engagement with fellow brokers offers us invaluable insights into market dynamics and trends. These interactions shed light on what's happening in different markets, enabling us to adapt and evolve with the ever-changing landscape of commercial real estate.

In October, some of our team attended the SIOR conference in Chicago. The event was excellent and featured a lineup of influential keynote speakers and industry leaders. Tom LaSilva, Head of Commercial Real Estate Economics at Moody's Analytics, provided a comprehensive analysis of the current economic landscape and helped establish expectations for the months to come.

Peter Diamandis's discourse on exponential growth and Molly Fletcher's inspirational insights on energy and maintaining a winning mindset were particularly insightful. Fletcher talked about the mindset not of winning but of improving, the value of discipline and seeing obstacles as opportunities, and the ever-increasing need to be present for your clients. Diamandis told the audience that "the day before something is a breakthrough, it's a crazy idea," and he encouraged us to pull out those crazy ideas because exponential growth is upon us, and we will see some impossible things become possible.

The topic of AI was prevalent in every presentation. From marketing to information analysis, and from compliance to chatbots, AI is coming fast. Investors Realty has been investigating AI for several months, and we formed an AI committee in June, but this recent SIOR conference really

helped us begin to understand how we can deploy AI to improve our service. The key takeaway for our team was another Diamandis quote: "Systemize the routine so you can humanize the exceptional."

Notably, two industry icons, Mike Lipsey and Rod Santomassimo, shared the stage to present a program titled "The Client Centric Approach." Their presentation encapsulated the essence of serving our clients not just adequately but exceptionally, aligning with the Investors Realty Core Value "Client Focused." Lipsey is the premier trainer and Santomassimo is the premier coach in commercial real estate, and SIOR is the only organization that could bring them to the same stage.

The conference wasn't merely a gathering; it was a knowledge reservoir where the best minds in the industry converged to share ideas, strategies, and forecasts, all of which are instrumental in guiding us as we navigate the complexities of the commercial real estate landscape.

Insights garnered from the SIOR conference will be shared among brokers at the weekly sales meeting and throughout the months that follow. We can point to several instances over the years where a successful new company initiative took its initial shape from an SIOR discussion. Already this year, we've started to implement new strategies and integrate fresh perspectives into our practices, benefiting our clients and reinforcing our standing as a premier commercial real estate brokerage.

Looking ahead, our participation in SIOR will continue to be a cornerstone of our growth and success. The relationships we've fostered and the wealth of knowledge we've gained through this esteemed organization are invaluable assets that propel us forward in an ever-evolving industry. Our commitment to SIOR is a testament to our dedication to offering nothing less than excellence to our clients. It's an investment in our team, our clients, and the future of Investors Realty, Inc.



**SIOR**

## BLAIR HIGH ROAD CORRIDOR DRAWS INCREASED INTEREST AND INVESTMENT

As prices for land in Southwest Omaha have surged from \$70,000 to \$130,000 per acre, largely due to the influx of major players like Amazon, Google Data Center, and Facebook Data Center, local users

In summary, the Blair High Road corridor is swiftly becoming a focal point for diverse industrial and residential ventures, offering a strategic alternative to more established areas and major potential for substantial growth in the coming years. Investors Realty has had the pleasure of working with several buyers in this corridor over the last few years, and we look forward to increased involvement as the area continues to develop.



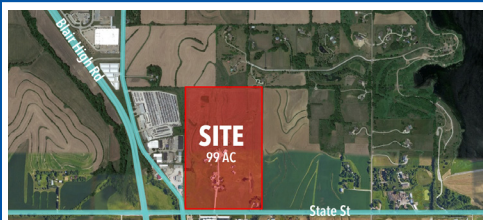


# A FEW OF OUR LATEST DEALS

DECEMBER 2023

## DEALS

### LAND



**104TH & STATE STREET** 99 acres  
**BUYER** Omaha Public Power District  
**AGENT** Ryan Kuehl CCIM, Ryan Zabrowski, CCIM, SIOR, CRE, Tim Kerrigan, CCIM, SIOR



### COMMERCIAL



**138TH & WEST MAPLE ROAD** 6,655 SF  
**LEASEE** Stride Autism Center Management Services  
**AGENTS** Brian Kuehl, Molly Kuehl, & Brian Farrell



### OFFICE



**36TH & FARNAM STREET** 12,565 SF  
**LEASEE** Weitz Investment Management  
**AGENTS** JP Raynor, JD, CCIM, SIOR & Tim Kerrigan, CCIM, SIOR



### INDUSTRIAL



**HWY 6 & S 231ST STREET** 26,950 SF  
**BUYER** Snyder Construction Partnership LLP  
**AGENTS** Clint Seemann, Lee Ehlers, CCIM, Ryan Kuehl, CCIM, & Ryan Zabrowski, CCIM, SIOR, CRE



### INVESTMENT



**84TH & W DODGE ROAD** 66,011 SF  
**BUYER** Ambassador exchange QI for 5332 S 138th St, LLC  
**AGENTS** Ember Grummons, CCIM, JP Raynor, JD, CCIM, SIOR, & Jack Warren, CCIM



### LAND

- SALE** 99 AC at 104th & State Street to **Omaha Public Power District**
- SALE** 7.5 AC at 192nd & Platteview to **Cutthroat Properties LLC**
- SALE** 3.38 AC at Ida & Richmuth Rd to **Gratopp Holdings LLC**
- SALE** 1.87 AC at 192nd & Gold Street to **Omaha Development Group LLC**
- SALE** 0.44 AC at 54th & Hwy 370 to **Metropolitan Utilities District**

### COMMERCIAL

- LEASE** 7,943 SF at 121st & Emmet Street to **The Paw Spa Pet Resort**
- LEASE** 7,660 SF at 104th & Portal Road to **Pint Nine Holdings LLC**
- LEASE** 7,000 SF at 91st & Blondo to **Hanger Prosthetics & Orthotics**
- LEASE** 6,655 SF at 138th & West Maple Road to **Stride Autism Center Management Services**
- LEASE** 6,156 SF at 180th & Harrison to **Pre K and Play Academy**
- LEASE** 3,662 SF at 132nd & California Street to **Brushi**
- LEASE** 3,078 SF in Bellevue, NE to **Intergrated Life Choices**
- LEASE** 3,000 SF at 132nd & West Maple Road to **Athletico**
- LEASE** 3,000 SF at 156th & Reynolds Streets to **Rock Valley Physical Therapy**
- LEASE** 2,592 SF at 159th & West Center Road to **West Omaha Chiropractic**
- LEASE** 2,555 SF at 98th & Giles Road to **Gregory C Weeder DDS**
- LEASE** 2,400 SF at 50th & Grover Street to **The Cannabis Factory**
- LEASE** 2,081 SF at 138th & West Maple Road to **BrewMoon ApotheCoffee & CurosiTeas**
- LEASE** 1,905 SF at 154th & Ida to **Young Chiropractic & Rehabilitation Center**
- LEASE** 1,875 SF at 204th & Blondo Pkwy to **American Shaman**
- LEASE** 1,674 SF at 96th & Schram to **Ash Salon & Extensions**
- SALE** 1,646 SF at Hwy 370 & Wickersham Blvd to **Batis Development Company**
- LEASE** 1,633 SF at 132nd & West Maple Road to **GNC**
- LEASE** 1,588 SF at 147th & Eagle Run Drive to **Eagle Run Chiropractic**
- LEASE** 1,535 SF at 96th & Q Street to **Thrift World**
- LEASE** 1,464 SF at 180th & Q Street to **Mugshot Skincare**
- LEASE** 1,400 SF at 120th & I Street to **Kinetic Physical Therapy**
- LEASE** 1,350 SF at 133rd & Millard Avenue to **Answers for Autism**
- LEASE** 1,200 SF at 162nd & Maple to **National Senior Insurance**

### OFFICE

- LEASE** 21,620 SF at 169th & Frances Street to **Midwest Allergy and Asthma Clinic**
- LEASE** 15,024 SF at 98th & M Street to **ADI**
- LEASE** 12,565 SF at 36th & Farnam St to **Weitz Investment Management**
- LEASE** 9,573 SF at 121st & West Center Road to **TGL Medstaff**
- LEASE** 8,400 SF at Mill Valley Road & Papillion Parkway to **Guardian Pharmacy**
- LEASE** 8,225 SF at 90th & Boyd Street to **One World Community Health Centers**
- LEASE** 5,467 SF at 92nd & West Dodge Road to **Martin Marietta**
- SALE** 5,042 SF at 48th & Center Street to **One World Community Health Centers**
- LEASE** 4,945 SF at 120th & Blondo Street to **TEAM-Together Everyone Achieves More LLC**
- LEASE** 3,547 SF at 98th & Nicholas to **American Heart Association**
- LEASE** 3,189 SF at 103rd & Pacific to **Robert Half**
- LEASE** 3,000 SF in Council Bluffs, IA to **Goodwill Industries**
- LEASE** 2,681 SF at 204th & West Dodge Road to **Coldwell Banker NHS Real Estate**
- LEASE** 2,500 SF at 98th & Indian Hills Drive to **Celerion**
- LEASE** 2,409 SF at 31st & Dodge St to **PRG**
- LEASE** 2,218 SF at 170th & Frances Street to **Insurance Solutions**
- LEASE** 2,202 SF at 192nd & W Dodge Rd to **Edelman Financial Engines**
- LEASE** 1,760 SF at 132nd & Millard Avenue to **Authentic You Salon & Studio**
- LEASE** 1,600 SF at 108th & West Dodge Road to **GTM Solutions**
- LEASE** 1,550 SF at 129th & Fort St to **KreativElement**
- LEASE** 1,280 SF at 108th & West Center Road to **Maria Arroyo Insurance**
- LEASE** 1,240 SF at 69th & Pacific Street to **First Capital Partners**

### INDUSTRIAL

- LEASE** 41,318 SF at 142nd & C Street to **MUD**
- LEASE** 34,693 SF at 45th & F Street to **Wes & Willy LLC**
- LEASE** 30,216 SF at 142nd & Cornhusker Road to **Midwest Wheel Companies Inc**
- LEASE** 29,460 SF at 45th & F Street to **Redman Van & Storage Company**
- SALE** 26,950 SF at Hwy 6 & S 231st St to **Snyder Construction Partnership LLP**
- LEASE** 14,550 SF at Hamilton Street & Military Avenue to **F. Sexton LLC**
- LEASE** 12,230 SF at 45th & F Street to **Datashield Corporation**
- LEASE** 9,000 SF at 86th & G to **Pet Friendly Direct LLC**
- LEASE** 7,900 SF at Waterloo to **Sunnytop Shop LLC**
- LEASE** 5,645 SF at Waterloo to **Northwest Feed & Grain Co Inc**
- LEASE** 5,400 SF at 108th & Harrison to **Belt Power LLC**
- LEASE** 3,744 SF at 88th & J Street to **Americlean Inc**
- LEASE** 3,655 SF at 88th & J Street to **Centurion Stone of Iowa, Inc.**
- LEASE** 3,440 SF at 88th & J Street to **Albert Tool & Die**
- LEASE** 2,800 SF at 90th & Sorensen Pkwy to **Mahaska Bottling Co**
- LEASE** 2,513 SF at 118th & I-80 to **Vanguard Utility Partners Inc**
- LEASE** 1,955 SF at 101st & J Street to **Los Cuatro Tenaces LLC**
- LEASE** 1,140 SF at 94th & G Streets to **Wallaby Windows**

### INVESTMENT

- SALE** 66,011 SF at 84th & West Dodge Road to **Ambassador exchange QI for 5332 So. 138th St., LLC**
- SALE** 25,344 SF at 13th & Jones to **1316 Investors LLC**
- SALE** 7,800 SF at 149th & Grover to **Seven Double LLC**



**SALE****LYONS UNDERGROUND  
DATA CENTER**  
Lyons, NE 54,000 SF

- Well maintained interior with majority of equipment removed
- Extremely well built building, designed with walls up to two feet thick to withstand and operate through all external disasters
- 329 foot tall communications tower with OHF radio service
- All building plans included with due diligence engineering inspections

**LEASE****14909 GROVER STREET** 7,800 SF

- Clear span warehouse space with floor drains, radiant heat and exhaust fans
- Hard to find paved and fenced outdoor storage
- Functional, recently renovated office space with a mix of private offices and large conference rooms

**SALE****6600 FLETCHER AVENUE** Lincoln, NE 50,300 SF

- 2.8 miles from I-80 via 56th Street
- 3.9 miles to I-80 via HWY 6
- 4.55 acres of excess land and possible rail access
- Floor drains throughout the warehouse
- Good mix of dock and drive-in doors

**LEASE****HOUSE AND HOME CENTER** 138th & Industrial Rd 1,945 SF

- Clean, professionally-managed property
- Monument signage on Industrial Road
- Easy access to I-80
- Shared restroom in the space that includes janitorial

**SALE****9630 REDICK AVENUE** 17,422 SF

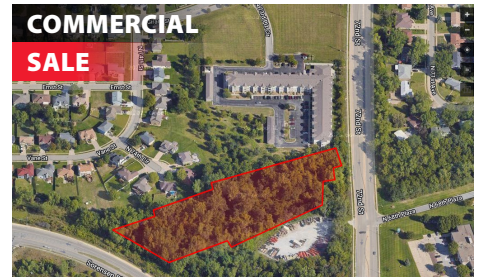
- Located in GI Zoning
- Excellent visibility to Blair High Rd
- Immediately adjacent to Interstate I-680

**SALE****WATERLOO WAREHOUSE** Waterloo, NE 77,464 SF

- 100% leased multi-tenant industrial building
- Most rents are substantially below market
- Potential to generate additional income with outside storage on east side of property
- Located in the Northwest Omaha Submarket

**SALE OR LEASE****4211 S 143RD CIRCLE** 24,142 SF

- Ability to convert portions into flex/industrial/warehouse
- Four (4) drive-in doors already in place
- Current floor plan has a great mix of private offices, conference rooms, training rooms, and a large trading room
- Located in an office park setting with various amenities within walking distance

**COMMERCIAL****72ND & SORENSEN PARKWAY** 3.38 AC

- Zoned Developmental Reserve
- Adjacent to CHI Immanuel Hospital
- Easy access to I-680 on 72nd street or Highway 133
- Visible to 18,520 vehicles per day at 72nd and Newport Ave
- Land is heavily treed and hilly

**INDUSTRIAL****SALE****9630 REDICK AVENUE** 1.09 AC

- Located in GI Zoning
- Excellent visibility to Blair High Road
- Immediately adjacent to Interstate I-680
- Includes existing paved parking

**COMMERCIAL****SALE****FALCON BUSINESS PARK LOT 4** Valley, NE 2.186 AC

- Perfect location for fast food, a bank, coffee shop, etc
- Multi tenant retail building going up across the street
- Flex contractor bays to the South of the site
- Site is raised out of the flood plain
- Convenience stores and gas stations are restricted

**INDUSTRIAL****SALE****25130 HWY 275** Valley, NE 50,000 SF

- Visible from Highway 275
- Owner is willing to build-to-suit

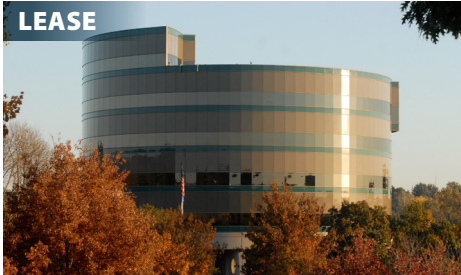


**LEASE****WEST CENTER POINT**  
144th & W Center Rd 13,458 SF

- Visible to West Center Road. Take advantage of prominent building signage opportunities to increase your brand's presence and capture the attention of passing traffic
- Enjoy the benefits of numerous windows in the space allowing for natural light throughout the premises
- This office building offers an exceptional open layout by combining collaborative open areas, conference rooms, and private offices
- Recent renovations, including LED lighting throughout the premises, have enhanced the space's interior

**SALE****2828 S 87TH STREET** 9,970 SF

- Located South of 87th & West Center Road with great amenities in the immediate area
- Suite 101 is 4,970 SF and Suite 102 is 5,000 SF
- Both consist of a great mix of open office space, private offices, conference rooms, and break rooms

**LEASE****1212 N 96TH STREET** 15,387 SF

- Current floor plan has flexibility to fit your business needs
- Distinctive 360-degree design that provides natural light throughout the space
- Amenities include on-site security, cafeteria, and fitness center with a locker room

**LEASE****PAPILLION PROFESSIONAL PARK** 72nd & HWY 370 2,059 SF

- Good mix of private offices and open space
- Minutes to Shadow Lake, Market Pointe, and Settlers Creek
- Highly visible signage on 72nd Street
- Clean, well-maintained property

**LEASE****GOLDEN GATE** S Washington & Cederdale Rd 1,000-2,000 SF

- Highly visible store front
- In the center of Papillion
- Office space with upgraded interior and kitchenette
- NNN Lease, gas heat and water included in CAM
- Located just north of Sarpy County Courthouse

**SALE****PACIFIC SPRINGS CENTER**  
168th & Pacific St 43,698 SF

- Relatively new construction
- Attractive common areas
- Large parking ration (5.3/1,000)
- Strong tenant mix with varying lease terms
- Abundant amenities nearby

**LEASE****FRONT & SPRUCE STREET** Valley, NE 240 SF

- Historic downtown corner building in Valley completely renovated in 2017
- Executive office with shared kitchenette/coffee bar and common area on the second floor
- Rent includes all utilities, taxes, and CAM

**LEASE****OMAHA WORKS  
BUSINESS PARK**  
125th & I St 133,012 SF

- Fully remodeled space
- 63,000 SF on first & second floors
- Opportunity to subdivide
- Amenities include gym, an auditorium, and green space
- One minute from the I-80/680 interchange and L Street
- Available in Q3 or Q4 of 2024

**SALE****MOBA OFFICE BUILDING**  
156th & W Maple Road 31,162 SF

- Very attractive building exterior situated on 2.03 acres with visibility to 156th Street
- High-class, modern finish throughout the building's interior.
- Various amenities within walking distance such as restaurants, shops, gas station, and other services



## COMMERCIAL

## SALE

**8505 GILES ROAD**  
7,811 SF

- Prime location near La Vista City Centre with high visibility & accessibility to Giles Road
- Great opportunity for an owner occupant or investor
- The building is leased through August 31, 2024

## LEASE

**370 POINTE HWY 370 & 42nd St** 1,363 SF

- Space consists of 3 spacious and private offices, open space, breakroom/kitchenette, and waiting room
- Park at your front door
- Quick, easy access to Highway 370
- Exterior building signage available directly to Highway 370

## SALE

**1516 JONES STREET**  
8,639 SF

- Just blocks away from the Old Market in Downtown Omaha
- The floorplan is versatile with a spacious and flexible layout
- 20' and 11' 9" under the trusses
- Parking opportunities with adjacent parking lots available for sale

## LEASE

**14840 EVANS PLAZA** 2,014 SF

- Near anchor tenants such as Lowes and Michaels, and national tenants such as Starbucks, Verizon, Planet Fitness, Panera Bread, T Mobile and Veridian Credit Union

## SALE

**715 S 16TH STREET**  
2,948 SF

- Prime downtown location, blocks from Old Market
- The current layout has private offices and open space
- Suitable for both office and retail storefront
- Parking opportunities with adjacent parking lots available for sale

## LEASE

**MAPLEWOOD PLAZA** 90th & Maple St 1,728 SF

- Front door parking
- High density residential neighborhoods in immediate area
- 30,000 estimated average daily traffic count
- Minutes to Interstate 680 and Dodge Street
- Perfect for service retailer

## LEASE

**602 N 210TH STREET**  
2,379-14,479 SF

- Hard to find - Flex/ showroom /retail space in Elkhorn
- Building ready beginning of 2024
- Signage visible to West Dodge Road
- Overhead doors on bay 105 and 108 with the ability to put overhead door on other bays

## SALE

**2719 LOCUST STREET** Grand Island, NE 18,210 SF

- Immediate access from Hwy 34 and minutes from I-80
- Excellent demographics
- Near Walmart and other major retailers
- Well maintained property with many possible future uses
- B-2 zoning, general business zoning