



By Brian Farrell

2023 RETAIL MARKET REPORT

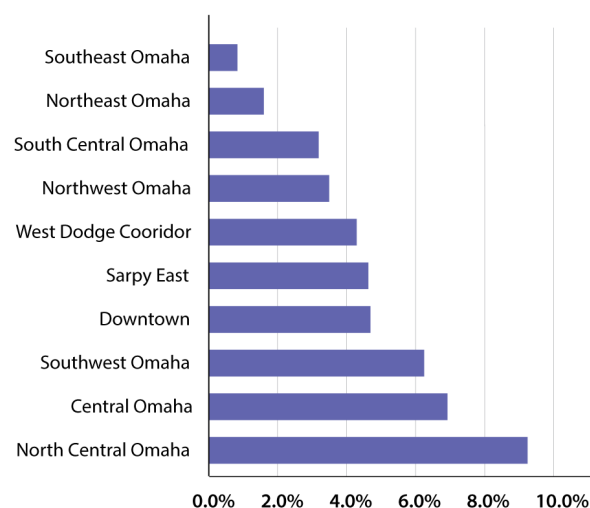
OMAHA METRO SEES ONGOING EVOLUTION IN ECONOMIC AND BUSINESS CLIMATE

Omaha's growing retail industry serves as a visible representation of the city's development and expansion.

2023 Highlights:

- Average retail rents have continued to rise year over year, ending at \$17.59 PSF in the fourth quarter of 2023 which represents a 20% increase in average retail rents over the last 5 years.
- Continued absorption, combined with very little new construction, has reduced the vacancy rate to historic lows, currently standing at 4.7% which is down from a high of 6.5% in the last 5 years.

OMAHA RETAIL VACANCY RATES BY SUBMARKET:



Omaha As A Regional Retail Hub

The big story is the trend that Omaha continues to be noticed by national and international retailers. The Metro area grew enough to hit the key MSA size range, seeing an influx of retailers into the Omaha market. Brands like Nordstrom Rack, Fleet Farm, and possibly IKEA, are examples of confirmed entries or future considerations. This makes Omaha a more popular place for shopping, bringing in people from nearby places.



A main factor in Omaha becoming more well-known on a national level is the collaboration between city projects and private initiatives. A new legislative bill, the "Good Life Transformational Projects Act," aims to fund large projects that can boost retail growth significantly and attract customers from a wider area, not just locally.

Nebraska Crossing could benefit from this bill with its proposed 1,000-acre expansion. The desire is to attract new retail, multi-family, and sports facilities, by establishing facilities large enough to draw people from neighboring states and tapping into multi-billion-dollar potential.

More To Get Excited About

Other projects are also contributing to the growth of retail in the metro area. Examples include the new 7,000-seat Union Omaha soccer stadium and entertainment district downtown. Another initiative is Build OMA's work to update our airport to attract more national and international travelers.

Key Takeaway

The retail sector in Omaha is growing and evolving, adapting to consumer needs. With the city attracting new businesses, it is becoming a key player in the regional market, providing opportunities for investors, developers, and retailers.

For additional details on the retail market, please visit investorsomaha.com

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2023 INDUSTRIAL MARKET REPORT



By Kevin Stratman,
CCIM, SIOR

Last year was a pivotal one for the Omaha industrial market. For nearly ten years, and fueled by high demand, the market has been characterized by a few consistent factors:

- abundant new construction
- consistently low vacancy rates
- increasing sale prices
- rising rents



By Sydney Weller

Although these factors have been relatively consistent across the 18 submarkets that make up the roughly 107 million square foot, nine-county industrial market, one submarket dominates the new construction figures. If you watched the Omaha market the last several

years, it will come as no surprise to read that submarket is Sarpy West. No other submarket comes close. You can read the complete Industrial Report on our website to see the exact figures and compare the activity in Sarpy West to various submarkets. The numbers are staggering, but that isn't the only big story of 2023.

For the first time in almost twenty years, new submarkets are emerging as key players in our metro: Downtown Council Bluffs and Northwest Omaha. And our team projects that there will be more to follow in the coming years.

Downtown/Council Bluffs Submarket

The Downtown Omaha and Council Bluffs market (roughly defined as the area immediately east of the Missouri River to the South Expressway and everything north of I-80) has historically been dominated by large manufacturing operations, such as Warren Distribution, Tyson, and Swift, to name a few. In the decade since CoStar Group began tracking data in our market, little to no new industrial construction transpired within the submarket. The roughly four million square feet that called the submarket home (ranked 7 out of 18), saw little to no growth. Then came River Road Industrial Park.

River Road Industrial Park

Led by the Opus Group, River Road Industrial Park consists

of two buildings on 40 acres northwest of the I-29/I-80 split, and it has started to redefine the submarket. The first building began construction in 2022, then completed 302,000 square feet in 2023, and it's now fully occupied by national companies. Building two, with 236,000 square feet, is still under construction and has already pre-leased 157,000 square feet.

This marks a significant vote of confidence for not just the submarket, but for the Iowa side of the river. If the momentum continues, it may not be long until the entire area becomes a major player in the industrial market, which will likely involve other submarkets. The numbers signify a bright future ahead, fostering growth, prosperity, and an increased sense of community pride.

Northwest Omaha Submarket

The Northwest Omaha submarket is generally located between north of Dodge Street and West of 72nd Street, consisting of 8 million square feet across 356 buildings. Historically, it has been a relatively quiet submarket, dominated not by major operators, but by small businesses seeking affordable flex space to lease or small light industrial buildings to own and occupy. Although there were a few notable developments over the last 10 or so years, they were few and far between. That trend appears to have changed with the announcement of Google's nearly 350-acre Data Center Campus, located northwest of Hwy 133 and State Street.

Although speculative construction hasn't hit the submarket on a major scale yet, Sarpy West may bring clues as to what is in store. The development of data centers in that submarket also brought expansion of infrastructure—most notably, sewer—to the Highway 50 corridor. This could be argued as the primary reason for the hyper-concentrated development seen there in the last five to seven years. Time will tell if this northwest expansion will see additional industrial development, but it is starting to feel like a similar story to Hwy 50, even if on a smaller scale. The statistics aren't ready to report, but Investors Realty believes there will be significant change in that portion of the industrial market.

Northeast Submarket is Also Growing

These aren't the only two submarkets showing signs of new life. Northeast Omaha, adjacent to Eppley Airfield, has been dominated by a few large manufacturing operations. Among other projects in the works, the nearly \$1 billion airport terminal expansion and renovation to Eppley Airfield will have an impact on the submarket and the Omaha Metro at large. It is worth noting two projects are nearing delivery in this submarket: one at Abbott Drive and Storz Expressway (150,000 square feet) and the other at N. 9th Street and Storz Expressway (202,000 square feet).

Main Takeaway

It's an exciting time to be in the industrial market in Omaha. It would be difficult to find a time historically that matches the significance of what transpired in 2023. Looking forward, the market continues to be reshaped and grow in importance within the Midwest.

To view the full Omaha Year-End Industrial Report, please visit investorsomaha.com



2023 OFFICE MARKET REPORT



By JP Raynor, JD,
CCIM, SIOR

OMAHA OFFICE MARKET-2023 OVERVIEW

Omaha's office market outperformed other metropolitan areas in 2023, continuing the upward trend since 2020. However, it has not maintained the positive trends seen in 2022.

Although the vacancy rate and sublease space in the market performed better than in 2022, the positive absorption, total number of lease transactions, and overall square footage leased did not meet the same levels as in 2022.

2023 Summary

- Leasing transactions continue to outpace sales in 2023.
- Office buildings being sold as investments sell at a higher cap rate than in 2021 and the first half of 2022, due to today's higher interest rates.
- In 2023, things were more stable than in 2022, but the Omaha office market didn't bounce back to its pre-pandemic levels. The economy performed reasonably well, but substantial growth is curbed by inflation.
- Office buildings being sold to an owner/occupier are selling at a higher price per square foot due the higher cost of new construction.

Themes From 2023 Expected to Continue in 2024

- Employers want their employees back in the office at least three days a week, and they are receiving notable pushback from employees.
- Businesses are decreasing their office footprints and upgrading the quality of their space to attract employees back to the office.
- New construction starts are well behind previous years, due to increased construction costs and higher interest rates, even though new class A office buildings have low vacancy rates.
- Future new construction starts will lag until construction prices and/or interest rates decrease.
- The lack of new construction will benefit older class A and class B office properties.
- Sublease space is still a pain point for landlords with vacant space as the sublease terms are difficult competition.
- Ghost space remains prevalent in the market, with at least two significant properties in Omaha being quietly marketed for sale, but their availability is not reflected in the office statistics.
- Medical staffing companies, which have lessened the blow to Omaha's office market, have seen decreasing profits

since the end of the pandemic, and they are not growing at their previous pace, forcing some to put their spaces on the market for sublease.

We are hopeful that employees will return to the office and that Omaha's office market will improve. However, uncertainties remain, and adjusting to the changing office environment may take longer than anticipated.

Investor's Realty, Inc. is tracking 163 office tenants in the market for 2.1 Million square feet.

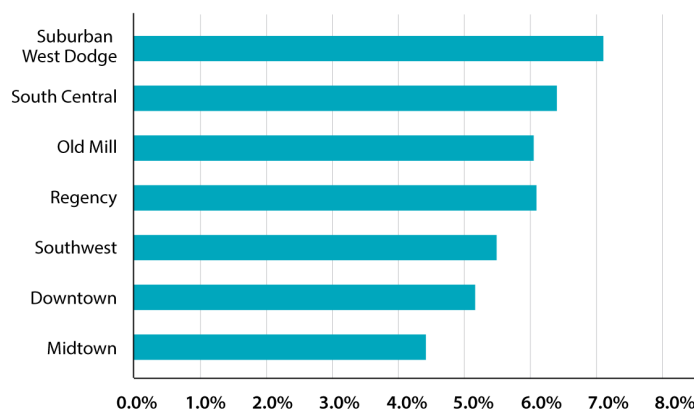
Vacancy

The Omaha office market vacancy rate continued its downward trajectory, reaching 7.0% by the end of 2023, a notable improvement from the 7.7% recorded at the close of 2022.

Over the past two years, vacancy rates have consistently trended downward, marking a positive shift after an initial increase in the vacancy rate following the pandemic. While the current rate hasn't yet returned to the pre-pandemic level of 5.4%, the ongoing decrease in numbers gives a strong reason to be optimistic about the future of the Omaha office market.

In parallel to the conclusion of 2022, seven out of the twelve submarkets now register vacancy rates either equal to or below the overall office market vacancy rate of 7.0%

OMAHA OFFICE VACANCY RATES BY SUBMARKET:



Notably, the resurgence observed in the Suburban West Dodge submarket, currently at a 7.0% vacancy rate, serves as a promising indicator for the broader market's trajectory in the years ahead. In the last quarter of 2021, the vacancy rate in this specific market was 10.2%. This high rate was mainly because the first-generation spaces along the West Dodge corridor required comprehensive full build outs. This made it difficult for deals to be finalized because the costs to renovate the spaces were very high and tenants had to pay out of pocket.

The turning point came in 2023 when tenants embraced longer-term leases, and landlords, in turn, became more accommodating with tenant improvement concessions. This decreased the out-of-pocket costs for tenants. This positive trend is anticipated to continue in 2024 and beyond.

To view the full Omaha Year-End Office Report, please visit investorsomaha.com

OMAHA MARKET SNAPSHOT OF SALES COMPS

2019 TO 2023

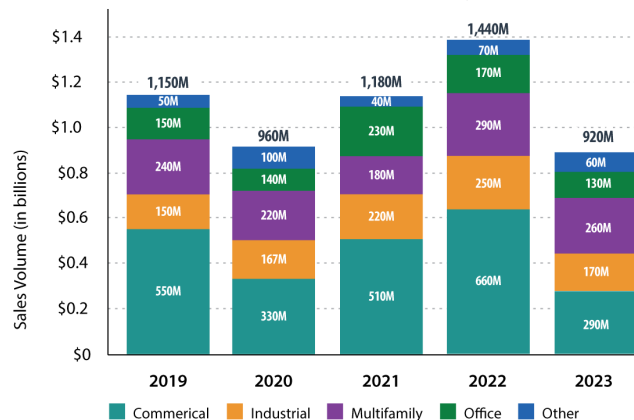
Investors Realty tracks commercial real estate sales greater than \$500,000. The following graphs highlight a few of the existing market trends we are seeing in the greater Omaha area. Overall, the amount of capital being invested in Omaha has increased since 2016 across the board. The number of building and land transactions has slightly decreased, but we are seeing larger transactions taking place.



By Ryan Kuehl,
CCIM

TOTAL SALES VOLUME Including Land

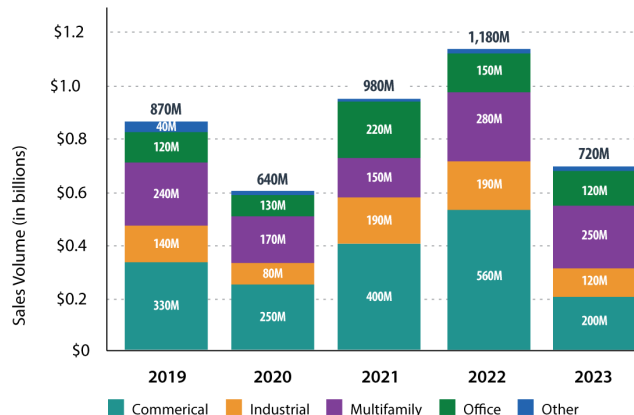
The sales volume for 2023 decreased significantly compared to 2022, but it remained consistent over a 5-year period.



Key Takeaways:

- Total sales volume increased 36.2% in 2023 compared to 2022, with \$920 million in total sales for the year.
- There was a notable drop in Commercial/Retail sales volume, although every sector experienced a decrease in sales volume compared to 2022.

TOTAL BUILDING SALES VOLUME

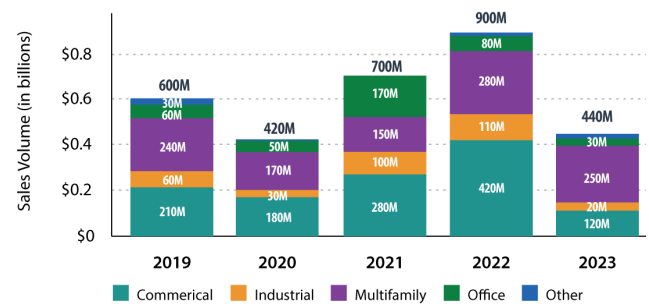


Key Takeaways:

- Excluding land sales, building sales volume saw a similar decrease from 2022 to 2023, with a 39% decrease.

- The number of transactions has decreased due to rising interest rates, with 281 transactions occurring in 2022 and 213 transactions in 2023.
- Sales volume dropped across all sectors, with the commercial/retail sector experiencing the most significant decline at 64%.

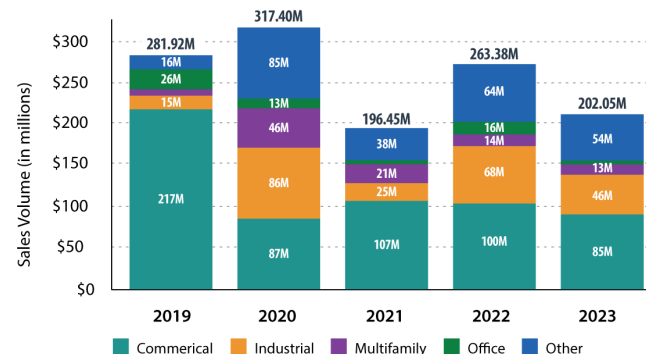
INVESTMENT SALES



Key Takeaways:

- The big story in 2023 was the fall of investment sales. Between 2020 and 2022, investment sales doubled, but in 2023, they dropped to the same level as in 2020.
- In January 2022, the 30-year fixed interest rates were at 4.25%, and they went up to 7.30% later, as reported by USA Today. This rise in interest rates happened around the same time as the decrease in sales volume we observed in 2023.

LAND TRANSACTIONS



Key Takeaways:

- Land sales decreased by 23% in 2023 compared to 2022, while building sales remained relatively stable.
- Large residential land sales doubled compared to 2022. One reason for this may be due to long due diligence periods for entitlements at the time when these properties were put under contract in 2022.
- Commercial/Retail land sales decreased 15% while Industrial and Office land both saw 30%+ decreases.
- Interest rates, along with high construction and labor costs, stalled land development compared to the frenzy we saw 4-5 years ago.

A FEW OF OUR LATEST

MARCH 2024

DEALS

LAND



180TH & BURKE STREET 12 acres

BUYER HHVP24 RE

AGENT Grant Kobes, CCIM, Ryan Zabrowski, CCIM, SIOR, CRE, Brian Farrell, Tim Kerrigan, CCIM, SIOR

LAND

- SALE** 22,651 SF at 17th Street & St. Mary's Avenue to **Keeline Building LLC**
- SALE** 1.04 AC at 84th & West Center Road to **Tommy's Express Car Wash**
- SALE** 1.15 AC at 107th St & Hillcrest Plz to **Nacho Properties LLC**
- SALE** 1.26 AC at Hampton St & Husker Drive to **B Douglas Development LLC**
- SALE** 6.24 AC at 132nd & Hwy 370 to **Willa-Amazon LLC**
- SALE** 12.03 AC at 180th & Burke to **HHVP24 RE**
- SALE** 19.97 AC at 168th & Capehart to **Metropolitan Utilities District of Omaha**
- SALE** 21.86 AC at 132nd & Hwy 370 NEC to **Willa-Amazon LLC**

COMMERCIAL

- LEASE** 5,942 SF at 180th & Pacific Street to **Alchemy Salon Suites**
- LEASE** 5,315 SF at 108th & Giles Road to **Premier Pet Hospital PC**
- LEASE** 4,200 SF at Blair, Nebraska to **Lighthouse Bar & Grill**
- LEASE** 3,900 SF at 203rd & Veterans Drive to **Arctic Spa**
- LEASE** 3,682 SF at 108th & W Center Road to **MilkWorks**
- LEASE** 2,927 SF at 144th & F Streets to **Doctors of Physical Therapy**
- LEASE** 2,146 SF at 156th & Fort Street to **Moon Hollow Coffee**
- LEASE** 2,027 SF at 203rd & Roberts Street to **Unlimited Innovations**
- LEASE** 2,000 SF at 120th & Burt Street to **Union Boxing**
- LEASE** 2,000 SF at 120th & Burt Street to **Midwest Urgent Care**
- LEASE** 1,886 SF at 144th & West Maple Road to **My Pediatric Dentist**
- LEASE** 1,886 SF at 144th & West Maple Road to **Lourdes Secola**
- LEASE** 1,843 SF at 204th & Veterans Drive to **Pure Salon**
- LEASE** 1,707 SF at 76th & Cass Street to **Tabacco Outlet**
- LEASE** 1,490 SF at 180th & Harrison Street to **Golf 365**
- LEASE** 1,464 SF at 180th & Q Street to **Functional Healthcare of Omaha**
- LEASE** 1,440 SF at 204th & Wirt Street to **Farm Bureau**
- LEASE** 1,227 SF at 162nd & W Maple Road to **Relax Pools**

OFFICE

- LEASE** 29,266 SF at Aksarben Drive & Frances Street to **An Omaha Business**
- LEASE** 15,387 SF at 96th & Nicholas Street to **KPMG**
- LEASE** 11,919 SF at 97th & Mockingbird Drive to **ADI**
- LEASE** 10,319 SF at 111th & M Street to **Mindcolor**
- SALE** 9,970 SF at 87th & Oak Street to **Eggers Executive Search**
- SALE** 7,100 SF at 86th & West Dodge Road to **Nebraska Methodist Health System**
- LEASE** 6,076 SF at 204th & Veterans Drive to **Omaha Face**
- LEASE** 5,898 SF at 84th & Highway 370 to **Adams & Sullivan**
- LEASE** 4,289 SF at 169th & Frances Street to **Kidd Laffin Kilburg PC LLO**
- LEASE** 3,851 SF at 89th & Indian Hills Drive to **A Time to Heal**
- LEASE** 3,497 SF at 93rd & Underwood Street to **GardaWorld**
- SALE** 3,000 SF at 16th & Leavenworth Street to **Roth Weinstein**
- LEASE** 2,846 SF at 84th & Highway 370 to **M4 Properties LLC**
- LEASE** 2,479 SF at 114th & West Dodge Road to **Frankel Zacharia**
- LEASE** 2,004 SF at 156th & West Dodge Road to **Kepler AET Acquisition I LLC**
- LEASE** 2,000 SF at 86th & Brentwood Drive to **D&D Contracting & Home Improvements**
- LEASE** 1,831 SF at 89th & Indian Hills Drive to **Pediatric Home Service- Nursing- Omaha Office**
- LEASE** 1,492 SF at 42nd & Highway 370 to **Jabarrientos 3 LLC**

INDUSTRIAL

- SALE** 33,500 SF at 78th & L Street to **Undisclosed**
- LEASE** 24,090 SF at 108th & Harrison to **Nebraska Brewing Company Inc**
- LEASE** 15,145 SF at 98th & J Street to **Metronet Technologies LLC**
- LEASE** 14,740 SF at 149th & Custer Road to **Core & Main LP**
- LEASE** 14,060 SF at 114th & Centennial Road to **Nebraska Countertops LLC**
- LEASE** 10,617 SF at 45th & F Street to **Builder Services Group**
- LEASE** 10,500 SF at 149th & Schooner Road to **Big Rivers Marketing LLC**
- LEASE** 8,400 SF at 90th & Sorensen Parkway to **Johnson Custom Cabinets**
- LEASE** 8,017 SF at Non-Omaha Metro Area to **Curbside Clothing Inc**
- LEASE** 6,000 SF at Thurston & Fort Crook Road to **ITC Service Group Acquisition**
- LEASE** 5,625 SF at Non-Omaha Metro Area to **Allison Marine and Minnkota Service LLC**
- LEASE** 5,460 SF at 204th & Honeysuckle to **ONYX Automotive**
- LEASE** 4,685 SF at 108th & I Street to **Asurion LLC**
- LEASE** 3,850 SF at 90th & Cornhusker Road to **WM Omaha LLC**
- SALE** 3,360 SF at 22nd & Poppleton Avenue to **Neauchad Buildings LLC**
- LEASE** 3,000 SF at 84th & Miami Street to **HDR Inc**
- LEASE** 2,880 SF at 84th & Miami Street to **Ben Wenninghoff Holdings LLC**
- LEASE** 2,400 SF at 84th & Miami Street to **Hyperion Integrators**
- LEASE** 2,370 SF at 84th & Lake Street, Keystone Drive to **BT Best & Company LLC**
- LEASE** 2,142 SF at 88th & J Street to **BQ Liquidation**

INVESTMENT

- SALE** 12,746 SF at 132nd & Millard Avenue to **48 Pioneers LLC**
- SALE** 16,463 SF at 5303 F Street to **Straub Properties LLC and Empire LLC as TIC**
- SALE** 73,500 SF at 132nd & Centech Road to **Willa-Amazon LLC**

COMMERCIAL



180TH & PACIFIC STREET 5,942 SF

LEASEE Alchemy Salon Suites

AGENTS Dan Grant

OFFICE



AKSARBEN DRIVE & FRANCES STREET 29,266 SF

LEASEE An Omaha Business

AGENTS JP Raynor, JD, CCIM, SIOR, Tim Kerrigan, CCIM, SIOR, Ryan Kuehl, CCIM

INDUSTRIAL



78TH & L STREET 33,500 SF

BUYER Undisclosed

AGENTS Lee Ehlers, CCIM

INVESTMENT



132ND & CENTECH ROAD 73,500 SF

BUYER Willa-Amazon LLC

AGENTS JP Raynor, JD, CCIM, SIOR, & Ryan Kuehl, CCIM

FEATURED TRANSACTION | NODDLE COMPANIES ACQUIRES LAND FROM CHILDREN'S NEBRASKA FOR MIXED-USE PROJECT AT WEST VILLAGE POINTE

The largest remaining contiguous and undeveloped land parcels at Village Pointe, 12.02 acres, have sold with the help of Investors Realty.

Children's Nebraska made the strategic decision to sell the property as part of its broader mission to relocate closer to areas with a younger demographic. This move aligns with the hospital's commitment to enhance accessibility and provide more focused services to the community's young population. The relocation underscores the hospital's dedication to evolving healthcare needs and adapting

to demographic shifts. Children's Nebraska purchased land at 204th and Harrison Street in the Coventry development and is well underway with construction of a Specialty Care Facility that was originally planned for the Village Pointe site.

Noddle Companies purchased the site to transform it into a vibrant mixed-use development, of which 10 acres is committed for a soon-to-be-announced user, and two acres will be made available for future retail, hospitality, residential, or office uses.



INDUSTRIAL

LEASE

**133 BUILDING 133rd & Chandler Rd** 18,774 SF

- Access to I-80 in minutes via Giles Road
- Dock doors with levelers
- 21' clear height
- Fire sprinkler system
- All masonry construction
- 2,400 SF office buildout

SALE

**N 252ND STREET & HWY 275 Valley, NE** 13,510, 5,250 SF

- Main building - 13,510 SF (4,550 SF office and 8,960 SF warehouse) with seven (7) drive-in doors
- Building 2 - 5,250 SF warehouse with two (2) drive-in doors
- High visibility on Highway 275
- Fenced lot
- Warehouse space in both buildings is clear span

LEASE

**2815 TAYLOR STREET** 35,537 SF

- Fenced outside storage - 1.9 acres
- One block to North Expressway/Ames exit
- In-place two-story modular office, new in 2012
- 20'-25' ceiling heights, 20-ton overhead bridge crane
- Two dock doors, 12'x16' drive-in door
- Clean space with new paint and new LED lights

LEASE

**IRVINGTON WAREHOUSE 90th & Sorensen** 2,800 SF

- Block construction
- Three minutes to I-680
- Great shop or storage bay for small business or contractor
- Approximately 1/4 acre of outdoor parking for \$400 per month

LEASE

**2606 N 84TH STREET** 6,900 SF

- Floor drains
- Large oversized drive-in doors (12'x14' and 10'x12')
- New LED lights and paint

LEASE

**10808 S 156TH STREET** 12,720 SF

- Single tenant building
- Fully automatic drive doors
- Fully fenced, outdoor storage
- Oversized drive-in doors
- Drive through bays
- Fully sprinklered

LEASE

**4341 S 90TH STREET** 4,000 SF

- Central, easy to find location
- Excellent access to I-80 from 84th or L Street
- Park at your front door
- 12' - 18' ceiling height
- 10' x 8' dock door

LEASE

**GARDEN OAKS PLAZA 182nd & Giles Rd** 22,800 SF

- Retail visibility/access/parking for phase 1 and 2
- 12' wide by 14' tall overhead drive in doors in every bay
- Full movement access at 182nd & Giles
- Multiple buildings allow for large footprint tenants, up to 22,880 SF contiguous or 44,880 SF total

LAND

SALE

**3870 DODGE STREET** 11,775 SF

- Potential for multi-family redevelopment
- Frontage on Dodge Street
- Two blocks from future street car route
- Curb cut onto Dodge Street

COMMERCIAL

SOLD

**4040 S 84TH STREET** 19,062 SF

- Centrally located on the hard corner of 84th & F Street
- High traffic area with immediate interstate access
- Remodeled in 2016
- Limited availability of property this size or in GI zoning in Omaha

LEASE

**BAKER PLACE 50th & Ames Ave**

- Opportunity for ATM site in a retail strip center anchored by Wal Mart
- Drive thru lanes in place
- Easily accessible off of Ames Avenue
- Busy area surrounded by Fresenius, Boys Town, and UNMC

SALE

PENDING SALE

**608 N FORT CROOK ROAD** 17,594 SF

- Full service auto dealership
- 3.84 acres of land
- Conveniently located on one of Bellevue's main corridors
- Excellent visibility to Fort Crook Road
- Monument signage

SALE

**DC TREASURER 84th & Chicago St** 8,003 SF

- Building consists primarily of office space but also includes a drive through garage
- Ideal location in the heart of Omaha just one block north of 84th & West Dodge Road
- Various amenities in the immediate area including restaurants, shops, and other services
- 45 parking stalls providing a generous parking ratio of 5.86 stalls/1,000 SF

LEASE

**MODERN WORK 88th & F St** 165 - 1,023 SF

- Work with an interior designer to curate and select modern furnishings tailored to your preferences
- Free access to shared amenities like conference rooms, a business service center, low impact gym, The Mixx Lounge, and collaborative work areas
- Ideal for small entrepreneurs seeking a vibrant work culture

SALE OR LEASE

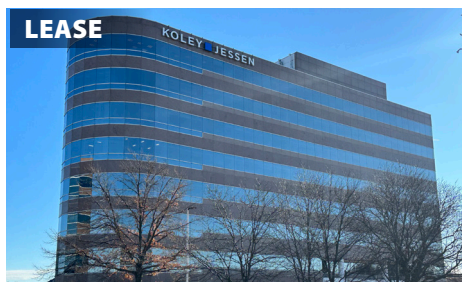
**8019 CASS STREET** 10,076 SF

- Single story, plug & play medical or office opportunity
- Professionally maintained building located in the Heart of Omaha off 80th and Dodge with excellent accessibility
- Rare opportunity for a Medical Professional to occupy 3,461 SF of currently vacant space

**DAVENPORT BUILDING 114th & Davenport St** 1,650 SF

- Suite 275 consists of 2 private offices, open space, full kitchen, and restroom
- Suite 11405 consists of 3 private offices, conference room, kitchenette, and restroom
- Move-in ready space with front door parking
- Convenient location near West Dodge/I-680 interchange
- Perfect for many office/professional services use types

LEASE

**ONE PACIFIC PLACE 103rd & Pacific St** 2,144 SF

- Move-in ready space on the 1st floor, complete with private offices, reception and kitchen/storage
- Fitness center with modern equipment, showers and locker facilities
- Covered parking garage at no additional cost
- Beautiful campus with walking trails and pond

LEASE

**MOBA OFFICE BUILDING 156th & Ruggles St** 5,746 SF

- Space features a good mix of private offices, open space, and conference rooms
- Situated on the 2nd floor featuring windows on three sides to allow for natural light
- Join other professional businesses such as Sedgwick Claims Management, CMG Financial, and Foundation One Bank.
- High-class, modern finishes throughout the building interior

SUBLEASE

**WESTFIELD II 98th & Nicholas St** 2,500 SF

- Class A office building with modern finishes located directly north of Westroads Mall
- Convenient access to I-680 and West Dodge Expressway - within walking distance to Top Golf
- Move-in ready space complete with private offices, conference room, reception area, kitchen and open work space

LEASE

**JOHN D. WEAR BUILDING 76th & Pacific St** 3,300 SF

- Space layout consists of private executive offices, breakroom with sink, conference room, and open office area
- Well-maintained building with ownership onsite
- Easy and quick access to Dodge Street
- All amenities in the immediate area

SALE

**REGENCY WESTPOINTE** 40,010 SF

- Positioned strategically to ensure high visibility and signage to the interstate
- High-end restaurants and shopping within the immediate area
- The building has great windows allowing for an abundance of natural light
- Building has been meticulously maintained and managed