



By Jason Velinsky

## 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  
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 Kevin Stratman, CCIM, SIOR  
 Jack Warren, CCIM  
 Jeanette Weber, MPA, SIOR, CPM  
 Sydney Weller, CCIM  
 Ryan Zabrowski, CCIM, SIOR, CRE

## PROJECT MANAGEMENT

Jason Velinsky

## PROPERTY & FACILITIES MANAGEMENT

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 Nicole Morrison  
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## LEADERSHIP TEAM

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

## IF YOU IMPROVE IT, OFFERS WILL COME

Over the years, Project Management has assisted many building owners with a variety of needs. Tenant improvements (TI) have become increasingly popular as owners take a proactive approach to vacancy.

### Timing of Improvements

We have learned that the best time to start a TI project is before a tenant has been identified, as a way to make vacant space more attractive to prospects. The concept has paid off for owners who have taken this approach. Prospective tenants see an engaged owner willing to take care of the site, and it speeds up the process due to them not having to adjust to a construction timeline. Additionally, when improvements are properly managed, the results shine during showings. That means prospective tenants can easily imagine themselves in the space as opposed to envisioning a used and potentially drab space as their own. Taking the design and construction stress off tenants allows them to focus on their business and eliminates much of the stress involved. They can quickly pivot to working with the engaged project manager to accomplish their needs and complete the space to their satisfaction.

### What About Matching the Design to the Tenant?

Improvements come in many shapes and forms. When an architect originally plans a building, they lay out most of the amenities. Most spaces lend themselves to one or two configurations, with some optional add-ons. Offices, restrooms, board rooms, reception areas and break rooms are typically located in obvious locations within a building space, and they can be plug-and-play for future users. By adding or improving these spaces prior to a tenant lease and leaving the optional spaces wide open, prospective tenants can check off some of their basic needs without worrying about designing from scratch. Adding more optional rooms, such as offices or additional meeting rooms, after a space is rented is a much easier task. Options for “color boards” can be displayed at the entrance showing color combinations for paint and flooring, allowing a tenant to make their own selections to create



a unique space without changing the cost of the project.

### Curb Appeal Matters

Finally, improvements to first impressions should be part of the design and construction process, too. Traditional curb appeal is a very real thing as we work to combat vacancy. Updates from the property entrance all the way to the front door can have a “make-it or break-it” impact on visitors. Here’s a checklist of things to consider to improve commercial listing curb appeal:

- Signage is current and not faded
- Lobby and exterior lights are bright and in working condition
- Parking lot lines are painted
- Trees are trimmed, as well as mulch and rock in their proper places
- Surfaces are repaired, and the overall feel of the property is clean and inviting

Whether completing a major speculative improvement or refreshing an existing floor plan, most building owners can lease space quicker by taking the construction burden off prospective tenants and creating an opportunity for faster decisions and move-in dates.

If this is an idea you wish to deploy to combat vacancy, reach out to our Project Management Team for thoughts and options.

## NEBRASKA CCIM

### BIG DEALS

This year's Nebraska Chapter CCIM (Certified Commercial Investment Member) "Big Deal" Award Luncheon on March 7 was a distinguished event that brought together more than 40 leaders in the commercial real estate sector to celebrate outstanding achievements. This annual gathering, hosted by the Nebraska Chapter of the CCIM Institute, honors individuals and teams who have demonstrated exceptional expertise, innovation and success in their real estate ventures. Among the highlights this year was the recognition of Investors Realty team members, listed below.

**Ryan Kuehl, CCIM and Ryan Zabrowski, CCIM of Investors Realty, Inc. – Multifamily BIG Deal**

- 1101 Harney Street, Omaha, NE 68102
- 38 Units + 2 Commercial Spaces (78,408 SF)
- \$12,000,000
- Ryan and Ryan represented the Seller

**Tim Kerrigan, CCIM of Investors Realty, Inc. – Land BIG Deal**

- North Meadows Drive & Santa Fe Drive, Castle Rock, CO 80108
- 27.10 acres
- \$16,823,645
- Tim represented the Buyer

**Congratulations as well to the winners from other companies in our area:**

- Denny Sciscoe, CCIM of Cushman & Wakefield | The Lund Company – Industrial BIG Deal  
*Denny represented the buyer*
- Marty Patzner, CCIM of Cushman & Wakefield | The Lund Company – Office BIG Deal  
*Marty represented the landlord*
- Richard Secor, Jr., CCIM of Cushman & Wakefield | The Lund Company – Retail BIG Deal  
*Richard represented the Seller*

The CCIM designation is a highly respected credential in commercial real estate. It's given to professionals who have put in a lot of time and effort to improve their skills and leadership in the field. To get the CCIM designation, individuals must meet the high education and professional standards set by the CCIM Institute. Earning this designation means the person is a knowledgeable and trusted expert in commercial real estate.

By celebrating these accomplishments, the luncheon not only acknowledged the winners but also emphasized the importance of professional excellence and ethical standards in commercial real estate.

All in attendance at the event also enjoyed the keynote speaker, Javier Fernandez, CEO of OPPD. You can read more about this message on "The Electrification of our Economy" as well as his insight on OPPD's current and future projects on the following page.

## 2023 BIG DEAL WINNERS



*Left to Right: Jim Sanderson, CCIM; Tim Kerrigan, CCIM; Denny Sciscoe, CCIM; Marty Patzner, CCIM; Ryan Kuehl, CCIM; Richard Secor, Jr., CCIM; Grant Kobes, CCIM*

## INVESTORS REALTY WINNERS

40%

*of the Big Deal  
Winners*

69%

*of the Honorable  
Mentions*



## THE ELECTRIFICATION OF THE ECONOMY



By Tim Kerrigan,  
CCIM, SIOR

Every person carries at least one personal electronic device, if not several. Electronic devices and appliances fill our homes and offices. Factories operate sophisticated electronic machines with hardware and software to run it all. Many of our tools have transitioned to electric – think cars, lawn mowers, blowers and power washers. And we have added massive data centers to support it all. These are all examples of the electrification of the economy.

OPPD President and CEO Javier Fernandez presented to the CCIM Institute Nebraska Chapter in March at its annual BIG Deals Luncheon on the Electrification of the Economy and what it means for our community.

**FOUNDED IN 1946 AND HEADQUARTERED IN OMAHA, OPPD IS THE 12TH LARGEST PUBLIC UTILITY AND SERVES 13 COUNTIES AND 853,000 PEOPLE IN A TERRITORY OF APPROXIMATELY 5,000 SQUARE MILES, GENERALLY IN EASTERN NEBRASKA.**

In 1950, electricity was about 3% of total 'final' energy. That grew to about 20% in 2020 and is projected to be between 43%-59% by 2050.

Part of what makes this a complicated matter is that at the same time as the societal shifts continue, storms and severe weather events are more frequent and more intense.

Summer is typically the peak season for electrical demand, but record winter temperatures and low water levels on the Missouri River have created concerns about serving peak demand during all seasons.

We are experiencing an unprecedented and rapidly changing increase in the need and demand for electricity. Projections made in 2022 had to be materially increased in 2023 because demand continues. OPPD has nearly doubled its capacity in a little more than a decade.

**OPPD has three power plants under construction and all will come online in 2024:**

- 81 megawatt solar plant in Saunders County
- 450 megawatt Turtle Creek Station west of Springfield
- 150 megawatt Standing Bear Station near 120th and Military

OPPD will also change to new, more efficient and reliable turbines at other facilities.

Strong demand for power indicates a healthy economy. Reliable electricity is crucial for Omaha and Nebraska to support existing businesses, help them grow and to attract new ones. OPPD has a plan, and as customers, we all play a key role in helping them carry it out.



## FEATURED TRANSACTION

## PRIME INDUSTRIAL PROPERTY WITH OUTDOOR STORAGE: A RARE OPPORTUNITY IN THE OMAHA MARKET



Ryan Kuehl,  
CCIM



Ryan Zabrowski,  
CCIM, SIOR, CRE

Ryan Kuehl, CCIM and Ryan Zabrowski, CCIM, SIOR, CRE of Investors Realty were fortunate to represent a family who owned a great industrial property near Valley with approximately 18,000 square feet of building and

close to five acres of land. The Omaha industrial market has lacked quality buildings with excess land for outdoor storage.

This type of building lends itself to a wide variety of contractors, truck fleet operators, equipment rental and sales, etc. The size of the building is important as the local market sees a larger number of users needing buildings between 10,000 – 30,000 square feet.

The industrial land market in Omaha has also changed due to higher land prices in the last 10+ years, where industrial parks see a higher building-to-land ratio, which limits the amount of outdoor storage on new buildings. Increased construction costs, along with increased demand for industrial space in general, results in market conditions that place a premium on industrial buildings with excess land.

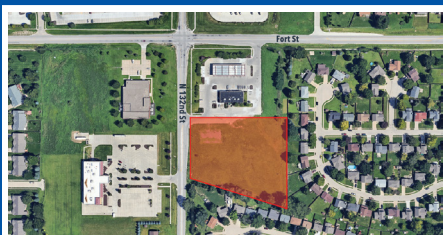




# A FEW OF OUR LATEST DEALS

JUNE 2024

## LAND



**132ND & FORT STREET** 3.05 acres  
**BUYER** Forty Ten Properties LLC  
**AGENT** Brian Kuehl



## LAND

- SALE** 3.05 AC at 132nd & Fort Street to **Forty Ten Properties LLC**
- SALE** 2.26 AC at 204th & V Street to **Gottsch Holdings, LLC**
- SALE** 1.23 AC at 168th & Ida Street to **Anchor Pointe Real Estate, LLC**

## COMMERCIAL

- SALE** 19,062 SF at 84th & F Street to **Dawson Brothers, LLC**
- SALE** 17,594 SF in Bellevue to **Greenline Motors, LLC**
- LEASE** 14,479 SF at 210th & W Dodge Road to **Gerber Collision**
- SALE** 13,602 SF at Standing Stone Retail Shopping Center to **13106 Dodge Inc**
- LEASE** 12,200 SF at 20th & Harney Streets to **De la Torre Art Design**
- LEASE** 8,026 SF at 84th & West Center Road to **Jensen Tire & Auto**
- LEASE** 5,399 SF at 132nd & California Street to **Brushi- Expand**
- LEASE** 5,396 SF at 108th & West Maple Road to **Magnolia Metal Corporation**
- LEASE** 4,948 SF at 110th & West Maple Road to **PIP**
- LEASE** 4,844 SF at 140th & West Center Road to **Shoptikal LLC**
- LEASE** 4,800 SF at 120th & I Street to **Christ Church**
- LEASE** 4,263 SF at 96th & Schram Road to **McGill Family Practice**
- LEASE** 4,200 SF in Blair to **Lighthouse Bar & Grill**
- SALE** 3,527 SF at 9th & Pacific Street to **Terry & Kerry Swanson**
- LEASE** 3,339 SF at 107th & Portal Plaza to **Corn Coast**
- LEASE** 3,006 SF at 156th & Reynolds Street to **Urgent Care Bennington**
- LEASE** 2,670 SF at S 107th & O Street to **Huffman Engineering**
- LEASE** 1,857 SF at 74th Plaza & Pacific Street to **Volunteers Assisting Seniors**
- LEASE** 1,740 SF at 129th & West Maple Road to **Hope to Healing Counseling**
- SALE** 1,514 SF at 60th & Maple Street to **Sichen LLC**
- LEASE** 1,440 SF at 210th & Schram Road to **Cruzin Cones**
- LEASE** 1,308 SF at 204th & West Dodge Road to **Abby's Corner**
- LEASE** 1,213 SF at 120th & McDermott Plaza to **Evolution Soccer Inc.**
- LEASE** 1,080 SF at 191st & Pacific Street to **Acés & Dinks**
- LEASE** 1,017 SF at 74th Plaza & Pacific Street to **World Speaks**
- LEASE** 1,000 SF at 115th & Davenport Street to **A-Life Home Health Care**

## COMMERCIAL



**84TH & F STREET** 19,062 SF  
**BUYER** Dawson Brothers, LLC  
**AGENTS** Brian Farrell, Tim Kerrigan, CCIM, SIOR



## OFFICE

- LEASE** 20,041 SF at Regency Parkway Drive & Regency Circle to **Erickson & Sederstrom, PC**
- LEASE** 3,755 SF at 84th & Highway 370 to **Bellevue Physical Therapy, LLC**
- LEASE** 3,164 SF at 36th & Harney St to **Avant-Garde Wealth Partners**
- LEASE** 2,601 SF at 17th & St. Mary's Avenue to **Oak & Acorn**
- LEASE** 2,500 SF at 98th & Nicholas Street to **Bottlinger Law**
- LEASE** 2,390 SF at 111th & John Galt Boulevard to **WEX**
- LEASE** 1,943 SF at 170th & Frances Street to **Frost Periodontics**
- LEASE** 1,910 SF at 10th & Farnam Street to **Byteware LLC dba The Main Branch**
- LEASE** 1,748 SF at 69th & Pacific Street to **Spectrum Capital Inc**
- LEASE** 1,670 SF at 147th & California Street to **J Greg Smith Inc**
- LEASE** 1,650 SF at 114th & Davenport Street to **Al Hadi Islamic Center**
- LEASE** 1,500 SF at 168th & Cornhusker Road to **Thrive Wellness**
- LEASE** 1,250 SF at 142nd & Dayton Circle to **Hanson & Bosley, LLC**
- SALE** 1,220 SF at 169th & Decatur Street to **McShane Properties LLC**
- SALE** 1,192 SF at 84th & Cass Street to **Burke Chiropractor PC**
- LEASE** 1,000 SF at Golden Gate & Cedardale Road to **OrthoTek**

## OFFICE



**84TH & HIGHWAY 370** 3,755 SF  
**LESSEE** Bellevue Physical Therapy, LLC  
**AGENTS** Riley Miller, Mike Rensch, Jeanette Weber, MPA, SIOR, CPM, & JP Raynor, JD, CCIM, SIOR



## INDUSTRIAL

- LEASE** 26,092 SF at 101st & J Street to **Engineered Production Equipment Inc**
- SALE** 18,760 SF at 252nd St & Hwy 275 to **Periscope Properties 275 LLC**
- LEASE** 15,750 SF at 108th & I Street to **Trane US Inc**
- LEASE** 14,936 SF at 133rd & Chandler Road to **Stericycle Inc**
- LEASE** 12,720 SF at 156th & Sapp Brothers Drive to **Castle Contracting LLC**
- LEASE** 10,770 SF at 152nd & Sapp Brothers Drive to **J F Ahern Co**
- LEASE** 10,000 SF at 92nd & J Street to **The Auto Club Group**
- LEASE** 8,580 SF at 108th & Q Street to **Worley Investments LLC**
- LEASE** 7,800 SF at 149th & Grover Street to **D&H United Fueling Solutions Inc**
- LEASE** 5,410 SF at 94th & G Street to **Eurofins Microbiology Laboratories Inc**
- LEASE** 3,750 SF in Waterloo to **Moto Industries LLC**
- LEASE** 3,544 SF at 118th & Harrison to **Unite Private Networks LLC**
- LEASE** 3,176 SF at 94th & G Street to **Paradise Upholstery LLC**
- LEASE** 2,800 SF at 90th & Sorensen Parkway to **Paul Davis**
- LEASE** 2,760 SF at 139th & I Street to **Omaha Electric Services**
- LEASE** 2,452 SF at 87th & F Street to **R&M Rehabilitation Iowa LLC**
- LEASE** 2,400 SF at 84th & Miami Street to **Joey Makes It**
- LEASE** 2,400 SF at 84th & Miami Street to **Big O Marketing LLC**
- LEASE** 2,400 SF at 84th & Miami Street to **AK Kustoms**
- LEASE** 2,000 SF at 90th & J Street to **Rhino Roofing LLC**
- LEASE** 1,776 SF at 94th & G Street to **Ameretail LLC**
- LEASE** 1,720 SF at 89th & J Street to **Brak Logistics LLC**
- LEASE** 1,500 SF at 133rd & I Street to **Prostaff Termite and Pest Control of Iowa, LLC**
- LEASE** 1,250 SF at 90th & Cornhusker Road to **James Caldwell**

## INDUSTRIAL



**101ST & J STREET** 26,092 SF  
**LESSEE** Engineered Production Equipment Inc  
**AGENTS** Lee Ehlers, CCIM & Sydney Weller, CCIM



## INVESTMENT

- SALE** 18,030 SF at 107th & Q Street to **TC107 LLC**

## INVESTMENT



**107TH & Q STREET** 18,030 SF  
**BUYER** TC107 LLC  
**AGENT** Ember Grummons, CCIM





## COMMERCIAL

## LEASE

**3016 HARNEY STREET**

9,688 SF

- Unique midtown property within walking distance to Midtown Crossing and The Blackstone District
- Direct access to proposed street car route on Harney Street
- Flexible floor plan lends itself to a number of potential users including non-profits
- Easy access to interstate
- Landlord willing to be flexible on rent

## LEASE

**202 HIGHWAY 6**

3,534 SF

- Visibility along Highway 6
- Located next to two high traffic tenants, Luna Azul Mexican Restaurant and Ashland Wine & Spirits
- Space in shell condition allows for custom buildout
- Landlord willing to contribute to Tenant finishes
- Commercial zoning allows for a wide range of permitted uses
- Close proximity to Iron Horse Golf Club

## LEASE

**APPLEWOOD PLAZA**

96th &amp; Q St 1,728 SF

- Former Salon space
- Across the street from a busy Hy-Vee grocery store
- Front door parking
- High density residential neighbors in immediate area
- Ideal for office or retail tenants

## LEASE

**18010 R PLAZA**

3,115 SF

- Rapidly growing southwest area, just west of Millard West High School
- Unmatched visibility to traffic at the corner of 180th & Q
- Fully finished retail office space. Furniture fixtures and equipment may be available to a new tenant
- Landlord may consider splitting this space into 2 bays

## INDUSTRIAL

## LEASE

**1715 N 203RD ST**

7,800 SF

- Perfect property for a small business user
- Clean office space
- Drive-in doors (2)
- Park at your front door
- Fenced parking area in rear

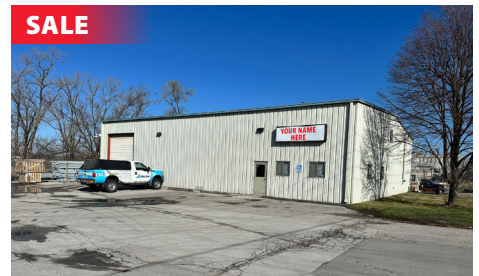
## LEASE

**HI-PARK BUSINESS CENTER 94th & F St**

3,358 - 3,552 SF

- Spaces include a good mix of office and warehouse space
- Park at your front door
- Building and monument signage available
- Great central location – easy I-80 access
- Nice campus setting

## SALE

**4010 S 29TH STREET**

5,250 SF

- Excellent access to highways and interstates (HWY 75: 0.1 mi, I-80/480 interchange: 0.5 mi, I-29: 3.7 mi)
- Clear span building with 3 Phase 200 Amps Power
- Approximately 3,000 SF of fenced outdoor storage
- Mezzanine above office
- \*The Property is leased through June 30, 2024

## LEASE

**PAPILLION BUSINESS PARK Cornhusker & Frontier Dr**

1,500 SF

- Park at your front door
- Ceiling heights 16'-18'
- Trash removal included in the CAM
- Drive-in doors 12' x 12'



## INDUSTRIAL

## SALE

**HORIZON WEST 156th & W Center Rd** 32,848 SF

- Zoned General Industrial (GI)
- Great location on 156th and Center
- Abundance of excess ground that can be utilized for outdoor storage
- Dock and Drive-in doors
- Signage visibility to Bob Boozer Drive
- Owner-User opportunity for 6,900 SF
- Well-maintained property
- Good mix of tenants all on NNN leases with bonus billboard income

## LEASE

**KC BUILDING 84th & Lake St** 2,940 - 12,400 SF

- 12x14 Drive-in doors
- Clean, professionally managed building
- Located in the Keystone area, on 84th between Maple and Blondo Street

## LEASE

**BROOK VALLEY CORPORATE PARK 108th & Giles Rd** 7,987 - 16,200 SF

- Newer construction flex warehouse
- Located less than 5 minutes from Interstate 80
- I-2 Zoning, which permits a broad range of industrial uses
- Potential for outdoor storage
- Additional land available for potential Build-to-Suit
- Large overhead doors
- High ceilings to allow for maximizing storage space

## LEASE

**4444 S 108TH STREET** 10,570 SF

- Air conditioned warehouse
- Showroom
- Restrooms and office buildout
- One dock door with leveler, (8'x8')
- Generator providing 120/208 volts

## SALE

**1630 P STREET Lincoln, NE** 9,800 SF

- Fully leased, single tenant retail/flex building
- Tenant operated a retail store, cocktail bar, and a distillery production
- Sideshow Spirits is a sister company to Kinkaidier Brewing who operates four taphouses in Nebraska
- Landlord is responsible for roof replacements, foundation, exterior walls, and structure
- Tenant may extend their lease for one 5-year period through 4/30/2034 with 3% annual rent increases
- Complete renovation in 2020
- Property includes outdoor patio and parking lot

## LEASE

**BUFFALO CREEK INDUSTRIAL 192nd & Platteview Rd**

8,398 - 25,194 SF

- New construction set to finish August 2024
- Four 14'x14' drive-in doors
- Four 9'x9' dock doors

## LEASE

**F STREET BUSINESS CENTER 43rd & F St** 10,617 SF

- 8' X 8' delivery truck height door
- 10' X 12' drive-in door
- 10' X 14' clear height
- 100% warehouse

## LEASE

**IRVINGTON WAREHOUSE 90th & Irvington Rd** 8,000 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



**SALE OR LEASE****2566 LEAVENWORTH STREET**

24,020 SF FOR SALE  
2,050 - 11,741 SF FOR LEASE

- Located just 25th & Leavenworth with great amenities in the immediate area: 0.6 miles from I-480, 1.2 miles from Midtown Crossings, 1.2 miles from The Old Market and 1.5 miles from Nebraska Medicine / Blackstone
- Abundance of natural light throughout the building
- Located on a bus route and one block south of the future street car route
- Property is in an Opportunity Zone

**LEASE****11102 BLONDO STREET 646 SF**

- Newer building with modern finishes throughout
- Suite 103 consists of two private offices with windows, a conference room (or third private office), and a reception/waiting area
- Common area gym and mother's room available

**LEASE****MILLENNIUM PLAZA 156th & W Dodge Rd**

9,000 SF

- Main floor: former Bank space featuring a glass entry directly off the main building entrance, private offices and open space
- Second floor: two suites with a mix of private offices, conference rooms, open space and a second-floor balcony in the northeast corner
- Onsite amenities include a fitness facility, indoor running track, underground parking with vehicle charging stations, executive board room and employee lounge
- Monument signage available

**LEASE****12111 ANNE STREET 1,170 SF**

- Many windows in the front of the space allowing for natural light throughout the premises
- Perfect building for small office users with updated finishes
- Landlord-occupied property
- All amenities in the area

**LEASE****4610 S 133RD STREET**

3,581 - 11,683 SF

- Second generation flex space at the corner of 132nd & L Street
- Suite 106/107: features a dock height and drive-in door, warehouse area and finished office space complete with 11 private offices, conference rooms, kitchenette and open space
- Suite 105: features a dock height door, conference room, 4 offices, kitchenette, and open space

**LEASE****9375 BURT STREET 2,677 SF**

- Great central location with quick and easy access to Dodge Street and Interstate 80
- An abundance of amenities in the area, including Top Golf, Westroads Mall, Regency Court, and Whole Foods
- Space includes 8 private offices, and a conference room
- Building has a great mix of professional office tenants

**LEASE****MCNEIL PLACE 132nd & L St**

1,983 - 14,203 SF

- Directly west of L Street Marketplace with excellent visibility
- Building signage available with visibility to L Street and 132nd Street
- Direct interstate access via L Street
- Current floorplan consists of multiple private offices, conference room, kitchenette and a 10 ft roll up door, ideal for office or retail user

**LEASE****NICHOLAS PLAZA 120th & Miracle Hills Dr 3,381 SF**

- Premium location off lobby with glass entry system
- Move-in ready perimeter offices and conference rooms, adorned with expansive windows, welcoming natural light
- Building borders Miracle Hills Golf course
- New monument sign and landscaping coming soon



## SUBLEASE

**4020 S 147TH STREET**

6,993 SF

- Perfect for educational use or church services
- Four beautifully designed classrooms
- Beyond classrooms, additional breakout areas, multipurpose rooms, and private offices
- Easily accessible with ample parking, ensuring convenience for students, staff, and visitors
- Option to use the existing high-quality furniture

## LEASE

**5247-49 N 129TH STREET**

1,500 SF

- Park at your front door convenience
- Open space, 6 private offices, and kitchenette
- Outdoor green space options
- Exterior building signage available

## LEASE &amp; SUBLEASE

**13710 FNB PARKWAY**

6,154 - 17,015 SF

- Beautiful 4 story Class A building conveniently located in the First National Business Park
- Suite 100: Move-in ready suite with three private offices, conference room, open space with furniture in place and kitchenette; suite has direct access to outdoor patio space
- Suite 300: Full floor consisting of 29 private offices, multiple conference rooms, training room and breakrooms; Sublease available through June 30, 2025.
- Restaurants within walking distance
- Monument signage available along FNB Parkway

## LEASE

**INDIAN HILLS PROFESSIONAL BUILDING 89th & Dodge St**

1,198 SF

- Great office building in a central location, within one minute of Children's Hospital and Methodist Hospital
- Abundance of windows allowing for natural light throughout the premises
- Front door parking, with all amenities in the immediate area

## LEASE

**11011 Q STREET**

4,600 SF

- Quiet complex with mature landscaping
- Bonus mezzanine level in suite
- Front door parking
- Drive-in door at rear of space
- Convenient access to Q Street, I-80, and I-680
- 17 built-out individual spaces with in the premises
- Below market rental rate

## SUBLEASE

**1005 S 107TH AVENUE**

1,096 SF

- Two large private offices, conference room, reception area, and kitchenette
- Across the street from Regency Landing, offering amenities such as restaurants, walking, and biking trails
- Conveniently situated off I-680 and Pacific Street
- Well-maintained office building

## SUBLEASE

**2806 S 143RD PLAZA**

4,000 SF

- Current floorplan includes lobby, nine private offices, two conference rooms, built-in workstations for 10 people and kitchenette.
- Furniture in place
- Building and monument signage available
- Current sublease expires 6/30/2027

## LEASE

**CENTER PROFESSIONAL BUILDING 81st & W Center Rd**

373 SF

- Small suite available, many with windows
- Nicely remodeled common areas
- Minutes to I-80
- Many services in surrounding area





LEASE

INDUSTRIAL

**5906 ABBOTT DRIVE** 50,000 - 150,000 SF

- Brand new Class A warehouse
- General Industrial (GI) zoning
- One 9' X 10' dock door per 5,000 SF, one 12' X 16' overhead door on each endcap
- Heavy power 3,000 Amps, 480Y/277 Volt, 3 Phase
- 32' clear height, 7" reinforced concrete flooring
- Building Construction type precast



SALE

MULTIFAMILY

**6TH DIMENSION APARTMENTS North Platte, NE** 42 Units

- A mix of one, two, and three bedroom units
- Premier location on Francis Street allows tenants to walk to Great Plains Health Hospital, District 177 Shopping Mall, and many other services and retailers
- All units feature a patio or balcony as well as washer and dryer hook ups
- 100% occupancy and a tenant waitlist for more than two years
- All tenants pay one month's rent as a security deposit and pass background checks



LEASE

OFFICE

**13810 FNB PARKWAY** 144th & W Dodge Rd 9,000 SF

- Class A building along West Dodge road with 2nd generation improvements in place
- Current floorplan includes multiple private offices with sliding glass doors, breakroom, training room, conference room, open space for cubicles with natural light and views of the lake
- All common areas have been updated
- Amenity-rich building that contains a fitness center, cafe, underground parking, outdoor gathering spaces as well as a lake with walking trail
- Easy access to the West Dodge Expressway
- Monument signage available along First National Bank Parkway



LEASE

OFFICE

**BUILDERS DISTRICT 15th & Mike Fahey St** 100,000 SF

- The main lobby features timber columns, beams, and decking to create a warm & modern entry
- The lobby connects from the entry courtyard on Mike Fahey to a future pocket park
- Nestled between Creighton University, Charles Schwab Field, and CHI Health Center
- Easy access to and from Interstate 480
- Close to Omaha's central business district, Old Market and airport
- TI packages starting at \$70.00 PSF



LEASE

COMMERCIAL

**ELKHORN LANDING PHASE II 206th & Elkhorn Dr** 3,198 - 3,355 SF

- Brand new Class A multi-tenant building with lower level and main floor retail or office space available and ready for occupancy November 1, 2024
- Access to private rooftop patio, walking distance to Main Street and Ta-Ha-Zouka Park
- Ideal for boutique style service providers
- Join Elkhorn's vibrant atmosphere with historic charm and restaurants
- Space provided in shell condition with HVAC, electrical, and \$20.00 PSF TI allowance



LEASE

INDUSTRIAL

**OMAHA WORKS 120th & I St** 350,895 SF

- Prime location in the center of the Omaha Metro Area with great access to Interstate 80
- Multiple bay size options available - Landlord has flexibility to increase/decrease bay sizes based on Tenant need
- Variety of clear heights, ranging from 14'6" to 32'
- Access to building amenities, including fitness center and auditorium
- 154,864 SF of existing office space also available for lease