

SALES & LEASING

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 Brian Farrell
 Steve Farrell, CCIM, SIOR
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 Nicole Morrison
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MANAGEMENT TEAM

Tim Langan, President
 Laura Hansen, Vice President
 of Operations
 Kathy Quigley, CPA, Vice President
 of Finance

PARKS AND RECREATION

Quality parks and recreation opportunities are essential ingredients to measuring the quality of life for a city and its residents. In the Omaha area, we have seen and will continue to see even more parks, park upgrades and other recreational venues developed within the next couple of years. The American Rescue Plan Act (ARPA), along with a healthy dose of private philanthropic donations and entrepreneurial investment, is leading the way to a variety of new park features and kids' recreational, practice and competition venues popping up in the Metro area.

We have all heard about the \$350 million redevelopment of the Gene Leahy Mall, which opened to the public this summer. In addition, the Heartland of America Park and RiverFront Landing, which will connect to the Mall, will be completed over the next couple of years. Nearly all of this development is being privately funded by philanthropic donations.

Recently completed improvements to Miller Park, located near 30th and Redick Ave., include a new pavilion, amphitheater, walking trail, dog park and other enhancements, mostly funded by Lozier Foundation.

Lake Cunningham recently completed renovations, including 6.2 miles of new walking/biking trails, boat docks and other upgrades to the park area. The renovations were completed with the help of approximately \$23 million in private funding and a partnership with the City of Omaha and the U.S. Army Corps of Engineers.

ARPA funds totaling \$7.95 million are designated for numerous park renovations around the Omaha area over the next couple of years:

Fontenelle Park - renovation of the Pavilion

Manadan Park - Nature Center and trails

Pipal Park - new playground and sprayground (water park feature)

Paxton/John Creighton Park - new trails

Lynch Park - new playground and sprayground, ballfield upgrades and more. Numerous other smaller renovations to other City parks.

Also under study and consideration is a 4,000-acre lake and park project located between Omaha and Lincoln, estimated to cost over \$1 billion. If the project moves forward, the lake will become one of the largest parks in the state, offering boating, swimming and camping opportunities for eastern Nebraska residents.

Sports and recreational complexes are also developing and expanding across suburban Omaha. Here are updates on some of these projects.

THE NEBRASKA MULTI SPORTS COMPLEX (LA VISTA)

First announced in August 2016, but delayed due to funding, the Nebraska Multi Sports Complex is back underway in 2022, with a \$32.4 million phase 1 of the project. Phase 1 includes 12 multipurpose turf fields for soccer, lacrosse, rugby, softball, baseball and flag football. Phases 2 and 3 include a field house, tennis courts and pickleball courts. Eighty percent of the cost of building the complex will come from private donors and foundations. The city of La Vista is also contributing funds.

MD WEST ONE SPORTS COMPLEX (VALLEY)

The 142-acre MD West One Sports Complex broke ground on June 23, 2022, with phase 1 scheduled for completion in spring 2024. This complex will include eight turf baseball/softball fields and six turf soccer/football fields at a cost of \$55 million. MD West One Sports Complex estimates one million visitors annually over a 35-week playing season, making it the second most visited destination in Nebraska. Future phases will include additional multipurpose fields and more softball/baseball fields. In addition, there is room in the project for future space for hotels, restaurants, residential and commercial development.



PARKS AND
RECREATION

CONTINUED FROM FRONT

UBT SPORTS COMPLEX EXPANSION (ELKHORN)

UBT Sports Complex is a 134,000 sq ft facility that hosts Omaha Sports Academy Youth Basketball and Nebraska Elite Youth Volleyball. The complex is now adding a 54,000 sq ft building that will house Elkhorn Attack basketball and five new basketball courts. The addition is underway and expected to be open in the fall of 2022.

ELKHORN TRAINING ACADEMY (ELKHORN)

Construction is currently underway on an addition to the Elkhorn Training Academy facility, which will enclose an outdoor training area and convert it to an indoor space.

GRETNA CROSSING PARK (GRETN)

The city of Gretna is currently under construction on a 150 acre park that will include a wide range of recreational activities. A swimming facility, an 18-hole frisbee golf course, batting cages, and state-of-the-art softball, baseball, football and soccer fields will be among them. The city is collaborating with its local YMCA and Gretna Public Schools on the new 70,000-square-foot community center, which will have a competition pool, fitness area, gym, recreation rooms

and locker rooms. Gretna Public Schools will use the pool for practice and competitions. The 100,000-square-foot aquatics park will feature multiple water slides, a lazy river, a kids' area and concession stands. With an estimated completion date of September 2023, the park will cost approximately \$53 million, funded by a half-cent sales tax raise.

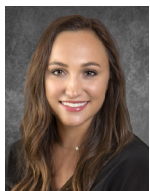


*Photo by GretnaCrossingPark.com

The list of new and renovated parks and recreation facilities is longer than we have room for in this article. The new parks complement existing parks and recreation opportunities and will benefit even more residents across the Omaha metro area.

THE RESTAURANT INDUSTRY

IMPACTS OF COVID-19



By Molly Kuehl

In 2020, the restaurant industry faced significantly decreased customer traffic due to COVID-19 lockdowns and social distancing regulations. Many were able to adapt by offering curbside takeout and delivery services, increasing outdoor dining spaces, and selling meal kits, market items and even alcohol to go. However, the restaurants that survived now face supply chain issues, labor shortages and inflation.

Restaurants also had the opportunity to apply for three rounds of funds from the Paycheck Protection Program, which provided small businesses with forgivable loans to offset rent, utilities, payroll costs and mortgage interest. Starting in March 2021, some received money through the Restaurant Revitalization Fund. With governmental aid accompanied by lifted restrictions, there was hope for a successful future. However, despite these efforts, even some of the most popular restaurants could not sustain operations.

The list of restaurants throughout the Omaha area that have closed due to the effects of the pandemic is extensive and shocking. Many of the restaurants were not able to overcome their hardships and others are still trying to overcome them.

Over 40 restaurants have closed for business over the past

two years, including some longtime well-recognized names like Jack and Mary's, Flatiron Café, Wheatfields in the Old Market, Joe Tess Place, Petrows, Lo Sole Mio and Anthony's Steakhouse.

While restaurant owners were working to remain open, landlords provided concessions and changed lease structures to try to keep their anchor and key tenants in their buildings. If a restaurant failed, landlords faced a lack of income and potentially a long-term vacant space due to difficulty in finding a new tenant under harsh economic conditions.



THE RESTAURANT INDUSTRY

CONTINUED FROM PREVIOUS

Many restaurants that closed early in the pandemic backfilled fairly quickly as the economy recovered in 2021 from the closures and restrictions imposed in spring 2020. In 2022, we still see some closings resulting from the higher cost of goods and payroll and the inability to staff restaurant operations. Restaurants that have closed more recently are finding fewer prospects to backfill those spaces today.

The future for restaurants is unpredictable as they will continue to encounter the impact of supply chains, labor shortages and inflation. Many must keep or further evolve their pandemic

business models to virtual waitlists and menus, online orders with curbside pickup and home delivery services. To help ensure restaurants survive into the future, decision-makers and staff members will have to adapt quickly to accommodate consumer needs.

**MANY RESTAURANTS THAT CLOSED EARLY
IN THE PANDEMIC BACKILLED FAIRLY
QUICKLY AS THE ECONOMY RECOVERED IN 2021...**

PROPERTY MANAGERS ARE FEELING THE EFFECTS OF INFLATION AND SUPPLY CHAIN DELAYS



By Stephanie
Chevalier, CPM

Living in the post-COVID era continues to bring many unknowns, including the possibility of future outbreaks, increasing living expenses and production delays or longer lead times for just about everything. Lead time delays and added costs are very challenging for property managers, owners and tenants alike.

Today, one of the biggest challenges faced by property managers is the increased costs and lead times for HVAC replacements and repairs. In recent months, the cost to replace a rooftop unit averaged about \$1,000 to \$1,200 per ton. Fast forward to 2022, and the cost can range anywhere from \$1,600 to \$2,500 per ton, and lead times on new units now range from eight to 40+ weeks, depending on the unit size and manufacturer. Some replacement parts also have extended lead times. For example, economizers and hail guard lead times are ranging from 12 to 14 weeks. This means a new HVAC unit can be installed. However, a secondary visit to install these additional components is necessary and results in additional costs. Property managers have been faced with repairing older units that really need replacing because of these lead times. During the high heat of the summer months, it is difficult for tenants to operate without air conditioning for extended periods while waiting for a unit or parts to be delivered. The other reality is that some parts or replacement units will not make it in time to beat the heat, leaving tenants without cooling during the hot summer months. There are concerns that this trend will continue into the winter months.

During the winter, the concern changes from how to cool a space to how to heat it. If a space does not have heat, we worry about habitability for the tenant and the risk to the asset. Lack of heat can result in frozen pipes. And frozen pipes in a single

space can be catastrophic to a property and affect every tenant in the building.

Our team of property managers is working diligently to get ahead of the potential issues this winter. The initial step involves working with our partner HVAC companies to inspect and assess the possible risks. Secondly, the property manager will review and recommend to the owner or tenant the vital repairs that they should make now. Tenants who are responsible for maintaining the HVAC units within their spaces should also consider an early inspection to help circumvent surprises this winter. Some landlords with larger holdings may consider ordering a couple spare units to have on hand.

The last and probably most important step is to have conversations with owners and tenants early to educate them on the changing market. Staying informed and having a plan will help them get quick results during a future time of need.



SARPY COUNTY HAPPENINGS



By Tim Langan

Earlier this summer, IRI booked Ollie the Trolley, and we took more than 60 members of our team on a tour of Sarpy County. Even though we are real estate professionals, we can sometimes get caught in our geographic comfort zones and forget to explore our extended surroundings. I live in central Omaha. I do a decent job of getting out and seeing what is happening. Even better, I get to absorb the knowledge and awareness of twenty commercial real estate brokers and a team of property management experts who, collectively, know just about everything going on in the Omaha metropolitan area and down I-80. But nothing replaces getting out there and seeing what is happening!

Thanks to Hon. Mayor David Black of Papillion, we had a tour route that allowed us to see most of the development happening in and around Papillion in two hours. There was a lot to see.

RESIDENTIAL DEVELOPMENT

Papillion and Sarpy County are growing, and residential development is following that trend. Our tour included multifamily developments Lux 96, Axis and Bungalows on the Lake. These are just a few of the projects that are housing the growing population in this area.

RETAIL

There is also considerable retail growth in the Sarpy corridor. A new retail strip is under construction in Southport near the entrance to Cabela's and Costco, along with a free-standing Starbucks and Smash Park, an entertainment-oriented business. After years of planning, a new sports complex is under construction in the same area.



Smash Park
Photo by SmashPark.com

The Hwy 370 corridor is also seeing a lot of interest. HyVee is under construction with the largest store in their system at 192nd and Hwy 370. Menards has purchased land in Steel Ridge at I-80 and Hwy 370 with plans for a new store. Car

wash facilities, daycares and branch bank locations are also underway along the Hwy 370 corridor, generally west of 120th St. to Gretna. There are rumors that a couple of major retail anchors are looking for sites in this area as well. We expect this Sarpy area – including LaVista, Papillion and Gretna – will see healthy continued growth in the future.

RECREATION

Papillion Landing is a 200,000-square-foot community center with lighted soccer and softball fields. It offers programming for all ages.



Papillion Landing
Photo by Alley Poyner Macchietto Architecture

There are three dam sites that were originally built by the NRD for stormwater management. The City later took over the sites as public access parks, now known as Big Elk Recreation Area, Portal Recreation Area and Prairie Queen Recreation Area.

There are also several brewpubs in this area that are popular stops, and one of our employees mentioned that you might even find an organized bike ride that stops at all of the tap rooms in the area.

INDUSTRIAL

Other very popular sites on the tour included data centers (Facebook, Google and Fidelity) and distribution facilities (Amazon, Papillion Foods and R&R Commerce Park). The familiar names and the size of the buildings garnered a few comments like, "Wow. I had no idea!"

If you have not recently made a trip to Papillion or Sarpy County, you should. There is a lot to do, see, and learn if you are like me and forget to leave your "bubble" every once in a while.

Mayor Black has great passion and knowledge of the area, and we are all grateful that he drew up a fun and informative tour for everyone at Investors Realty.

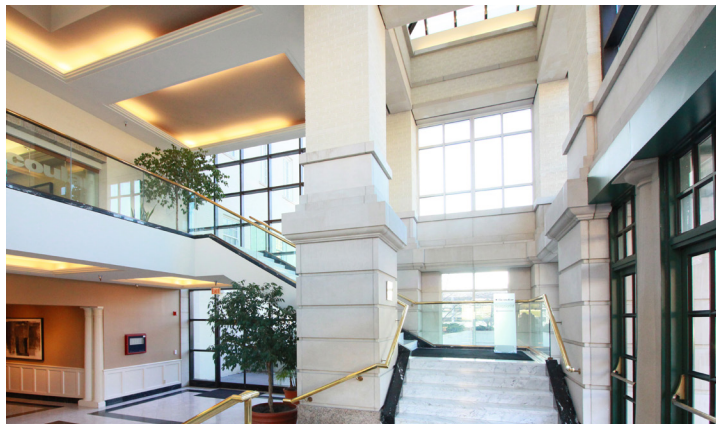
Go explore!

FEATURED TRANSACTION

TRANSFORMATION OF THE FORMER SCOLAR BUILDING

The Scoular Company, an Omaha-based worldwide grain and ingredients business with over 60 locations, selected Tim Kerrigan and JP Raynor to represent their team in the selection and relocation of their Omaha corporate headquarters and the disposition of their former headquarters at 24th and Dodge Street. In 2021, Scoular relocated to 13660 California Street in west Omaha. Tim and JP subsequently sold the former headquarters to Kentro Group of Denver. Kentro engaged IRI to market and lease the 88,000 sq ft building formerly operated by Scoular, including the former Scoular Ballroom and the large fitness

center. With the help of Molly Kuehl and Jeannette Weber, two leases were quickly secured for a total of 22,000 sq ft. The building will soon welcome a well-known local nonprofit agency and a new Event Center operator that will rebrand and run the ballroom as a venue for a variety of events such as weddings and conferences. The IRI team is currently in discussion with several office tenants ranging from 5,000 to 20,000 sq ft. IRI is proud to be a part of the entire process of relocating Scoular's business operations and selling and repurposing the former Scoular Building.



A FEW OF OUR LATEST

SEPTEMBER 2022

DEALS

LAND



102ND & HIGHWAY 370 28.64 acres
BUYER Woodland Homes Inc
AGENTS Tim Kerrigan, CCIM, SIOR & Ryan Kuehl, CCIM

COMMERCIAL



110TH & Q STREET 4,730 SF
LESSEE CareTech Inc
AGENT Brian Kuehl

OFFICE



110TH & BURDETTE 44,096 SF
BUYER Premier Claims LLC
AGENTS JP Raynor, JD, CCIM, SIOR & Tim Kerrigan, CCIM, SIOR

INDUSTRIAL



72ND & F STREET 22,480 SF
BUYER Plumbers Union
AGENT Ryan Kuehl, CCIM

INVESTMENT



144TH & WEST CENTER ROAD 31,560 SF
BUYER SCM FFA Omaha 14126, LLC
AGENT Pat Regan, CCIM

LAND

- SALE** 28.64 AC at 102nd & Highway 370 to **Woodland Homes Inc**
- SALE** 25.83 AC at Sorensen & Wenninghoff Road to **Redwood Omaha Wenninghoff Road NE P1 LLC**
- SALE** 25.22 AC at Highway 77 & Denton to **Edward Rose Development Company LLC**
- SALE** 21.42 AC at Highway 75 & Fulton Avenue to **Fox Creek Properties LLC**
- SALE** 13.86 AC in Valley to **Gibbs Land Development**
- SALE** 7.88 AC at 67th & F Street to **Hawkins Construction Company**
- SALE** 3.87 AC at 101st & Blair High Road to **B Street Collision**
- SALE** 3.83 AC at 72nd & Schram Road SWC to **Alchemy Partners I LLC**
- SALE** 3.5 AC at 35th & Nebraska Avenue to **TVK Properties LLC**
- SALE** 3.47 AC at Highway 75 & N Ridge Road to **Fox Creek Properties LLC**
- SALE** 3.02 AC at I-80 & Highway 370 to **Tidal Wave Auto Space**
- SALE** 2.91 AC in Valley to **Hallow Trinity LLC**
- SALE** 2.64 AC at E Hartman & Abbott Drive to **Hartman OZ LLC**
- SALE** 1.86 AC at 189th & West Maple Road to **Blake Cemer Properties LLC**
- SALE** 1.25 AC at 204th & Q Street to **Roosevelt115, LLC**
- SALE** 1.14 AC at 204th & West Maple Road to **Mitchell Holdings LLC**

COMMERCIAL

- LEASE** 4,730 SF at 110th & Q Street to **CareTech Inc**
- LEASE** 3,414 SF at 134th & A Street to **Coatings 2 Coverings**
- LEASE** 3,339 SF at 107th & Portal Plaza to **Mosquito Joe's**
- LEASE** 3,224 SF at 180th & West Center Road to **Urgent Care Omaha**
- LEASE** 2,930 SF at 120th & I Street to **Douglas County Health Department**
- LEASE** 2,605 SF at 162nd & West Maple Road to **The Mercato**
- LEASE** 2,312 SF at 72nd & Highway 370 to **Caniglia's A Mano**
- LEASE** 2,180 SF at 19th & Douglas Street to **Bold Office Solutions**
- LEASE** 2,162 SF at 203rd & Gate Dancer Road to **Modern Images, Inc.**
- LEASE** 1,929 SF at 72nd & Highway 370 to **Calvary Christian Church**
- LEASE** 1,843 SF at 204th & Veterans Drive to **The Golf Studio**
- LEASE** 1,820 SF at 145th & Eagle Run Drive to **Omaha Medical Massage**
- LEASE** 1,747 SF at 243rd & West Dodge Road to **Martin Jewelry**
- LEASE** 1,500 SF at 35th & Highway 370 to **CA Dance Company**

OFFICE

- SALE** 44,096 SF at 110th & Burdette Street to **Premier Claims LLC**
- SALE** 33,070 SF at Papillion Parkway & Blondo Street to **Ravi LLC**
- SALE** 15,627 SF at 72nd & Ames Avenue to **Marian High School Inc**
- SALE** 9,894 SF at 72nd & Mercy Road to **3 Buckets LLC**
- LEASE** 9,858 SF at 156th & West Dodge Road to **BP Canada Energy Marketing Corp**
- LEASE** 9,846 SF at 20th & Dodge Street to **Undisclosed Nonprofit**
- SALE** 8,623 SF at 10th & Dodge Street to **CPC Downtown LLC**
- SALE** 6,222 SF at 86th & Cass Street to **May86 LLC**
- LEASE** 5,000 SF at 87th & Oak Street to **Amada Senior Care of Nebraska**
- LEASE** 3,983 SF at 132nd & Industrial Road to **DXP Enterprises, Inc.**
- LEASE** 3,198 SF at Regency & Harney Parkway to **Revolution Group**
- LEASE** 2,750 SF at 120th & Blondo Street to **TEAM-Together Everyone Achieves More LLC**
- LEASE** 2,700 SF at 87th & F Street to **Renewed Vision**
- LEASE** 2,491 SF at 147th & West Dodge Road to **Lamp Rynearson & Associates**
- LEASE** 2,390 SF at 111th & John Galt Boulevard to **WEX Inc**
- LEASE** 2,183 SF at 128th & West Dodge Road to **Homan Wealth Advisors LLC**
- LEASE** 1,917 SF at 150th & A Circle to **3TreeEnterprises LLC**
- LEASE** 1,620 SF at 87th & F Street to **All Wired Up Electric**
- LEASE** 1,200 SF at 114th & Davenport Street to **Orr, Horgan & Flentje, LLC**
- LEASE** 1,050 SF at 80th & Wright Street to **Mind & Body Wellness Center LLC**
- SALE** 1,043 SF at 113th & Davenport Street to **Amakes Quality Home Health Care**
- LEASE** 1,000 SF at 80th & Maple Street to **Accomplished Recovery and Counseling**

INDUSTRIAL

- LEASE** 35,040 SF at 133rd & Chandler Road to **ZO Skin Health Inc**
- SALE** 22,480 SF at 72nd & F Street to **Plumbers Union**
- SALE** 17,638 SF at 148th & Sapp Bros Drive to **8616 L Street LLC**
- LEASE** 9,025 SF at 108th & Harrison Street to **Forms Associates Inc**
- LEASE** 6,625 SF at 88th & F Street to **Commonwealth Electric Company of the Midwest**
- LEASE** 6,549 SF at 87th & F Street to **All My Sons Moving and Storage**
- LEASE** 5,600 SF at 90th & Sorensen Parkway to **Elemental Scientific Inc**
- LEASE** 5,272 SF at 138th & Industrial Road to **Milan Laser Corp, LLC**
- LEASE** 4,685 SF at 108th & I Street to **VernCo Roofing**
- LEASE** 1,920 SF at 89th & J Street to **BWBJ Companies, LLC**

INVESTMENT

- SALE** 31,560 SF at 144th & West Center Road to **SCM FFA Omaha 14126, LLC**
- SALE** 30,675 SF at 94th & J Street to **9447 J Street LLC**
- SALE** 26,578 SF at 69th & Maple Street to **SANOMA LLP**
- SALE** 24,650 SF at 73rd & Harrison Street to **JSW Co LLC**
- SALE** 18,877 SF at 98th & J Street to **OO7 LLC**
- SALE** 7,645 SF at Highway 121 & Front Street to **Mile-Hi Premier Investments LLC**

COMMERCIAL



LEASE

CANFIELD PLAZA PAD SITE 87th & W Center Rd 2,000-8,000 SF
 • Brand new retail building at Canfield Plaza
 • Drive-thru space available
 • Excellent visibility and access to W. Center Road
 • Excellent demographics

OFFICE



LEASE

PARKWAY PROFESSIONAL PLAZA 102nd & F St 5,655-13,132 SF
 • Quick and easy access to I-80 and I-680
 • Modern office buildout with a great mix of open space and private offices
 • Many dining and shopping amenities in the general area
 • Monument signage available

INDUSTRIAL



LEASE

2624 EDWARD BABE GOMEZ AVE 27th & Q St 25,891 SF
 • 1.92 AC fenced lot
 • Approximately 1,584 SF finished office space
 • 3-phase, 400 amp power

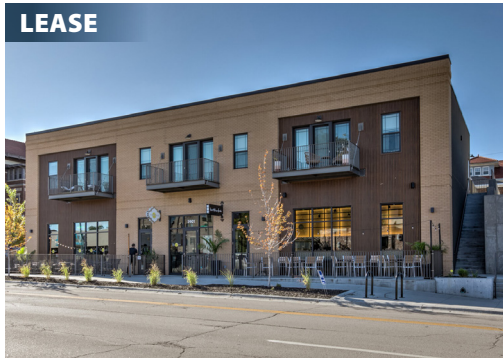
INVESTMENT



SALE

OLD CHENEY REHABILITATION Lincoln, NE 39,610 SF
 • 100% occupied
 • State-of-the-art rehabilitation facility
 • Leased through 2032
 • Absolute NNN leased investment with no landlord responsibilities

COMMERCIAL



LEASE

3901 FARNAM STREET 3,522 SF
 • Space for lease
 • Business for sale
 • Opportunity in The Blackstone District



LEASE

WESTPORT COMMERCIAL 144th & F St 2,295-5,282 SF
 • Join Charlies on the Lake, Domino's, Genesis Hair Design, and other long-term tenants
 • Easy access with two full-movement intersections
 • Highly visible location with digital monument signage
 • Beautiful walking trail around the lake
 • Excellent demographics in immediate area with strong daytime population

MULTIFAMILY/INVESTMENT



SALE

CALIFORNIA APARTMENTS 46th & California St 12 units
 • Two sister buildings
 • Ability to improve returns with controlling operating expenses
 • Four of the two-bed units have been updated with new flooring, paint, and some appliances
 • 1.5 off-street parking stalls per unit



SALE

CORNERSTONE BUILDING 11th & Harney St 38 units · 78,408 SF
 • Mixed-use building in growing downtown market
 • Immediate area under tremendous redevelopment
 • Long-term ability to greatly increase rents
 • Many value-add opportunities

LEASE

**CAPITOL PLACE 10th & Capitol Ave** 2,152-14,500 SF

- Excellent location, walking distance to most downtown attractions, convention center and hotel rooms
- Most prominent available corner in Downtown Omaha
- Newer construction with a beautiful design and presence
- Available retail bays provide for great exposure to pedestrian traffic

LEASE

**1411 S 203RD STREET** 3,611 SF

- Limited retail space available at the 77 unit Dalmore Apartment buildings make this a statement location for your business
- All adjacent property is fully occupied in this thriving destination located on the 204th Street corridor
- Prominent first floor retail space adjacent to Barrel & Vine

LEASE

**HILLSBOROUGH PLAZA 138th & W Maple Rd** 2,081 SF

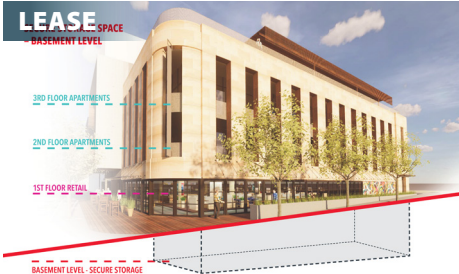
- Former orthodontic space available 12/1/2022
- Join Children's Physicians, Hillsborough Family Dentistry, Eagle Run Chiropractic, and more
- Direct visibility to 40,000+ cars per day on West Maple Road
- Full movement signaled access to shopping center
- Surrounded by national and regional names
- Building provides a professional look for your business

LEASE

**156TH & REYNOLDS (NWC)** 3,006-12,024 SF

- Brand new retail building ready 2023
- High visibility on 156th Street, south of State Street
- New mixed-use development
- Well-established residential neighborhoods with several new developments underway
- Under served area for retail services

LEASE

**1419 FARNAM STREET** 1,821-4,298 SF

- Lower level secure storage space with elevator for easy loading
- Controlled access entry - high security
- Secure, air circulation and fire rated concrete - perfect document storage solution
- Steps from the Gene Leahy Mall redevelopment project
- Building newly renovated - Ready fall 2022

LEASE

**BRENTWOOD BUSINESS CENTER 86th & Brentwood Dr** 2,000 SF

- Flex space/open space
- Monument and building signage
- Current Tenants include: Acapriccio Dance, Face to Face Salon, Gate 4 Properties, Ish Fitness (current occupant of 8610 moving to larger suite)

LEASE

**GRAYHAWK POINTE 144th & Eagle Run Dr** 2,255 SF

- Former boutique space available on 11/1/2022
- Ideal for service tenant looking in Northwest Omaha
- Join Blue Sushi, Orange Theory and other long term tenants
- Motivated landlord

LEASE

**6805 GROVER STREET** 3,000 SF

- Excellent location with easy access to the Interstate
- Surrounded by many hotels and apartment developments
- Convenient front door parking
- Great visibility to Grover Street

LEASE

**FALCON BUSINESS PARK Valley, NE** 600-8,400 SF

- Brand new construction - ready Spring 2023
- Drive-thru space available
- Kiosk drive-thru available
- Flexible space configurations possible
- Front door parking
- Just minutes from the new Elkhorn Athletic Sports complex

LEASE**F STREET BUSINESS CENTER**

- 45th & F St** 8,000-10,617 SF
- Common dock corridor
 - 8' X 8' dock, 10' X 12' drive-in door
 - Easy access to I-80 via 42nd Street or 60th Street
 - Clean, professionally managed building

SALE OR LEASE**8421 N 29TH STREET** 12,648 SF

- Two 9' x 10' overhead garage doors
- Approximately 5,200 SF office space
- Heated warehouse and heat pumps in offices
- Card access system and security system
- 24 off street parking stalls
- New concrete parking lot in 2020

SALE & LEASE**1751 BUSINESS PARK DRIVE** 10,000 SF

- One 14' X 14' drive door, two 12' X 12' drive doors
- Automatic garage doors
- 1.2 acres of fenced outdoor storage
- Large conference room
- Mezzanine space

LEASE**8601-31 F STREET** 2,460 SF

- Clean, professionally managed property
- Excellent access to I-80 via 84th Street
- Easy-to-find location
- Signage opportunity along F Street

SALE**4910 F STREET** 21,000 SF

- Great location
- Close to 42nd & 60th Streets I-80 interchange
- Outdoor storage area behind building
- Overhead doors on east, north and west sides of building
- New concrete in parking areas

LEASE**13909 A PLAZA****BUILD TO SUIT** 2.85 AC

- MU zoning allows for a variety of uses
- Excellent accessibility to 14th Street
- Many buildings along the ring road of Oak View Mall have been repurposed and re-tenanted

LEASE**OMAHA BOX** 20th & Ave J

- 35,125 SF
- T5 motion sensor light
 - Radiant heat
 - Levelers on dock door

LEASE**WATERLOO WAREHOUSE** Hwy 275 in Waterloo, NE

8,787 SF

- Outdoor storage available on east side of building
- 13' to 17' ceiling heights
- Two dock doors
- Easy access to Maple and West Dodge Rd

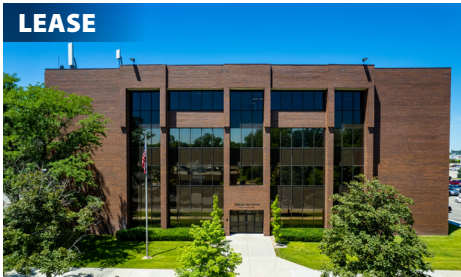
LEASE**11218 JOHN GALT BLVD**

1,295-2,752 SF

- Both suites available 12/1/2022
- First Floor: 2,572 SF, 12 private offices, open area, and access to kitchenette area
- Second Floor: 1,275 SF, private offices, reception area and storage/break area
- Monument signage
- Convenient location with easy access to I-680 and I-80

LEASE**NICHOLAS PLAZA 205th & Nicholas Cir 1,186 SF**

- Park at your front door
- Affordable rate
- Quick access to West Dodge Road
- Dining and shopping amenities in the immediate area
- Well maintained, professionally managed property

LEASE**OVERLAND WOLF CENTRE 69th & Pacific St 1,688 SF**

- Professionally managed building with updated common areas
- Walking distance to Aksarben Village and surrounding amenities
- Suite 210 has 5 offices, conference room, and open space

LEASE**411 BUILDING
Lincoln, NE 2,476 SF**

- Owner-occupied building
- Fantastic view of the State Capitol
- Excellent downtown location with various amenities within walking distance
- Directly across the street from The Cornhusker Hotel
- Many windows allowing for great natural light throughout the premises
- Locker room and showers located within the building

SALE**17525 ARBOR STREET**

11,730 SF

- Well-constructed building with appealing architectural features, open staircase, deck, great windows, high ceilings, and flexible floor plan with a mix of private offices and open space and unique client engagement space
- Long-term, Triple Net Lease in place thru October 31, 2035 with Tenant paying for all operating expenses
- Shopping, dining, lodging, and medical services in the immediate area - high walkability score
- Adjacent overflow parking

LEASE**11902 W CENTER ROAD 5,005-15,350 SF**

- Brand new Class A medical office building with modern and stylish design
- Central location in Omaha with I-80 and I-680 within minutes
- Negotiable TI Allowance
- Monument signage visible to W Center Road

LEASE**BROOK PARK SOUTH 90th & Maple St 1,068 SF**

- Signage opportunity
- Exterior of the building to undergo renovation
- Parking lot to be resurfaced

SUBLEASE**BLUE CROSS CENTRE
Aksarben Dr & Frances St**

29,266-84,532 SF

- Floors 6 and 7 available for sublease in 10-story Class A office building
- Move-in ready spaces consist of a mixture of private offices, cubicles, conference rooms, collaborative spaces, and break rooms
- Convenient location in Midtown Omaha with easy access to Interstate 80
- Aksarben Village amenities within walking distance
- Within walking distance to Baxter Arena, home of the UNO Mavericks
- Covered parking in adjacent garage