



By Laura Hansen,  
CPM

## SALES & LEASING

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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  
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Jeanette Weber, MPA, SIOR, CPM  
Sydney Weller, CCIM  
Ryan Zabrowski, CCIM, SIOR, CRE

## PROJECT MANAGEMENT

Jason Velinsky

## PROPERTY & FACILITIES MANAGEMENT

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

## LEADERSHIP TEAM

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

## ELEVATING EFFICIENCY: A CLIENT-FOCUSED APPROACH

To provide clients with the best service possible – that’s our goal. Recently, our teams have been diligently working to refine and improve the processes that drive our operations.

We’ve made changes to our internal processes, documenting over 100 procedures to help our property and project management teams run smoothly. The changes have already made things more efficient for everyone involved.

With internal processes streamlined, we turned our attention to enhancing external processes, focusing on the standards of care we provide at the sites we manage. Starting with concrete and snow removal—critical services for our owners and tenants—we established benchmarks for quality and efficiency. These services are not only vital for immediate needs but also influence long-term maintenance requirements.

Working together with vendors, owners and colleagues, and leveraging our collaborative process, we now look forward to the improvements and benefits that the new standardized procedures for concrete work and snow removal will bring. These standards serve as a reference for our teams during bid procurement, material selection and work scheduling, ensuring consistency and quality at every site we manage.

By setting even higher standards for quality and efficiency, you can be assured that our procedures and service are consistently excellent.

Our new processes have created significant efficiencies for both our team and our clients. As always, we remain committed to expansion while staying client-focused. It’s important to note that while our internal processes are fully implemented, the enhancements to our external processes are still in development and will be rolled out progressively.

## HOW OUR IMPROVEMENTS BENEFIT OUR CLIENTS



**PROACTIVE MAINTENANCE**  
*Preventing small issues from becoming major problems*



**INCREASED PROPERTY VALUE**  
*High-quality maintenance and consistent service leads to long-term value*



**TRANSPARENCY & ACCOUNTABILITY**  
*Clear processes and benchmarks provide consistent expectations and accountability*



**TENANT SATISFACTION**  
*Happy tenants lead to longer leases and fewer vacancies*



**RELIABLE VENDOR PARTNERSHIPS**  
*Strong partnerships guarantee reliable, high-quality service across all sites*



## RIVERFRONT REVITALIZATION PROJECT RECEIVES AWARD FROM THE URBAN LAND INSTITUTE

If you haven't seen it lately, Downtown Omaha is experiencing a renaissance, thanks to the recent transformation of three key parks—Gene Leahy Mall, Heartland of America Park and Lewis & Clark Landing—into a unified, vibrant urban green space known as The RiverFront. Spanning 72 acres along the Missouri River, this ambitious project has not only enhanced the city's landscape but has also reinvigorated the community's relationship with its urban core. The Urban Land Institute recently awarded The Riverfront Revitalization Project the Americas Awards for Excellence.



### Revitalizing Omaha's Urban Green Spaces

The RiverFront project tackled long-standing challenges associated with these parks, which had grown stagnant and underutilized due to disjointed access and inadequate recreational opportunities. By elevating sunken areas to street level and improving pedestrian connectivity, the parks were transformed into a cohesive and inviting public space that now seamlessly integrates with the surrounding downtown area.

Jay Lund, Chair of ULI Nebraska, expressed the excitement surrounding this transformation: "We are thrilled about this development, especially as we are working to create our own local District Council. This project exemplifies the kind of innovative urban planning that can drive both community engagement and economic growth."

The redesigned parks boast a variety of amenities, including expansive lawns, performance pavilions, playgrounds, public art installations and a unique all-seasons skate ribbon. Additionally, an urban beach along the Missouri River offers

scenic views and cozy fire pits, providing a one-of-a-kind outdoor experience in the heart of the city.

### Economic Impact and Community Engagement

The RiverFront's revitalization has been a powerful catalyst for downtown Omaha's growth, sparking over \$500 million in new commercial and residential developments. This project, largely funded through a public-private partnership with 85% of the \$342 million cost covered by private donations, demonstrates the potential for strategic urban planning to drive economic development.

The parks have quickly become a hub of activity, attracting both residents and tourists with a diverse lineup of events, from family-friendly gatherings to music festivals and art showcases. This consistent programming ensures that The RiverFront remains a dynamic and engaging space year-round.

### A Model for Sustainable Development

Not only is The RiverFront a testament to innovative urban design, but it also stands as Nebraska's first Envision Platinum project, recognized for its commitment to sustainability and community well-being. This distinction highlights the project's holistic approach to infrastructure development, prioritizing environmental stewardship alongside economic and social benefits.

### Opportunities for Investors/Developers

For commercial real estate investors, The RiverFront's success story underscores the value of investing in projects that enhance public spaces and foster community engagement. As downtown Omaha continues to grow, the demand for residential, commercial, and retail properties in the area is likely to rise, offering significant opportunities for those looking to capitalize on the city's revitalization.

At Investors Realty, we are excited to see how The RiverFront will continue to shape the future of downtown Omaha and are eager to help our clients navigate the opportunities this revitalized urban core presents.

Whether you're considering new investments or looking to expand your current portfolio, The RiverFront's transformation is a compelling example of how thoughtful urban planning can drive both community and economic growth.

The RiverFront is more than just a park; it's a symbol of Omaha's potential. Its success reflects the power of collaboration between public and private entities in creating spaces that enhance quality of life while driving economic vitality. As The RiverFront continues to attract new businesses and residents, it will undoubtedly play a pivotal role in shaping the future of downtown Omaha.



## INSIGHTS FROM OUR SUMMER INTERNS

Each year, Investors Realty hosts summer interns, who have the opportunity to learn from various brokers and other real estate professionals.

### MEET THE SUMMER 2024 INTERNS:

Sofia Bressani is a senior at Florida State University, majoring in Finance and Marketing. She worked under the office team with JP Raynor as her mentor.



SOFIA

COLIN



Colin Eich is a junior at Texas Christian University, majoring in Finance with Real Estate and minoring in Leadership and Sustainability. He worked under the retail team with Brian Kuehl and Molly Kuehl as his mentors.

INTERNS



2024

Sofie Hartman is a junior at Creighton University, majoring in Finance, Business Ethics and Philosophy. She worked under the special projects team with Ryan Kuehl and Ryan Zabrowski as her mentors.



SOFIE

All interns said it was an eventful summer, featuring numerous highlights. Here are a few memories they shared, in their own words:

- Each week, we had the opportunity to grab lunch with a different broker and get to know them on a personal and professional level. This was a weekly highlight for us, as it provided a chance to connect with brokers beyond our team and understand their career trajectories and aspirations. We loved all the invaluable insights, while trying new restaurants in Omaha.
- One of the most memorable events was an all-broker outing to ArborLinks in Nebraska City where we started the day with our sales meeting, discussing progress with our goals. We then spent the rest of the day playing golf and building stronger connections with each other.
- During the CWS, we attended an SIOR networking event with other members of Investors Realty. During this event, we met commercial real estate professionals across the Nebraska-Iowa chapter, as well as connected with other brokers within Investors Realty.
- During IRI's Week of Giving, we participated in two main volunteer opportunities. Sofie volunteered at the Kountze Memorial Church food pantry downtown, while Colin and Sofia volunteered at Heartland Equine Therapeutic Riding Academy whose mission focuses on improving the quality of life of adults and children through horse-assisted therapy.

**"OUR SUMMER WENT BY TOO FAST, AND WE ARE FILLED WITH THE UTMOST GRATITUDE FOR THIS UNIQUE, HANDS-ON INTERNSHIP EXPERIENCE. THANK YOU, IRI!"**

Our days were filled with attending showings, tours and meetings alongside our mentors, providing us with firsthand experience in navigating deals with a client-focused approach. Some of our favorite spaces were the Builder's District downtown and Eagle Run Plaza. We quickly grasped the significance of maintaining strong relationships in CRE through frequent client meetings and calls.

We got to see the entire process of completing a deal – from LOIs to negotiations to closing. We learned market specific trends and worked to familiarize ourselves with CRE applications such as the CRM, Crexi and CoStar.

Additionally, we gained a deep appreciation for the importance of company culture in creating an open and communicative workplace environment.

At Investors Realty, we learned the equation "1+1=3" holds true. Through collaborating and sharing knowledge, we can help maintain a true team-oriented culture and achieve our mission of fulfilling client needs.

## LAND



**ASHLAND, NEBRASKA** 119.74 acres  
**BUYER** A Local Buyer  
**AGENTS** Ryan Kuehl, CCIM & Tim Kerrigan, CCIM, SIOR



## LAND

- SALE** 119.74 AC in Ashland to a **Local Buyer**
- SALE** 0.97 AC at 149th & Shepard to **Harbor Group Investments LLC**

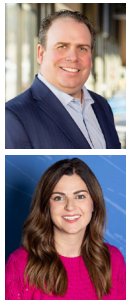
## COMMERCIAL

- SALE** 32,848 SF at 156th & Frances Street to **Boozer, LLC**
- SALE** 8,693 SF in Lincoln to **Steamfitter & Plumbers Union**
- SALE** 7,811 SF at 85th & Giles Road to **BK Properties LLC**
- LEASE** 6,012 SF at 204th & West Dodge Road to **Rob-See-Co LLC**
- SALE** 5,200 SF at 88th & Maple Street to **SanOma LLP**
- LEASE** 5,129 SF at 144th & F Street to **Senor Tequila**
- LEASE** 4,500 SF at 191st & Pacific Street to **Fore Seasons Golf**
- LEASE** 4,401 SF at 144th & West Maple Road to **Children's Angel Childcare**
- LEASE** 3,668 SF at Bryan St & Hwy 6 to **Galliant Care**
- SALE** 3,527 SF at 9th & Pacific Street to **Terry & Kerry Swanson**
- LEASE** 3,500 SF at Bryan St & Hwy 6 to **Oral Surgery Associates**
- LEASE** 3,250 SF at 183rd & Hwy 370 to **Bisou Nail Spa**
- LEASE** 3,248 SF at 132nd & L Street to **Integrated Life Choices**
- LEASE** 3,111 SF at 172nd & West Maple Road to **Scissors & Scotch**
- LEASE** 3,006 SF at 156th & Reynolds Street to **Johnny Ricco's**
- LEASE** 2,290 SF at 120th & Blondo Street to **Renaissance Performing Arts**
- LEASE** 2,113 SF at 192nd & Q Street to **SpringHill Dental**
- LEASE** 2,014 SF at 148th & Evans Plaza to **Ibex Roofing**
- LEASE** 2,000 SF at 80th & Maple Street to **Sunrise Home Health Care Services**
- LEASE** 1,728 SF at 90th & Evans Street to **NES African Shop**
- LEASE** 1,728 SF at 159th & West Center Road to **Pacific Point Wellness**
- LEASE** 1,701 SF at 98th & Giles Road to **Dorhout Retirement Services**
- LEASE** 1,649 SF in Valley to **Bloom Dance Studio**
- LEASE** 1,642 SF at 76th & Cass Street to **Universal Thai**
- LEASE** 1,625 SF at 192nd & Q Street to **Southpaw Veterinary Clinic**
- LEASE** 1,490 SF at Hwy 370 & Wickersham Boulevard to **Omaha Outfitters**
- LEASE** 1,250 SF at 84th & Giles Road to **Jazzercise**
- LEASE** 1,180 SF at 103rd & Ida Street to **Caring at Home**

## COMMERCIAL



**156TH & FRANCES STREET** 32,848 SF  
**BUYER** Boozer, LLC  
**AGENTS** Mike Rensch & Sydeny Weller, CCIM



## OFFICE

- LEASE** 12,386 SF at Mill Valley Road & Papillion Parkway to **Kubat Compounding & Health Care**
- LEASE** 11,500 SF at 142nd & Dayton Circle to **Special Olympics NE**
- SALE** 8,003 SF at 84th & Chicago Street to **9850 Nicholas St LLC**
- LEASE** 5,457 SF at 121st & Pacific Street to **Road Safety Services, Inc**
- LEASE** 5,425 SF at 119th & West Center Road to **Plastic Surgery Group**
- LEASE** 3,250 SF at 114th & Davenport Street to **Dkpm Investments Corporation**
- LEASE** 2,721 SF at 91st & West Dodge Road to **Fiber First**
- LEASE** 2,318 SF at 156th & West Dodge Road to **Short Elliott Hendrickson Inc**
- LEASE** 2,144 SF at 103rd & Pacific Street to **Sanzonate Global Inc**
- LEASE** 1,540 SF at 147th & California Street to **MediaSpark LLC**
- LEASE** 1,351 SF at 156th & West Center Road to **True Vine Counseling**
- LEASE** 1,295 SF at 112th & John Galt Boulevard to **Approved Marketing Solutions**
- LEASE** 1,198 SF at 89th & Indian Hills Drive to **Heart Heroes, Inc.**
- LEASE** 1,170 SF at 120th & L Street to **Timko Tax & Accounting Services**
- LEASE** 1,096 SF at 107th & Mason Street to **Ascendant Partners, Inc**
- LEASE** 1,000 SF at Golden Gate & Cedardale Road to **Kindred**

## INDUSTRIAL

- LEASE** 54,400 SF at 36th & Martha Street to **Parts Direct**
- LEASE** 24,000 SF in Waterloo to **GPI Home Solutions Inc**
- LEASE** 18,141 SF at 108th & J Street to **The Furniture Project Omaha**
- SALE** 17,559 SF at 99th & Redick Avenue to **Halle Properties LLC**
- LEASE** 16,800 SF in Council Bluffs, IA to **H&E Equipment Services, Inc**
- SALE** 13,300 SF at 133rd & F Street to **Hole in the Rock LLC**
- LEASE** 12,350 SF at 92nd & J Street to **Gilden Tree Inc**
- LEASE** 10,617 SF at 45th & F Street to **Podzly LLC**
- LEASE** 10,000 SF at 108th & Q Street to **Technical Support Inc**
- SALE** 9,000 SF at Cedar St & 240th Street to **Charley Eisele, an individual**
- LEASE** 6,750 SF at 108th & Chandler Road to **Crossland Realty Group**
- LEASE** 6,000 SF at 138th & Industrial Road to **Brickworks Supply LLC**
- LEASE** 3,900 SF at 90th & Cornhusker Road to **Unrelenting CrossFit**
- LEASE** 3,600 SF at 94th & G Street to **Kline Electric Inc**
- LEASE** 3,581 SF at 133rd & K Street to **7er Construction**
- LEASE** 3,552 SF at 94th & G Street to **General Excavating**
- LEASE** 3,510 SF at 84th & Lake Street, Keystone Drive to **Tall Pine Construction**
- LEASE** 3,485 SF at 108th & Harrison Street to **Roberts Advertising**
- LEASE** 3,200 SF at 84th & Miami Street to **Fisher Xteriors Inc**
- LEASE** 2,160 SF at 94th & G Street to **BTR Contracting LLC**
- LEASE** 2,000 SF at 90th & J Street to **TruVolt Electrical Contracting LLC**
- LEASE** 1,680 SF at 88th & J Street to **Sandhills Energy LLC**
- LEASE** 1,640 SF at 107th & Q Street to **Pro Label-Decal Banner Co**
- LEASE** 1,590 SF at 87th & G Street to **Angela Joy Markham LLC**
- LEASE** 1,500 SF at 90th & Cornhusker Road to **Breezeteach**

## INVESTMENT

- SALE** 11,700 SF at 124th & West Dodge Road to a **Local Investor**
- SALE** 3,120 SF at 78th & Serum to **Finnitakay, Inc**

## OFFICE



**MILL VALEY ROAD & PAPILLION PARKWAY** 12,386 SF  
**LESSEE** Kubat Compounding & Health Care  
**AGENTS** JP Raynor, JD, CCIM, SIOR, Mike Rensch, Jack Warren, CCIM



## INDUSTRIAL



**36TH & MARTHA STREET** 54,400 SF  
**LESSEE** Parts Direct  
**AGENTS** Brian Farrell



## INVESTMENT



**124TH & W DODGE ROAD** 11,700 SF  
**BUYER** A Local Investor  
**AGENTS** Ember Grummons, CCIM, Tim Kerrigan, CCIM, SIOR, & Grant Kobes, CCIM





## FEATURED TRANSACTION

## STRATEGIC PARTNERSHIPS IN ACTION: HOW STRONG BROKER RELATIONSHIPS LEAD TO SUCCESS



JP Raynor,  
JD, CCIM, SIOR

Investors Realty prides itself on having strong relationships with brokers from other firms. A recent deal illustrates the benefits of maintaining those strong connections.

When John Heine with Oak Investment Real Estate called Investors Realty's own JP Raynor to inquire about potential spaces for his client, JP was negotiating a renewal with a tenant whose business aligned with his client's

needs. The existing tenant decided to vacate, leaving the space available at Old Mill North Campus, located near 108th and W Dodge Road.

JP quickly reached out to Heine to arrange a tour of the space. Initially, Heine's client was only interested in half of the space, but through their collaborative efforts, the agents found an innovative solution: they identified an ancillary business to occupy the remaining space, effectively filling the entire vacancy.

This transaction showcases the power of leveraging strong professional relationships and creative problem-

solving to achieve optimal outcomes for both the tenant and the landlord. By working closely together and thinking outside the box, JP and John were able to maximize the property's utility and meet the diverse needs of both businesses involved.

This deal highlights the importance of strategic partnerships and proactive approaches in the commercial real estate industry, ultimately enhancing client satisfaction and fostering long-term business relationships.





## OFFICE

## LEASE

**CORE BANK BUILDING**  
180th & W Dodge Rd 8,102 SF

- Situated just one block south of W Dodge Road, near Village Pointe, Omaha's premier 600,000 SF open-air destination featuring upscale shopping, a variety of dining options, and entertainment for all ages
- Abundant natural light from floor to ceiling windows
- Lightly used modern finishes
- Offices and conference rooms with elegant glass fronts
- Potential to retain all furniture and equipment
- Complimentary access to a shared conference room, a spacious training room, and a coffee bar for all tenants

## LEASE

**ALTECH BUSINESS SUITES** 147th & F Street 121 - 135 SF

- Three spaces available
- Suites with and without windows available
- Affordable rent with short term commitment
- Rent includes access to break room and janitorial services
- Office furniture available

## LAND

## LEASE

**AVENUE ONE MEDICAL OFFICE BUILDING**  
192nd & W Dodge Rd  
20,000 - 60,000 SF

- Build-to-suit medical office space for Lease in the Avenue One development
- Situated with 192nd Street frontage, walking distance to future dining, shopping and other retail experiences
- Highly sought after submarket
- Easy access directly off the West Dodge Expressway
- Customizable to fit your needs

## SALE

**NWC 168TH & PLATTEVIEW ROAD** Gretna, NE 294.19 AC

- Zoned AG – Agricultural Farming
- Potential for wide variety of future uses
- Prime location in Gretna area
- Versatile potential for land investors
- Strategic holding for development opportunities
- Expansive property with diverse possibilities

## COMMERCIAL

## SALE

**220TH & HIGHWAY 6** 3.2 AC

- Last remaining undeveloped lot in NC Industrial Park
- Minutes from I-80 and Hwy 6 exit offering great access to both Lincoln and Omaha
- Ample nearby employee amenities at Nebraska Crossing, Gretna Crossing Park, and future development

## SALE

**SEC 204TH & FAIRVIEW ROAD** Gretna, NE 294.19 AC

- Over 200-acre site
- Area of high development
- Excellent access to I-80 via Hwy 31
- Near Gretna Outlet Mall and Nebraska Good Life District
- Future land use is Flex-Industrial

## LEASE

**SUNRIDGE BUILDING D** 180th & Harrison St 2,443 SF

- Join Swimtastic, Playful Pines and Domino's Pizza
- SW Omaha experiencing rapid growth in residential and commercial development
- Approximately 17,270 cars travel past this site each day
- Monument signage on Harrison available
- Strong Demographics area

## SALE

**METROPOLITAN BUSINESS CENTER**  
108th & L St 137,568 SF

- Situated prominently with quick access to Interstate 80 and I-680, facilitating seamless travel for tenants and visitors in high traffic area
- Offers prime building signage opportunities, ensuring excellent exposure to Interstate 80, I-680 and "L" Street traffic
- Updated lobby on the first floor provides a welcoming space for all occupants

## LEASE

## SUBLEASE

**2909 S 169TH STREET** 2 Spaces 1,471 - 1,931 SF

- Thriving southwest Omaha location
- Surrounded by established retail and restaurant facilities
- Join Rockbrook Camera with visibility to 168th Street
- Excellent demographics in immediate area
- Park at your door
- Rare opportunity to lease near shops of Legacy
- Owner occupied building, very well maintained



## COMMERCIAL

## SALE

**PLAZA NORTH 90th & Fort St**  
203,250 SF

- Great set of eCommerce resistant tenants
- Anchored by Kroger (Baker's Supermarket), who recently signed a seven year lease extension
- Center underwent a major renovation in 2018
- New 10 year lease with Fowling Warehouse entertainment concept

## SUBLEASE

**20287 WIRT STREET** 1,440 SF

- Ample parking for customers and employees
- Easy access for convenience and accessibility
- Ideal for office, or service-based businesses in the Elkhorn area
- Sublease space, motivated tenant

## SALE

**TWIN CREEK PLAZA**  
42nd & HWY 370 83,085 SF

- Portfolio of 6 multi-tenant retail buildings, a free standing Dialysis Center and a land lease with BMO Bank
- Part of a 135 acre regional shopping center
- Anchored by Target and the #1 Bakers (Kroger) in the market with 1,150,000 annual customers

## LEASE

**TRANQUILITY PLACE 124th & W Maple Rd** 1,934 SF

- Former yoga studio
- Existing floorplan contains reception, two large "studios", kitchenette and a set of restrooms
- Signalized intersection at 124th & W. Maple Rd
- Monument and Building signage available
- Park at your door convenience

## SUBLEASE

**1421 FARNAM STREET**  
1,760 SF

- Steps from the Gene Leahy Mall redevelopment project
- Across from Mutual of Omaha's new location (2026 completion)
- Perfect for a cafe and coffee shop
- Opportunity for a patio
- Apartment tenants upstairs
- Recently renovated building

## LEASE

**ONE GILES PLACE 96th & Giles Rd** 2,500 - 5,000 SF

- Suite A/B: Former dental office featuring treatment rooms, a laboratory, private offices, a breakroom, and a reception area
- Suite C/D and E/F feature open floor plan; private work stations and private restrooms; can be demised to 2,500 SF
- High visibility on Giles Road
- Monument signage available in high traffic area

## LEASE

**812 N 14TH STREET**  
1,958 - 5,600 SF

- Former restaurant and bar with option to demise
- High foot traffic & visibility
- Large outdoor patio space
- Parking opportunities near front door
- Within walking distance to Charles Schwab Field and several new developments downtown
- Option to demise to 1,958 SF

## LEASE

**PARK DRIVE PLAZA 84th & Park Dr** 405 - 1,534 SF

- Located near Ralston High School
- Easy access and lighted intersection at 84th and Park Drive
- Near La Vista City Centre
- Park at your door
- Visibility to 85th Street and Park Drive
- Monument signage available



## INDUSTRIAL

## SALE OR LEASE

**2815 TAYLOR STREET**  
32,537 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
- 12'x16' drive-in door
- Clean space with new paint and new LED lights

## SALE

**7069 S 108TH STREET** 8,400 SF

- Refrigeration and freezer systems are included
- Dock and drive-in access
- USDA/FDA certified
- 5 minutes from I-80
- Exceptionally clean facility

## SALE

**2101 N LAVISTA HEIGHTS ROAD** Avoca, IA 25,800 SF

- Great interstate access
- High visibility from I-80
- Potential for multiple uses
- The building is very clean and well maintained
- 100% air-conditioned and heated building
- Redevelopment/build to suit opportunity

## SALE

**1715 N 203RD STREET** 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

**20910 CALIFORNIA CIRCLE**  
6,000 - 12,000 SF

- Excellent location in Elkhorn, just west of the Menards at 204th & W Dodge Road
- 12,000 SF available with potential to demise to 6,000 SF
- 3 Drive-in door
- 5-ton RTU A/C units
- Clear column spacing
- 16.9' ceiling height
- Gas heat
- CC zoning

## LEASE

**2510 N 84TH STREET** 1,500 SF

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

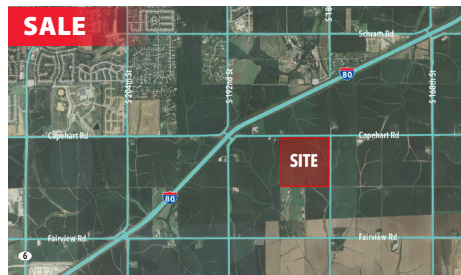
## LAND

## SALE

**SWC 358TH & CHURCH ROAD** Murdock, NE 199.55 AC

- Zoned AG - ideal for agricultural pursuits
- Versatile potential uses
- Prime location in the Murdock area
- Valuable investment opportunity
- Spacious parcel of land
- Desirable zoning for land investors

## SALE

**SWC 180TH & CAPEHART ROAD** Gretna, NE 157.65 AC

- Zoned AG for agricultural farming
- Future Land Use - Business Park
- Ideal for land development or investment
- Strategic location in the Gretna area

## SALE

**DOWNTOWN BENNINGTON LOTS** 2nd & Warehouse 0.172 AC

- High visibility at the intersection of 2nd & Warehouse
- Ideal for retail, office, or mixed-use development