



By Kevin Stratman,  
CCIM

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## MANAGEMENT TEAM

Correen Harrell, CFO  
Tim Langan, COO

## 2019 INDUSTRIAL MARKET REPORT

### INDUSTRIAL REMAINS STRONG!

As 2020 kicks off, the industrial market in Omaha shows no signs of slowing down. Since 2013, the vacancy rate in the industrial market has remained below 4%, which held true again in 2019, ending the year at 3.3%. Construction continues to be robust, with over one million square feet of new product coming online in 2019. Average asking rates continue to climb, and now average almost \$6.00 per square foot. Lastly, property values continue to climb, driven primarily by rising construction costs.

With all of this expansion, where is the industrial market headed? Over the last 25 years, there have been almost 20 newly-platted industrial parks larger than 30 acres in the Omaha metro area. An overwhelming majority occurred in the Papillion/La Vista Sarpy county area. But what happens to the market when this area fills up? Where do we grow from here? Over the past few years, we have heard of many big-name companies finding homes on the Highway 50 corridor south of Highway 370. Travelers Insurance, Google and Facebook have made massive investments along the corridor in the form of data centers. These projects account for almost 750 acres of new development. However, it appears – at least for now – that given the growth along this corridor, a new growth path or direction is needed for the industrial market.

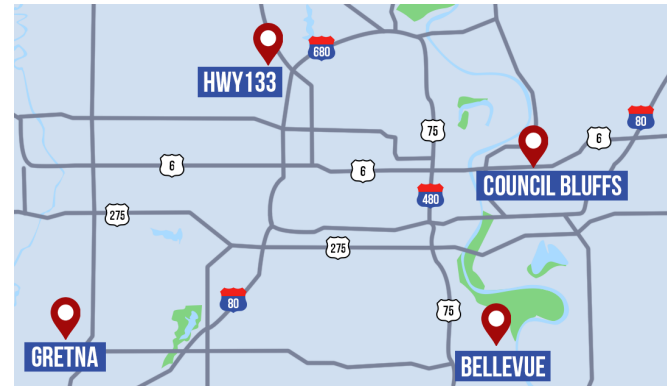
So, what is the solution? Time will certainly tell, but for the time being the market will continue to hum along at its current growth pace. We thought it would be interesting to weigh the pros and cons of each of the potential expansion areas (in alphabetical order):

### BELLEVUE

Hundreds of acres of potentially viable industrial sites lie south of Offutt Air Force Base along Highway 75, offering arguably some of the quickest access in the metro to I-29, a major freight corridor. However, recent flooding has raised potential concern. Due to its closer proximity to population centers in Des Moines and Kansas City, this area could potentially eliminate a good amount of semi-truck travel time for a distribution-related user.

### COUNCIL BLUFFS

Typically an area of the metro that has grown more slowly, Council Bluffs has always had to fight the issue of geography. However, with I-80 and I-29



expansions underway and completed in some parts of the city, could Council Bluffs accommodate some of this growth? The potential is certainly there. Highway 275, Highway 34 and other interstate adjacent thoroughfares offer great potential access to the Interstate. However, like Bellevue, recent flooding put a halt on some potential projects and may have scared off some investment.

### GRETNA

Two industrial parks have been platted in Gretna in the last couple years. Gretna Station sold out in short order, and NT Industrial Park has seen more than its fair share of new construction. However, a majority of the focus in Gretna has been service providers, which are choosing the location because it allows them to service both the Omaha and Lincoln metro areas. Gretna will continue to be a prime location for these types of uses, but what about distribution? Will a large user take the leap and be the first big box distributor to locate in Gretna?

### HIGHWAY 133

This area was once thought to be the future of the local industrial market, but as the population started to grow southwest, so did our industrial growth. The City of Omaha's masterplan shows hundreds of acres slated for industrial use. So why haven't the deals been flocking to the corridor? Topography has been a big challenge. How do you develop these sites in a cost-effective manner? How does sewer expansion overcome this geography? Interstate access is there. This interchange is almost a midpoint between I-29 and I-80.

For now, we believe a combination of all of these corridors, along with infill, will continue to service the industrial market – at least until a new I-80 interchange is developed at 192nd. We do not see demand slowing down in 2020. How we decide to accommodate this growth will be very important for the expansion of the market going forward.

## 2019 OFFICE MARKET REPORT

The Omaha office market saw strong performance in 2019, with 577,000 square feet of absorption. There were 202 office lease transactions (larger than 1,000 square feet each) totaling 1,033,881 square feet. The market ended the year with a 5.4% vacancy rate and 1.3 million square feet under construction. The most notable transaction was LinkedIn's 200,000 square foot build-to-suit lease at Sterling Ridge, a development which is seeing significant new construction in the office, institutional and residential sectors. These factors all compare very favorably to the office market performance over the past few years.

The market has seen several large user transactions result in significant new construction, which we have summarized in the full Office Report. Owner-users are also driving the market forward with acquisition of existing buildings. Metropolitan Utilities District (MUD), Douglas County, JD Heiskell, the Archdiocese of Omaha, Pat Sodoro Law, Woodsonia Real Estate and White Lotus Development are examples of users buying existing product intending to occupy it themselves. The new construction is born from a need for space that simply does not exist today – in size, location or amenities. Existing building purchases are frequently an economic or timing decision, as



By Tim Kerrigan,  
CCIM, SIOR

buying existing property is significantly less expensive and quicker than building new.

The Investors Realty Office Team is tracking 60 tenants currently in the market seeking a total of nearly one million square feet of office space. Approximately half of the demand is very active and/or from users who have a critical timing or space issue to address. Omaha is fortunate to see an abundance of new construction to satisfy the demand. The new construction, while largely driven by users, will bring with it some new space available for lease as will the space being vacated by those moving into the new product. The sublease market has also played a role. Tree House Foods subleased approximately 42,000 square feet over the last year in Old Mill, and WPS Health Solutions is offering 70,000 square feet for sublease in North Park. These sublease offerings can be an affordable option if the space generally works for the user because they are often recently improved and may include furniture. Brokers report limited options to lease – in all sizes – for good second generation office space with existing improvements, services and amenities nearby. If the overall economy remains stable, we think 2020 will likewise see a fairly stable to strong performance in Omaha's office sector.

To view the full Omaha Office Report, please visit [investorsomaha.com](http://investorsomaha.com)

## 2019 RETAIL MARKET REPORT

The Retail sector continues to be in a state of flux and change. Over 9,000 retail stores closed nationally in 2019, over 50% more than 2018, and we suspect 2020 will be similar. These are primarily category killers and big box retailers like Payless Shoes, Sears and Walgreens, that in our opinion have not invested in technology and understanding the needs of their current customers. Certain brick-and-mortar retailers, like traditional grocery stores, remain steady, but are adding online shopping options to meet high demand. The serious challenges for the retail sector are unlikely to reverse for concepts that remain stagnant. Retailers are shedding real estate in markets around the country. Retail bankruptcies continue to be a dominant theme in commercial real estate, and this is during an economic expansion. In the event of a cyclical downturn, retail is likely to be at even higher risk.

E-Commerce accounts for the majority of overall growth of retail consumer spending, and continues to shift demand



By Brian Farrell

from brick and mortar to virtual storefronts and industrial warehousing. While e-commerce is negatively impacting the retail sector, there are benefits to the industrial sector. Amazon, HyVee and others have added, or plan to add, industrial distribution facilities in Omaha and around the country to service online shoppers. Shopping centers are focused on experiences, unique gathering spaces, special amenities and entertainment to attract and keep customers coming in. Traditional retail is not dead though. There is still demand for food, fitness and spas, entertainment and items or experiences that cannot be sold online. Grocers, pharmacies and others continue to adapt with mobile ordering, delivery and drive-through pick-ups. Neighborhood and convenience centers are mostly populated by service businesses like restaurants, gyms and fitness, and medical uses.

While online shopping has caused store closings, some online retailers are establishing brick and mortar footprints for the first time. More companies are likely to follow Amazon, Casper and Athleta's moves to brick and mortar, which could provide some balance for the glut of space left behind. Many

e-commerce businesses that have thrived the last several years are considering an aggressive push into brick and mortar, understanding what their customers want and expect from



their buying experience.

Locally, activity for retail real estate has been good. Other than a few big box spaces, such as Shopko, Supersaver and certain mall stores, strip centers and neighborhood centers are experiencing fairly healthy occupancy rates, and rents remain stable to moderately increasing. Grocers and service providers are still staking out new territory as the march south and west continues. Ground prices and construction costs, which have been on the rise for over five years, are seeing new highs. These Class A rents are nearly double rents for Class B neighborhood and convenience centers. However, we predict ground prices and rents for Class A locations will start to flatten in 2020, after seeing consistent increases over the past 10 years. Rising construction costs have caused many developers to take a different approach by constructing attractive flex buildings that provide space for retail, service

and light industrial users in the same building. They offer minimal landlord provided improvements and tenant finish dollars, but at rental rates many local tenants can better afford. This change at times requires the tenant to provide some significant capital up front.

Last, the Tax Cuts and Jobs Act has created Opportunity Zones with preferred tax treatment. This provides opportunities in designated areas of Omaha that present strong upside potential. The program was created in 2019 to drive economic development in underserved communities in exchange for a hefty tax break and has already attracted a substantial amount of investment around town.

## IRI TRACKS SALES COMPS IN THE METRO AREA

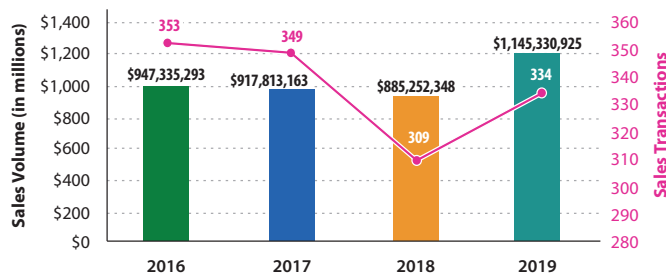
## 2016-2019 OMAHA MARKET SNAPSHOT

Investors Realty created its own database of commercial real estate sales greater than \$500,000 back in 2004. 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.



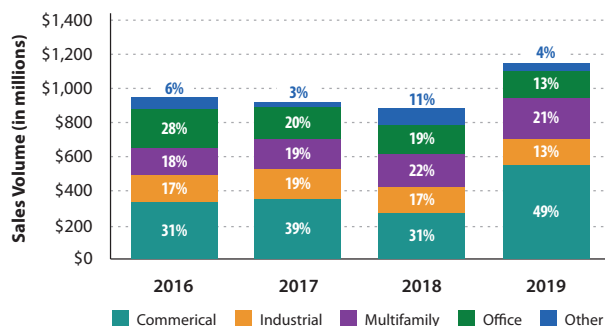
By Ryan Kuehl,  
CCIM

### BUILDING TRANSACTIONS Sales Volume & Number of Transactions



- Total Sales Volume increased 18% in 2019 with over \$868,000,000. Increases in both Multifamily and Commercial transactions were the primary cause of this increase.

### SALES VOLUME BY SECTOR



- Commercial and Multifamily Sales Volume lead the Omaha market share in 2019. There was a decrease in Office Sales Volume due to lack of available product, and an increase in demand for Multifamily and Commercial investment property have caused this shift.

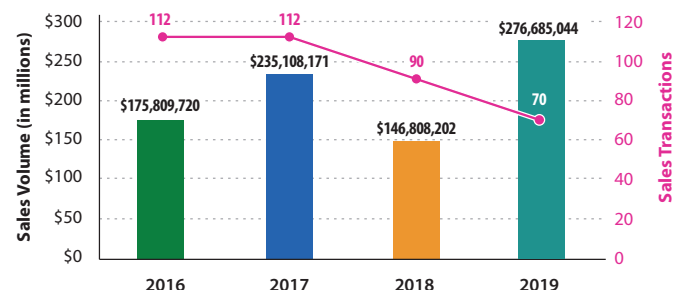
- Multifamily Sales Volume has increased 25% from 2018 to 2019, and steadily risen since 2016. This is consistent with national trends.

- Commercial Sales Volume increased 60% over 2018. This increase is likely due to low interest rates and high demand for investment product.

- Industrial Sales have steadily decreased over the past few years from 70 transactions in 2016, to 51 transactions in 2019. This is due in large part to lack of available product on the market.

- Office Sale Transactions have been fairly steady from 2016 to 2019, between 40-56 transactions per year. However, total sales volume has steadily dropped from 2016. Again, this is due to a lack of available product on the market.

### LAND TRANSACTIONS Sales Volume & Number of Transactions



- Total Land Sale Transactions decreased over 22% in 2019. However, total sales volume increased 88% showing more demand for future large-scale projects.

*\*Commercial Sales over \$500,000*



## FEATURED TRANSACTION

## GOODWILL SUPERSTORE TO OPEN AT FORMER CANFIELD'S IN MAY 2020

Goodwill Industries' smallest and most profitable store is currently located at 84th and Spring Street. The store's lease is coming up for renewal in the fall of 2020, so Goodwill wanted to find another location in the area with more space as well as a loading dock. Investors Realty has represented Goodwill for a number of years, so Goodwill contacted Jeanette Weber to assist in relocating this store.

Jeanette knew that the former Canfield's space just west of 84th and Center Street was available for lease, but is much larger than what Goodwill had set out to acquire. Also, in its desire to be fiscally responsible, Goodwill wanted to purchase rather than lease.

The owner of the Canfield's building had no interest in selling, but after some time on the market realized the size and configuration of the space was not appealing to many users. After some internal discussions, the Goodwill team determined they could make use of the extra space as a primary collection and distribution facility to serve their other stores in the metro area, and there were actually many benefits in reorganizing distribution to this central location. After some discussions with the owner's agent, they all came to realize that having a Goodwill Superstore would draw traffic beneficial to the rest of the retail center. So, discussions to sell off that portion of the property began.

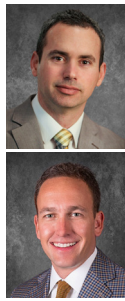
After some due diligence, it became clear that selling off a portion of the shopping center had its challenges. It would require a replatting and rezoning, covenants and easements for access and maintenance, potential change of addresses, potential loss of an access point to Center Street and waivers from the Zoning Board of Appeals to make it all work. After Jeanette and the Goodwill team worked through their options, they determined that a 99-year ground lease would accomplish the same result with far fewer challenges. The transaction was completed in December, and the new Goodwill Superstore will open this May.



## LAND



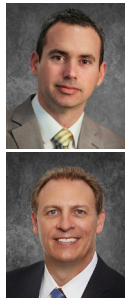
**I-80 & HIGHWAY 370** 1.9 acres  
**BUYER** Burger King  
**AGENTS** Brian Farrell & Brian Kuehl



## COMMERCIAL



**65TH & L STREET** 29,434 SF  
**BUYER** Vivid Property Company, LLC  
**AGENTS** Brian Farrell & Tim Kerrigan



## OFFICE



**97TH & M STREET** 15,680 SF  
**BUYER** Nebraska Animal Rehab  
**AGENTS** Jeanette Weber, CPM, JP Raynor, CCIM, SIOR, JD, & Mike Rensch



## INDUSTRIAL



**138TH & CORNHUSKER ROAD** 125,000 SF  
**BUYER** Southern Glazer's Wine & Spirits of Nebraska  
**AGENTS** Ryan Zabrowski, CCIM, SIOR, R.J. Neary, CCIM, SIOR, CRE & Ryan Kuehl



## INVESTMENT



**46TH & CUMING STREET** 24 units  
**BUYER** Apartment Buyers of Nebraska, LLC  
**AGENT** John Heine & Tim Kerrigan



## LAND

**SALE** 1.9 acre restaurant site at I-80 & Highway 370 to **Burger King**

## COMMERCIAL

- SALE** 54,354 SF at 84th & West Center Road to **Goodwill**
- SALE** 29,434 SF auto dealership at 65th & L to **Vivid Property Company, LLC**
- SALE** 16,700 SF auto dealership at 27th & Fletcher Avenue, Lincoln, NE to **Gregg Young**
- SALE** 9,984 SF at 180th & Q to **CBN Properties, LLC**
- LEASE** 7,600 SF at 84th & L to **Thrift Shoppin**
- LEASE** 5,050 SF at 120th & Fort Street to **Monolithic Brewing Company, LLC**
- LEASE** 4,263 SF at 203rd & Gate Dancer Street to **Magni Stone, LLC**
- LEASE** 4,200 SF at 169th & Wright Street to **Spenga**
- LEASE** 3,456 SF at 159th & West Center Road to **Cat Grooming by Jenny**
- LEASE** 2,366 SF at 84th & Park Drive to **Brian S. and Marsha M. Shoup**
- LEASE** 2,363 SF at 110th & West Maple Road to **Generation Hope Family Counseling & Consulting, LLC**
- LEASE** 2,250 SF at 149th & A Circle to **Elm Home Services, LLC**
- SALE** 2,240 SF at 38th & Leavenworth to **Placzek Properties LLC**
- LEASE** 2,096 SF at 203rd & Gate Dancer Street to **Sculpt Studio**
- LEASE** 2,000 SF at 114th & West Dodge Road to **PappaRoti**
- LEASE** 1,750 SF at 205th & Main to **Restore You Health & Wellness, P.C.**
- LEASE** 1,698 SF at 156th & West Maple Road to **Green Leaf Massage & Sports Recovery**
- LEASE** 1,588 SF at 147th & Eagle Run Drive to **Perspire Sauna Studio**
- LEASE** 1,200 SF at 90th & Maple to **Barbershop Ideology, LLC**
- LEASE** 912 SF at 40th & Farnam Street to **Wannabees Vintage LLC**
- LEASE** 896 SF at 180th & Pacific Street to **Maddux Insurance & Associates, LLC**

## OFFICE

- SALE** 67,107 SF at Galvin Road & Harvell Drive to **Physicians Mutual Insurance Company**
- LEASE** 23,861 SF at 15th & Douglas Street to **ProKarma**
- SALE** 15,680 SF at 97th & M Street to **Nebraska Animal Rehab**
- SALE** 12,333 SF at 99th & Fort Street to **Jan Pro**
- SALE** 10,528 SF at 200th & West Maple Road to **Woodsonia**
- SALE** 7,614 SF at 142nd & U Street to **Stones Worth Stepping**
- LEASE** 7,585 SF at 115th & Blondo to **Alliance Medical Staffing**
- LEASE** 7,301 SF at 117th & Grant Street to **American Enterprise Group**
- LEASE** 6,272 SF at 98th & M Street to **Extended Families of Nebraska**
- LEASE** 6,066 SF at 111th & John Galt to **Mastery Systems**
- SALE** 5,680 SF at 38th & Jackson to **My Montessori School**
- LEASE** 5,264 SF at 200th & West Maple Road to **QC Supply**
- LEASE** 5,105 SF at 133rd Street & Arbor to **Krista Anderson & Tyler Byrd**
- LEASE** 3,661 SF at 143rd & Dayton Street to **IMT Corporation**
- LEASE** 2,983 SF at 139th & Gold to **Churchill Mortgage**
- LEASE** 2,840 SF at 42nd & Highway 370 to **Hauptman O'Brien Wolf & Lathrop PC**
- LEASE** 1,945 SF at 35th & Dodge Street to **Davis Insurance Agency & Public Risk Management**
- LEASE** 1,740 SF at 147th & California to **Iteris**
- LEASE** 1,733 SF at 204th & West Dodge Road to **Seemaan Engineering**
- LEASE** 1,440 SF at 180th & Oak Street to **The Exercise Coach**

## INDUSTRIAL

- SALE** 125,000 SF at 138th & Cornhusker to **Southern Glazer's Wine & Spirits of Nebraska**
- SALE** 20,700 SF at 8th & Crownpoint Avenue to **CV Development LLC**
- SALE** 11,098 SF at 72nd & Q to **PWC Enterprises Inc**
- LEASE** 10,460 SF at 16th & P Street, Lincoln, NE to **Kinkaid Brewing Co., LLC**
- SALE** 10,080 SF at 177th & Storage Road to **Innovative Outdoors**
- LEASE** 8,787 SF in Waterloo, NE to **Summit Metal Recycling**
- LEASE** 8,000 SF at 121st & Centennial Road to **Waldinger Corporation**
- LEASE** 6,115 SF at 45th & F Street to **Catholic Charities Foundation RE Holdings LLC**
- LEASE** 5,390 SF at 88th & J Street to **T&M Services Inc**
- LEASE** 1,976 SF at 88th & J Street to **CJ'S Total Services LLC**
- LEASE** 1,620 SF at 87th & F Street to **Respln-USA, INC.**
- LEASE** 1,500 SF at 89th & J Street to **Omaha Gutter Company 1, LLC**

## INVESTMENT

- SALE** 116,633 SF shopping center at 15th Street & Harvell Drive to **BV Management Services Inc**
- SALE** 36,740 SF office building at 169th & Frances Street to **Heiskell Properties LLC**
- SALE** 14,257 SF office building at 97th & Giles to **Gounder Investments LLC**
- SALE** 24 unit apartment at 46th & Cuming Street to **Apartment Buyers of Nebraska, LLC**



COMMERCIAL

LEASE



**HAWTHORNE COURT BUILDING V 179th & Welch 1,699 SF**

- Hy-Vee anchored center
- 180th Street signage
- End cap
- Front door parking
- Multiple traffic generators: Office, medical and retail including Hiro 88 and DJ's Dugout

LEASE



**3840 N 174TH AVENUE 9,464 SF**

- Showroom with warehouse
- New construction
- Rapidly developing commercial location
- Join Dillon Brothers Motorsports, Sherwin Williams, Discount Tire, Aldi, Hobby Lobby and more
- 19-Ton AC

LEASE



**318 N SPRUCE STREET Valley, NE 2,688 SF**

- Freestanding building with enclosed greenspace area
- Former coffee house and tasting room
- Open layout with drive thru window
- Building renovated in 2016
- Small storage area at rear of space with overhead door access

SUBLEASE



**74 PACIFIC PLAZA 1,200 - 2,400 SF**

- Join Pepperjax Grill, Winestyles, Eileen's Cookies, Lighthouse Pizza and more
- Central location near UNO, Aksarben Village, First Data Resources, and Blue Cross/Blue Shield
- Large monument signage on Pacific Street
- Built out as a beauty salon with private offices
- Some private rooms are also available

SALE OR LEASE



**DANA LIFE LIBRARY Blair, NE 38,887 SF**

- Former library that can be repurposed into an office building
- Three floors with an atrium between the first and second floor
- Open floorplan design

LEASE



**HIGH POINT BUILDING 203rd & Roberts 4,054 SF**

- Near high traffic generators like Metro Community College, Menard's, The Mark, Jensen Tire, Burger King, Arby's, Jimmy John's and many more
- Excellent signage available
- Drive-in door
- Office finishes in place

SALE



**4416 DODGE STREET 5,530 SF**

- 5,530 SF building on 41,076 SF lot
- Full service restaurant for sale
- Dodge Street frontage
- Off street parking lot
- Easy access to Dodge Street and Saddle Creek Road
- Monument sign on Dodge Street

INDUSTRIAL

LEASE



**10720 SAPP BROTHERS DRIVE 9,375 SF**

- Located on I-80 between Hwy 50 & 370, visible to I-80
- Signage Available
- Three drive doors, one dock door, 4 restrooms, floor drain
- 1,500 SF office
- Modified Gross Lease

SALE



**1180-1230 DUNBAR RD. Fremont, NE 8,440 SF**

- Located Southeast of Fremont Industrial area
- Great access to Hwy 275
- Spray-on insulation

SALE



**1804 PAUL STREET 17,869 SF**

- Fenced asphalt parking lot
- Close to Downtown Omaha & Eppley Airfield
- Perfect for a business that has equipment or vehicles
- 7 (8x8) & 1 (8x10) dock-high doors in warehouse
- 5 drive-in doors in service bay



**INDUSTRIAL****LEASE**

- 4333-4347 S 90TH STREET** 2,000-4,000 SF
- Masonry & metal construction with one dock door
  - 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
  - Office areas are air conditioned

**LEASE**

- 4416 S 108TH ST & 10821 1ST** 5,250 SF
- Interstate access off I Street or L Street
  - Clean space
  - Dock door with leveler
  - Approximately 445 SF finished space

**SALE OR LEASE**

- 13715 A STREET** 7,200 SF
- Clean building with newer office improvements
  - Approximately 2,000 SF office/showroom and 5,200 SF warehouse
  - Newer concrete parking lot
  - Dock and drive doors

**LEASE**

- 4500-20 S 76TH CIRCLE** 50,490 SF
- Clean warehouse perfect for storage or distribution
  - Sought-after central location with access to I-80 on both 72nd & 84th Streets
  - Multiple dock & drive-in access - 4-sided access/circulation road
  - 7' - 21' ceiling heights
  - 12,533 SF of office

**SUBLEASE**

- 4501-11 S 46TH STREET** 10,480 SF
- Warehouse space for Sublease
  - 1 dock and 6 drive-in doors
  - 1,701 SF of air conditioned office space
  - One block north of L Street on S. 46th Street
  - Fenced parking
  - Snow removal responsibility of Tenant

**SALE**

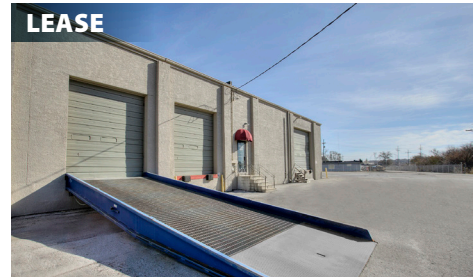
- 6119 N 16TH STREET** 92,971 SF
- Storage warehouse building
  - Fully fenced parking area
  - 5 dock height doors
  - 63,172 SF - 14' high ceilings
  - 28,359 SF - 24' high ceilings

**SALE**

- 8516 MAPLE STREET** 11,800 SF
- Well-maintained
  - Dock and Drive-in doors
  - Fenced outside storage/parking
  - Mezzanine office area
  - 3-phase power

**LEASE**

- 8526-30 I STREET** 4,500 SF
- Dock and drive space
  - Clean, new lights and paint
  - 336 SF of office

**LEASE**

- IRVINGTON WAREHOUSE** 90th & Sorensen Pkwy 2,800 SF
- 2,800 SF bay with 2 drive-in doors
  - Block construction
  - Three minutes to I-680
  - Owner pays base year RE Taxes and Insurance
  - Great shop or storage bay for small business or contractor

**SALE OR LEASE**

- 4433 S 96TH STREET** 19,018-69,131 SF
- Warehouse/distribution center
  - Excellent and easy access to I-680 and I-80
  - Centrally located off 96th & L Street
  - Corner lot with multiple access points
  - Updated in 2012
  - Finished offices with conference rooms

**SALE**

- 1703 READ STREET** 16,250 SF
- High density dock facility
  - 16,250 SF warehouse for sale
  - Fully fenced grounds
  - 1.64 acre lot
  - Room for trailer storage



## OFFICE

## SALE OR LEASE

**2110 PAPIILLION PARKWAY****117th & Blondo St.** 10,000 - 33,070 SF

- Multiple building entrances and a layout that provides flexibility for single or multiple tenant opportunities
- Many services and amenities in the immediate area
- Great windows with views of adjacent city trail and park
- Minutes to I-680 and West Dodge Expressway

## LEASE

**17404 BURKE STREET** 2,628 SF

- Join New Image Dentistry, Omaha Ear Nose & Throat and United Vascular of Omaha at this exceptional Village Pointe location
- Prime location on 1st floor, large parking field and an abundance of natural light throughout
- Occupied through June 2020

## SUBLEASE

**PACIFIC SPRINGS - VISTA 168th & Pacific St.** 2,053 SF

- Attractive West Omaha building
- Park at your door
- Building signage available along Pacific Street
- Monument signage available along Marcy Street

## LEASE

**11106 MOCKINGBIRD DRIVE** 16,400 SF

- Stand alone office / flex building
- 75% office / 25% warehouse
- 1 overhead & 1 dock high door
- Close proximity to interstate
- Fiber optics available

## SUBLEASE

**OMAHA WORKS OFFICE 125th & I St.** 113 - 452 SF

- Centrally located with terrific access via L Street, 120th Street, and 132nd Street
- Abundant parking
- Within immediate proximity to the L Street Marketplace which contains various shops and eateries

## SALE

**MID AMERICA PLAZA 71st & Mercy Rd.** 63,860 SF

- 3 Story office building centrally located at 72nd & Mercy
- 3.152 Acres opportunity for redevelopment
- Eligible for City of Omaha's TIF Financing
- Located in Opportunity Zone: 70.01
- Excellent mid-town Omaha location at 72nd & Center
- Minutes from I-80

## LAND

## RESIDENTIAL

**132ND & STATE STREET NWC** 71.17 acres

- Bennington School District
- Located on State Street corridor - quick access to Blair High Road and I-680
- Flood fringe provides opportunity for acreage development

SALE

## COMMERCIAL

**PORTAL PLAZA 108th & Giles Rd SEC** 93.74 acres

- Retail or office site available from 1.51 acres
- Strong demographics with some of the nation's largest employers located nearby
- Access to I-80 only minutes away
- Location has good mix of residential and multi-family properties close by

SALE

## COMMERCIAL

**15526 SPAULDING STREET** 49,658 SF

- 1.14 acre lot
- Level topography
- Full movement signalized intersection
- Front on 156th Street
- Located in well established West Point Shopping Center

SALE

## COMMERCIAL

**KENNEDY TOWN CENTER****Kennedy Freeway & Chandler Rd.** 6.64 acres

- Affordable lots at interstate interchange - 72,150 cars per day
- Ready to build, platted, zoned with streets and utilities in place
- Quick access to downtown Omaha and Council Bluffs, IA
- Preferred area for Bellevue's new car dealerships

SALE

## COMMERCIAL

**8724 WEST DODGE ROAD****87th & W Dodge Rd** 1.04 acres

- Rare West Dodge land available
- Usable size parcel and flexible zoning
- Area enjoys heavy employment and strong residential demographics
- West Dodge frontage and visibility
- Omaha's busiest intersection at 90th & Dodge
- Generally flat topography
- Extensive redevelopment in the area

SALE

## RESIDENTIAL

**176TH & MILITARY RD**

75.56 acres

- Single family residential land located in Bennington School District
- Located 1 mile northwest of Stratford Park and 1 mile southwest of Bennington Middle / High Schools
- City of Omaha Development Jurisdiction (ETJ)

SALE