



By Tim Langan,
President

SALES & LEASING

Lee Ehlers, CCIM
Brian Farrell
Steve Farrell, CCIM, SIOR
Spencer Goldenberg
Ember Grummons, CCIM
John Heine, JD, CCIM
Jerry Heinrichs, CCIM
Jerry Huber, CCIM
Tim Kerrigan, CCIM, SIOR
Brian Kuehl
Molly Kuehl
Ryan Kuehl, CCIM
R.J. Neary, CCIM, SIOR, CRE
J.P. Raynor, JD, CCIM, SIOR
Patrick S. Regan, CCIM
Mike Rensch
Clint Seemann
Kevin J. Stratman, CCIM, SIOR
Jack Warren
Jeanette Weber, CPM
Ryan Zabrowski, CCIM, SIOR, CRE

PROJECT MANAGEMENT

Jason Velinsky

FACILITIES MANAGEMENT

Todd Trimpe, RPA, FMA

PROPERTY MANAGEMENT

Maggie Andrews
Leslie Booker
Travis Chambers
Stephanie Chevalier, CPM
Bev Ellis, CPM
Laura Hansen, NALP, CAM
Dawn Holst
Ryan Liberty
Nicole Morrison
Jennifer Simpson
Sydney Weller

MANAGEMENT TEAM

Tim Langan, President
Kathy Quigley, CPA, Controller

2020 IN REVIEW

2020. What a year. As I write my first year-end letter as the new President of IRI, we are still in the midst of the global pandemic that started in the U.S. in the spring. Since March, we have learned many lessons about many things, such as the connectivity of our planet, the value of human interaction, the way we use and will continue to use shared spaces, and the importance of family. We will continue to learn and make sacrifices as individuals and organizations as we head into the holiday season. The world changed dramatically this year, and I hope everyone has found a bit of peace amongst the chaos.

At Investors Realty, one thing that has not changed is our gratitude for every opportunity we have to serve our clients, collaborate with stakeholders, and to work across all business sectors in Omaha in our mission to deliver client-focused real estate solutions. This year has once again reminded us how fortunate we are to do business in the great city of Omaha where our midwestern values insulate and protect our industry from the volatile highs and lows that are experienced in other regions.

So, what's been happening at Investors Realty?

2020 marked the beginning of a five-year plan focused on developing human capital, improving technology and adding complementary services all aimed at improving our clients' experience. The following are some highlights:

- **Flexibility...**it's the name of the game! This year has highlighted the resilience and dependability of everyone in our company. Like most other companies around the world, Investors Realty has many people working remotely. Because we foster an environment of trust within our culture, we know we can depend on each other to get the job done even though we may not see each other every day. We are "getting it done" both at home and at work, sometimes through different methods and at different times of day. We know that flexibility is increasingly important in attracting and retaining good employees, and that everybody wins when you get the right people in the right places.
- **Value-Added Services.** We have focused on establishing and growing Project Management and Facilities Management services to complement our Brokerage and Property Management services.

Jason Velinsky, Director of Project Management, has successfully completed several buildouts, renovations



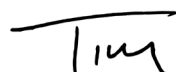
and restoration efforts that are making it easier for property owners to focus on the big picture and leave the details to us. Jason's services have resulted in increased occupancy, added value to community projects and, in the case of Enterprise Industrial Park near 13th and Locust Street, the transformation of our city's landscape.

Facilities Management was formalized to assist large tenants with real estate needs within leased spaces and to represent the tenant's interest with landlords. Todd Trimpe directs this effort and has also created a niche service providing management and compliance assistance to busy medical clinics. Todd works with hospital administrators, clinic leaders and maintenance staff to ensure these facilities are operating at optimal efficiency and in accordance with all applicable regulatory requirements.

We are confident that these services will continue to prove valuable as additions to our brokerage and property management services, which have been our foundation for 45 years.

As we all navigate the uncertainty of the next several months, your friends at Investors Realty will be here to serve your immediate real estate needs. We will continue to look forward, to anticipate what is next and to focus on constant improvement in our service to customers.

Thank you for your trust and have a safe and happy holiday season.



2020 INVESTMENT MARKET REPORT

The investment market in 2020 is really a tale of two markets: the pre-COVID first quarter and the remainder of the year.

First quarter activity was robust and pointed to a very strong year of investment property sales. The largest transaction was the sale of two medical office buildings at 175th and Burke Street for a combined total of \$70.7 million occupied by Children's Hospital and the Nebraska Medicine Village Pointe Health Center. It was a strong first quarter for office sales, with two buildings leased to TD Ameritrade selling for \$15.5 million, two medical buildings in Lakeside selling for \$7.2 million and the Hyatt Reservation Center at 98th and Q Street selling for \$6.6 million.

At the start of the second quarter, concerns about COVID-19 caused a sudden change in the market.

Property owners' attention was focused on fielding rent abatement requests from tenants and trying to figure out how to operate their properties in the COVID-19 environment. Institutional buyers for the most part stopped all buying activity in order to husband their cash and focus their attention on their existing portfolios. There was concern among property owners about their tenants' ability to pay rent.

As concerns about COVID-19 took hold, most lenders halted new loan activity due to the same uncertainties. As landlords were busy fielding rent abatement requests from tenants, lenders were equally busy fielding mortgage relief requests from property owners. Generally speaking, banks were willing to grant mortgage relief to borrowers. However, life insurance and CMBS lenders were slower to respond and much less flexible.



By Ember Grummons,
CCIM



Two medical buildings sold in Lakeside Plaza

By the start of the third quarter, we saw investment activity slowly return. However, the vast majority of sales were small transactions with individual investors.

Medical office buildings, single tenant necessity retail and drive-through restaurants were most in demand. Pricing for these sectors remained at pre-COVID levels, if not stronger. Office property saw lower demand over concerns that

COVID-19 would permanently affect occupancy rates as employees worked from home.

The retail sector saw lower demand as existing trends towards online shopping were accelerated, and many bars, restaurants and experiential tenants were forced to close. The hospitality sector was most affected, as buyer demand evaporated and financing became impossible to obtain.

We are now seeing buyers slowly return to the market, but

there is a gap between buyer and seller expectations that will hamper investment sales until the market stabilizes. We have not seen many distressed sellers in the Omaha market to date. Most industrial and office tenants have continued to pay rent. We have seen some retail store closures and national tenants not paying rent, but many local retail tenants have been able to pay rent with the help of the PPP program. The PPP funds have now been depleted, so it remains to be seen if these tenants will continue to pay rent.

The good news is that all market participants are anxious to get back to normal and we had a strong market prior to being hit by COVID-19. I think once we have a resolution of the pandemic we will see the market quickly return to normal.

TIM KERRIGAN INDUCTED INTO COMMERCIAL REAL ESTATE HALL OF FAME

Tim Kerrigan was recently inducted into Midwest Real Estate News' Commercial Real Estate Hall of Fame. A 25-year veteran of the industry, Tim has been one of the Omaha area's top office brokers for more than a decade, and a leader in land sales, particularly in the fast-growing Elkhorn area.

"I had the good fortune to hire and work with Tim over the past 25 years," said Steve Farrell CCIM SIOR, co-founder of Investors Realty. "In my humble opinion, no one has worked harder on his clients' behalf, so his success is well deserved."

Tim is now Vice Chairman of the Board at IRI and Managing Broker for the firm. We are all very fortunate to have Tim as a leader within IRI, and we are very proud that he is being recognized as an industry leader as well.

Tim is the fourth member of IRI to be recognized as a Hall of Famer along with Steve, Jerry Heinrichs and R.J. Neary.



Congratulations, Tim!

LIVING OUR VALUES

Each month, everyone at Investors Realty receives an internal publication called "The IRI Insider." The Insider is a tool we use to get to know one another through employee spotlights, family pictures and the memorable fun we have around the office (or on video calls!). The content changes every month with one exception. We always include an example of a person, project or event that reflects one or more of our company values: Accountable, Educated, Ethical, Grateful and Service with Integrity. It seems appropriate to focus on "Grateful" during the month of December.

Gratitude can take many forms, and at IRI, it is most noticeable in our individual and collective efforts to give back to the community. An abbreviated list of our team's contributions includes civic leadership, educational boards, industry boards, foundation boards and non-profit boards as well as volunteering, mentoring and school and church volunteerism. And, of course, there's always good ole fashioned kindness like helping our neighbors and picking up litter when we see it.

This year, we have been able to combine giving, wellness and technology through our use of the Charity Miles app. By simply running, walking, biking – or even dancing – our team members are able to donate funds to organizations of their choice for every mile they move.

"It's something anyone can do even if they can't support a charity they love with an abundance of time or money," said Laura Hansen, Directory of Property Management.

So far, Charity Miles is partnering with over 50 organizations including an IRI favorite, Habitat for Humanity. Several IRI team members have been hands-on volunteers for Habitat for Humanity locally, and now they can support the organization while exercising, too! Learn more about Charity Miles at charitymiles.org.

**IT'S SOMETHING ANYONE CAN DO EVEN
IF THEY CAN'T SUPPORT A CHARITY THEY
LOVE WITH AN ABUNDANCE OF TIME OR MONEY.**

Another organization that we hold close to our hearts is the Aspen Drake Seemann Foundation whose mission is to aid first responders and health care providers to benefit children and families dealing with tragedy, loss or personal illness. We would be grateful if you took a few extra minutes to learn more at aspendrakeseemannfoundation.org.

We are proud of our team for their commitment to volunteerism and grateful for the opportunity to serve this community that has given so much to us.

INVESTORS REALTY NEW LISTINGS

LAND

**162ND & IDA STREET SWC 19.78 AC**

- Across the street from the new OPS Public High School, R-4 zoning
- Just east of Flanagan Lake, a 220 acre reservoir with 730 acres of recreational space including hiking/biking trails, park and green space
- New elementary schools in the area
- Borders Stone Creek's 27-hole golf course on the south

COMMERCIAL

**2717 S 108TH STREET 6,370 SF**

- 2-story building 4,411 SF on main floor, 1,958 on second floor
- New roof in fall of 2020
- Excellent location at 108th & Center at Rockbrook Village
- Digital monument sign in place, full movement ingress/egress
- Easy access to Interstate 680, successful location for many years

OFFICE

**SCOLAR BUILDING 20th & Dodge St. 87,828 SF**

- Historic Omaha building - originally constructed for Knights of Columbus
- Existing ballroom & Pinnacle Club offer potential revenue sources
- Excess land offers unique redevelopment potential
- Significant redevelopment/reinvestment in immediate area
- Excellent condition

INDUSTRIAL

**9202 F STREET 267,495 SF**

- Hard-to-find, large warehouse/distribution facility located along the Interstate 80 corridor - big site (15.2 acres) with plenty of trailer parking
- Great signage opportunity along I-80 with visibility to 159,731 VPD
- Good regional connectivity: located less than 1 mile from I-80 and approximately 10 miles from I-29

INVESTMENT

**MARKETPLACE SHOPPING CENTER Independence, MO 253,055 SF**

- 91% leased Shopping Center anchored by Price Chopper, Kansas City's market dominant grocer
- Property underwent a significant multi-million dollar renovation in 2016
- Included in the sale is a TIF/CID income stream of \$4.46 million over the next 15 years

FEATURED TRANSACTION

ONEWORLD COMMUNITY HEALTH CENTERS CELEBRATES 50 YEARS



We would like to congratulate OneWorld Community Health Centers, Inc. on their 50th anniversary of providing health care to people in need in the Omaha area. OneWorld was founded in 1970 by members of the Native American and Hispanic communities who came together

to build a free health clinic in South Omaha to serve people who did not have access to quality health care.

Our relationship with OneWorld started in 1994, when R.J. Neary assisted the organization in leasing a new clinic location in South Omaha. Over the past 26 years, R.J., Ryan Zabrowski and Ryan Kuehl have had the pleasure of assisting the OneWorld team with the lease and purchase of five additional clinic locations and support functions. OneWorld also operates four school-based health centers at Bryan High School, Indian Hill Elementary, Liberty Elementary and Spring Lake Elementary.

OneWorld believes that everyone deserves access to the best health care possible, regardless of economic or insurance status. They provide health care, dentistry and behavioral health services and maintain an open-door policy. OneWorld

ensures no one is denied treatment due to race, sex, disability, national origin, religion, sexual orientation, gender identity or immigration status.

OneWorld's services are even more critical in 2020, as our medical community works to help stop the spread of COVID-19 and provide treatment to those who have the virus. As of November 5, OneWorld had tested more than 8,000 people across its clinic locations and continues to test and treat their patients in a safe, clean environment.

Congratulations, OneWorld, and thanks for all you do in our community!



OneWorld clinic at N 90th and Boyd

A FEW OF OUR LATEST DEALS

DECEMBER 2020

DEALS

LAND



120TH & RAINWOOD ROAD 43.8 acres
BUYER VoKee QH, LLC a Colorado LLC
AGENTS Lee Ehlers, CCIM & Clint Seemann



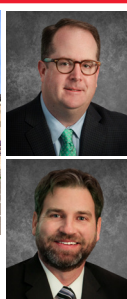
LAND

- SALE** 43.8 AC at 120th & Rainwood Road to **VoKee QH, LLC a Colorado LLC**
- SALE** 21.7 AC in Valley to **ALD Properties, LLC**
- SALE** 11.7 AC at 156th & Bennington Road to **Jacob Lynn Enterprises LLC**
- SALE** 2.3 AC at 16th & Pierce Street to **Reinbeck Motors Company, Inc.**
- SALE** 2.0 AC at 94th & Pacific Street to **Fairview Dundee, LLC**
- SALE** 1.7 AC at 124th & Valley Ridge Road to **Vacanti Painting Corporation**
- SALE** 1.2 AC at 97th & Portal Road to **John and Trudy Galaska**
- SALE** 0.6 AC at 89th & J Street to **Commonwealth Electric**

COMMERCIAL



120TH & WEST CENTER ROAD 25,735 SF
LESSEE St. Vincent DePaul Stores
AGENT John Heine, JD, CCIM & Pat Regan, CCIM



COMMERCIAL

- LEASE** 25,735 SF at 120th & West Center Road to **St. Vincent DePaul Stores**
- LEASE** 9,391 SF at 84th & West Center Road to **Play It Again Sports**
- SALE** 5,530 SF at 44th & Dodge Street to **20th Street LLC**
- LEASE** 5,523 SF at 118th & Stonegate Circle to **W.G. Jurgensen**
- SALE** 5,292 SF at 90th & Maple Street to **PHM IV, LLC**
- LEASE** 4,573 SF at 156th & Ruggles Street to **Omaha Pediatric Therapy**
- LEASE** 4,401 SF at 144th & West Maple Road to **Children's Angel Childcare, LLC**
- SALE** 3,915 SF at 50th & F Street to **Peters Properties LLC**
- LEASE** 3,000 SF at 68th & Grover Street to **Infinite Sports World**
- LEASE** 2,730 SF at 107th & Portal Plaza to **USPS**
- LEASE** 2,295 SF at 120th & West Center Road to **Eagle Engineering Group LLC**
- LEASE** 2,004 SF at 170th & Wright Plaza to **LIVE Hydration Spa, LLC**
- LEASE** 1,738 SF in Bennington to **Valentino's**
- LEASE** 1,699 SF at 179th & Welch Plaza to **Sharkey's Cuts for Kids**
- LEASE** 1,680 SF at 205th & Main Street to **The Insurance Center, Inc.**
- LEASE** 1,592 SF at 129th & West Maple Road to **Brittany and Mitchell Novotny**
- LEASE** 1,565 SF at 39th & Highway 370 to **Daily Fix Energy & Nutrition LLC**
- LEASE** 1,533 SF at 68th & Grover Street to **Hot Chops**
- LEASE** 1,000 SF at 120th & Burt Street to **Boxicanyon Company, Inc.**
- LEASE** 1,000 SF at 87th & Pacific Street to **Exercise Coach**
- LEASE** 991 SF at 84th & Park Drive to **Haider Al Nomani**

OFFICE



72ND & CORNHUSKER ROAD 36,470 SF
BUYER Sarpy County Nebraska
AGENTS Kevin Stratman, CCIM, SIOR & J.P. Raynor, JD, CCIM, SIOR



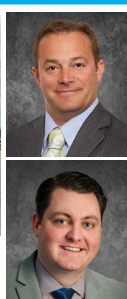
OFFICE

- SALE** 36,470 SF at 72nd & Cornhusker Road to **Sarpy County Nebraska**
- LEASE** 17,161 SF at 117th & West Center Road to **Omaha Orthopedic Clinic & Sports Medicine**
- LEASE** 13,132 SF at 102nd & F Street to **CareDX**
- SALE** 7,529 SF at 148th & Shepard Street to **KKT Accounting Service**
- LEASE** 5,526 SF at 143rd & Hillsdale Circle to **Sachs Electric**
- SALE** 5,270 SF at 36th & Leavenworth Street to **Anderson Bressman Hoffman & Jacobs PC, LLO**
- LEASE** 4,255 SF at 174th & Burke Street to **Vein and Vascular**
- SALE** 4,032 SF at Blondo & Benson Garden's Blvd to **Sokpoh Law Group**
- SALE** 2,880 SF at 180th & Oak Street to **Daniel S. Grieb, CPA**
- LEASE** 2,800 SF at 74th Plaza & Pacific Street to **Encounter Telehealth LLC**
- LEASE** 2,681 SF at 204th & West Dodge Road to **Coldwell Banker**
- LEASE** 2,592 SF at 159th & West Center Road to **Wagner Chiropractic**
- LEASE** 2,144 SF at 115th & Nicholas Street to **Sunbelt Business Advisors**
- LEASE** 1,984 SF at Regency Prkwy & West Dodge Road to **Adaptive Advice, LLC**
- LEASE** 1,863 SF at 69th & Pacific Street to **Miller Stockmann, LLP**
- LEASE** 1,467 SF at 118th & West Center Road to **William MacRae**
- LEASE** 1,450 SF at 205th & Nicholas Circle to **Ag Resource Management**
- SALE** 1,072 SF at 113th & Davenport Street to **Asset Environments**

INDUSTRIAL



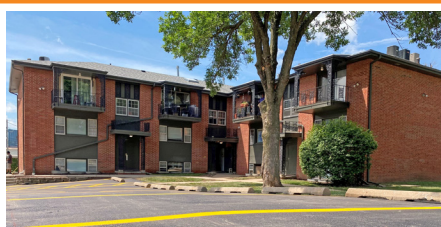
76TH & I STREET 50,490 SF
LESSEE Optimal Aquafeed, LLC
AGENTS Clint Seemann & Kevin Stratman, CCIM, SIOR



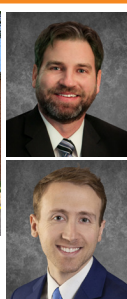
INDUSTRIAL

- LEASE** 50,490 SF at 76th & I Street to **Optimal Aquafeed, LLC**
- LEASE** 37,000 SF at 45th & F Street to **Redman Van & Storage**
- SALE** 18,574 SF at Council Bluffs to **Tru Grit Properties, LLC a Colorado Limited Liability Company**
- SALE** 7,200 SF at 137th & A Street to **Maverick Leasing Corporation**
- LEASE** 4,000 SF at 124th & Roberts Road to **IH Wells**
- LEASE** 2,700 SF at 88th & L Street to **Mid-America Auto Mart LLC**
- LEASE** 2,540 SF at 87th & F Street to **Benchmark Advisors, LLC, a Minnesota LLC dba/Evolution Medical**
- LEASE** 2,513 SF at 118th & I-80 to **Vanguard Utility Partners, Inc., an Iowa corp**
- LEASE** 2,160 SF at 94th & G Street to **Omaha Steaks International, Inc.**
- LEASE** 2,000 SF at 90th & J Street to **Audubon Society of Omaha**
- LEASE** 1,795 SF at 88th & J Street to **Central Sales, Inc.**

INVESTMENT



43RD & CHARLES STREET 18 Units
BUYER XXIV Plateau Consortium, LLC
AGENTS John Heine, JD, CCIM & Spencer Goldenberg



INVESTMENT

- SALE** 18 unit multifamily property at 43rd & Charles Street to **XXIV Plateau Consortium, LLC**
- SALE** 4 unit multifamily property at 35th & Pacific Street to **10XLife, LLC**

OFFICE

LEASE

**WESTFIELD II OFFICE BUILDING** 98th & Nicholas St. 4,073 SF

- Class A office building located directly north of Westroads Mall
- First floor office condo available for lease with 2 garage stalls
- Convenient access to I-680 and West Dodge Expressway
- Garage stalls and surface parking available
- All services in the immediate area

LEASE

**HANCOCK & DANA BUILDING** 128th & W Dodge Rd. 3,381 SF

- Well maintained and managed, owner occupied building
- Windows throughout the building allowing natural light
- Nice finishes throughout space
- Large private offices
- Great access to West Dodge Road and Interstate 680
- All amenities in the immediate area

LEASE

**MID AMERICA PLAZA** 71st & Mercy Rd. 911 - 6,504 SF

- Close proximity to Aksarben Village
- Excellent opportunity for short-term lease
- Various amenities in the immediate area
- Abundance of parking
- Minutes from I-80
- Professionally managed property

SALE OR LEASE

**AMERICAN TITLE INC. BUILDING** | FOR SALE • FOR LEASE
110th & Burdette 22,000 SF

- Tall ceilings allow indirect natural light throughout the building
- High parking ratio - 6.29 stalls/1,000 sq. ft.
- Banded windows, training rooms, and data center space
- Close to all amenities and easy access to Interstate 680 and West Dodge Road

COMMERCIAL

SALE

**9203 S 14TH STREET** 70,102 SF

- Former dealership on 10.94 acres
- Full service auto dealership and full service body shop on western lot
- Corner location with monument signage
- Excellent visibility to S. 144th St/Hwy 50, a main North/South Corridor from Interstate 80
- Excellent access to Interstate 80

LEASE

**WHISPERING RIDGE** 172nd & Maple 1,489 - 9,984 SF

- Final phase of Whispering Ridge is ready
- Shadow anchored by Super Target, Ross Dress for Less, Hobby Lobby and many more national retailers and service providers
- Flexible space sizes
- Ideal for medical, office and retail uses
- Strong local ownership

LEASE

**VILLAGE POINTE EAST** 168th & Burke 2,391 SF

- 2,391 SF available March 2021 at Village Pointe East
- Join long term Tenants in the busy retail center
- Daily traffic generators
- Building signage visible to W. Dodge Road and 168th Street
- Excellent demographics and traffic counts

SALE

**1018-24 S 10TH STREET** 2,901 SF

- Freestanding retail building renovated in 2020
- Two retail storefronts with exposed brick walls
- Traditional tongue and groove ceilings
- Located at 10th & Pacific just a block away from the Durham Museum and The Old Market District
- Side fenced patio area
- Small off street parking area
- Across from the Blue Barn Theater

INDUSTRIAL

SALE

**10905 HARRISON STREET** 17,312 SF

- Freestanding building warehouse with showroom space and tenant space
- (2) 8' x 10' dock high doors and (2) 10' x 10' drive-in doors
- Significant power to the building
- Easy and convenient access to Interstate 80 (2 minute drive)
- Excellent frontage on Harrison Street

LEASE

**6935 F STREET** 25,480 - 149,000 SF

- Rare new construction opportunity in a central location
- Well located for last mile / distribution - over 75% of metro Omaha population lives within 10 miles of the site
- Modern warehouse design including 36 ft minimum clear, 60 ft speed bay
- Minimum divisible 25,480 SF - can accommodate larger sizes in 12,250 sf increments

LEASE

**KC BUILDING** 85th & Lake St. 3,510 SF

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

INVESTMENT OPPORTUNITY

SALE

**370 POINTE** 42nd & Hwy 370 12,077 SF

- Great investment opportunity with upside
- Central Sarpy County location that conveniently serves all areas of the county, close proximity to Offutt Air Force Base
- Located within Highway 370's main retail and office hub
- Tenants have great signage exposure to Highway 370
- Building has been meticulously maintained and building owner has routinely reinvested in property

LAND

COMMERCIAL

SALE

**HIGHWAY 77 & DENTON ROAD Lincoln, NE 25.21 AC**

- Ideal for a variety of uses: Multifamily, data center, retail, industrial, senior living etc.
- Convenient location with easy access to Hwy 77
- Growing area for development
- Full interchange planned at Hwy 77
- New Lincoln South beltway under construction between Hwy 2 and Hwy 77

INDUSTRIAL

SALE

**6847 N 16TH STREET 2.0 AC**

- 2-acre lot at the corner of N. 16th & John J. Pershing Drive
- GI Zoning
- Community Redevelopment Area (CRA) TIF eligible
- Level lot with excellent frontage and visibility
- Easy access to Hwy 75
- Close proximity to Eppler Airfield

COMMERCIAL

SALE

**90TH & HIGHWAY 320 SWC 2.798 AC**

- Hard corner lot with excellent visibility
- R-3 zoning which allows for a variety of uses including assisted living, daycare, some medical office uses, retirement/senior living etc.
- Near Walnut Creek Recreation area
- Excellent demographics

MULTIFAMILY

SALE

**720 PACIFIC STREET 0.99 AC**

- Located in Little Italy/Dahlman
- Unimpaired view of Downtown Omaha
- Rare acre infill redevelopment site
- Possible users could be multifamily and mixed use
- In an Opportunity Zone

MULTIFAMILY

SALE

**126 & 222 N LINCOLN STREET | 310 N FARRAGUT STREET****West Point, NE 47 units**

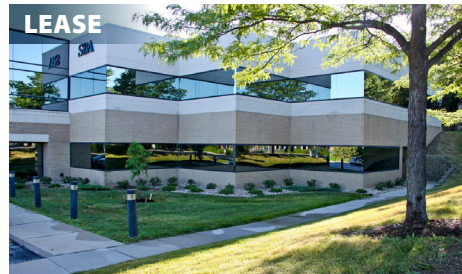
- Ability to increase rents, well below market
- Limited supply of units in the area
- Multiple major employers in the area

LEASE

**CENTER PROFESSIONAL BUILDING****80th & W Center Rd. 353-484 SF**

- Conveniently located building with easy access via 84th Street. West Center Road visibility.
- Small suites available, many with windows.
- Nicely remodeled common areas.

LEASE

**MAPLE HEIGHTS OFFICE PARK****108th & W Maple Rd. 1,131 SF**

- I-680 access one block away - get to anywhere in Omaha in 15 minutes
- Ample parking and well maintained building
- One private office with great exterior windows, built-in reception area, open space, and kitchenette
- Private exterior entrance to suite

SUBLEASE

**NORTH PARK 2 117th & Grant St. 16,048 SF**

- Space is plug and play ready with existing furniture.
- Several services within walking distance including lodging, fitness, walking trails, restaurants, and many personal services within the campus
- Four access point to 120th & Blondo Streets
- Close to Interstate 680, West Dodge Rd, and West Maple Rd
- Complete renovation of all common areas completed

OFFICE

LEASE

**11205 JOHN GALT BOULEVARD 1,054 - 2,538 SF**

- Centrally located with convenient access to I-80 from L St. or Q St.
- Various amenities within the immediate area, including dining and shopping
- Each vacancy consists of a great mix of private offices and open work space
- Owner occupied building with an attractive exterior

LEASE

**100 MYERS PLACE 112th & John Galt Blvd. 928 - 1,600 SF**

- Suite 102 Move-in ready suite directly off main building entrance, two offices with large exterior windows and open office space
- Suite 202 Current layout is wide open with fantastic natural light, tenant to select new carpet and paint

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
- Landlord occupied property
- Updated finishes
- Newly redone parking lot
- All amenities in the area

LEASE

**CANDLEWOOD PROFESSIONAL BUILDING****121st & Blondo St. 3,200 SF**

- Perfect for satellite office, business startup etc.
- Convenient location between Dodge and Maple just off 120th Street
- Many services in the immediate area
- Front door parking

OFFICE

COMMERCIAL

LEASE

**RIDGEVIEW OFFICE CONDO****180th & Oak St.** 1,440 SF

- Move in ready space consisting of 3 offices, reception area, conference room, break room, file room, and restroom
- End cap condo with great windows and front door parking
- Located at 180th & West Center Road with all amenities in the immediate area
- Great space for a small office user

LEASE

**13931-39 GOLD CIRCLE** 1,220 - 3,001 SF

- **13937**
- Move-in ready suite with conference room and two private offices
- Building signage above suite door. Monument signage facing West Center Road available.
- **13939**
- Move-in ready suite with full kitchen

SALE

**7315 MAPLE STREET** 22,035 SF

- Great parking
- 100% finished space
- 100% air conditioned
- Newer roof
- Fenced, outside patio

LEASE

**PEBBLEWOOD PLAZA** 80th & Dodge St. 1,062 - 4,881 SF

- Brand new retail building at 80th & W. Dodge Road
- Endcap with drive thru available
- Direct access from W. Dodge Rd, 80th and Davenport St
- Excellent visibility with 66,200 VPD driving by this site daily
- Located just west of the Crossroads redevelopment project and across from Children's Hospital

LEASE

**2611 N 204TH STREET** 1,875 - 18,750 SF

- Out door patio spaces with potential fire pit
- End cap with potential drive thru lane
- Just across 204th from Elkhorn's "Main Street"

LEASE

**PACIFIC POINTE VILLAGE** 203rd & Pacific St. 3,000 SF

- Easy access location
- Former yoga studio now available
- 2nd generation space in a newer retail building
- Join Pets Earth, Top Q Nails, Akridge Chiropractic, and Edward Jones
- Rapidly developing 204th and Pacific submarket

LEASE

**LA VISTA CROSSING** 72nd & Giles Rd. 1,760 SF

- Join Valentino's, H&R Block, the UPS Store and others in this busy retail center
- Excellent visibility and access along Giles Road
- Daily traffic generators
- Across from Walmart, Lowe's and Kohl's; driving excellent consumer traffic to area
- Strong demographics

LEASE

**MISSION PINES II** 168th & Monroe St. 1,604 - 2,452 SF

- Former showroom space loaded with high end finishes available for sublease
- End Cap with drive-thru now available
- Great neighborhood center with multiple access points
- Signage visible to traffic
- Many traffic generators
- Walmart Neighborhood Market just across 168th

LEASE

**9006 MAPLE STREET** 1,680 - 8,580 SF

- Excellent visibility on Maple Street at 90th
- Close proximity to Interstate 680
- Variety of space sizes
- End cap suite available

LEASE

**9101 BUILDING** 91st & Bedford Ave. 800 - 1,625 SF

- All services in immediate area
- Front door parking
- Just north of 90th & Maple
- Easy access to all parts of Omaha and I-680

SUBLEASE

**4208 N 132ND STREET** 1,205 SF

- Former pick up/drop off location for Max I Walker
- Front door parking
- Busy retail shopping center at 132nd & W Maple Rd. anchored by Baker's Grocery store
- Full movement signalized intersection for easy access
- Lease term ends 12/31/2021

LEASE

**THE GROVE VILLAGE** 191st & Pacific St. 1,080 - 4,500 SF

- End cap space overlooking manicured outdoor courtyard
- New retail building 1 mile south of W. Dodge Rd
- Just south of the new AVENUE ONE community mixed use development
- Perfect for restaurant, chiropractors, dermatologists or any other service users
- One of the best areas for household incomes in the metro
- Established neighborhood surrounding the property