



By Tim Langan,
President

SALES & LEASING

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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
Grant Kobes, CCIM
Brian Kuehl
Molly Kuehl
Ryan Kuehl, CCIM
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J.P. Raynor, JD, CCIM, SIOR
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Jack Warren, CCIM
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Stephanie Chevalier, CPM
Bev Ellis, CPM
Laura Hansen, NALP, CAM
Dawn Holst
Jeff Luthy
Nicole Morrison
Jennifer Simpson

MANAGEMENT TEAM

Tim Langan, President
Kathy Quigley, CPA, Controller

COVID-19 IMPACT SURVEY

As we continue to learn more about the impact of the COVID-19 pandemic on different industries, Investors Realty finds itself in a unique position to report on some of the broad effects of COVID-19 on the local real estate market.

We found that businesses were affected differently depending on the type of operation. Most office and industrial types of businesses managed to maintain operations throughout the pandemic by making adjustments to allow for flexible work from home solutions and adopting suggested and required health protocols such as distancing, increased cleaning, and modifications to their air circulation and filtration systems. Retail and service businesses were much more seriously impacted. Some closed permanently and others made adjustments for distancing, deliveries, sanitation and other solutions to keep the operation viable until the pandemic passes.

We sent a short survey to our tenants in our managed-building portfolio and the results are displayed to the right.

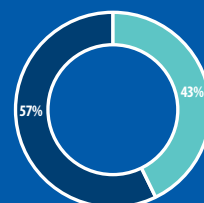
RENT RELIEF

As you can see, 60% of respondents reported a decrease in business volume due to the pandemic. This unexpected and, for some, significant loss meant that some commercial tenants had difficulty paying their rent. This had a domino effect on landlords, some of whom had to negotiate terms with their lenders or put off repairs.

Investors Realty manages 188 buildings with approximately 1,500 tenants. Our portfolio is divided almost equally among office, retail and industrial/flex properties. In 2020, we had the unique and unprecedented responsibility to navigate through the worst of our clients' pandemic-related struggles. Part of that responsibility was to understand COVID-19's effects on many of our tenants as well as our landlord clients, and to help negotiate rent relief in many circumstances. Each situation was unique, and many solutions were considered and implemented. Some situations justified complete rent forgiveness, while other parties agreed that deferral was a more appropriate tool. Some leases were extended to make the landlord whole, while other landlords collected the deferred rent in later months. In total, our property managers

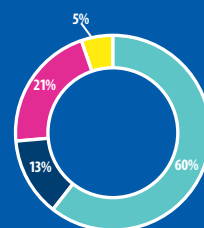
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Did your business close for any period of time as a result of the pandemic?



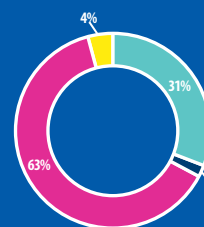
43% of respondents closed at some point during the pandemic
57% did not close for any period of time during the pandemic

How did the pandemic affect business volume?



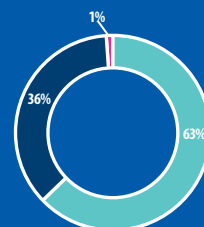
60% reported a decrease in business volume
13% reported an increase in business volume
21% reported that volume remained flat
5% did not respond

How did the pandemic affect staffing levels?



31% reported a decrease in staffing level
2% reported an increase in staffing level
63% reported that staffing levels remained flat
4% did not respond

Do you expect expenses to increase in 2021 as a result of the pandemic?



63% of respondents expect expenses to increase
36% of respondents do not expect expenses to increase
1% did not respond

COVID IMPACT
SURVEY

CONTINUED FROM FRONT



helped negotiate 152 agreements between landlords and tenants, 100% of which were made for retail or service industry tenants who were hit the hardest.

BRIGHTER DAYS AHEAD

The good news after nearly a year and a half of dealing with this crisis is that most businesses in Nebraska are on their way back to nearly normal operations. While there were some restaurant and other service businesses that went out of business, leasing in strip retail and service buildings through the second quarter of 2021 is quite active. And we remain hopeful that some of those business owners who had to close can re-open or create new businesses.

We will continue to update you as we learn even more about the short and long-term impact of COVID-19 on the local market. If you need assistance, please contact us.

MEET CHARLENE ETHERIDGE, PATTI ZEIS, AND STACIE LORENCE

OUR TEAM COORDINATORS

As our Brokerage Team has expanded and as our leasing and sales activity has accelerated, we have made some changes to our support structure. We have shifted away from a structure where each team of four or five brokers had a dedicated support person who was instrumental in providing the backroom assistance of preparing data sheets, marketing and assisting with due diligence and closings for those brokers. This structure required each person working in a support role to be a "jack of all trades" so to speak. To gain efficiency and utilize a higher level of internal expertise and service we have created the position of Team Coordinator (TC). Our Team Coordinators act as the quarterbacks of the brokerage backroom functions. While they continue to perform certain administrative activities, they now pass certain specialized functions to other staff members more trained and specialized in their area of expertise, i.e. marketing, contract drafting, database management, and due diligence and closing coordination. This new structure allows the TCs to act more strategically to assist the brokers. For instance, the TC will discuss a marketing plan with the brokers and then forward on specific requests to our marketing department to develop and produce the necessary marketing pieces.

Our "new" TCs are familiar faces at IRI: Charlene Etheridge, Patti Zeis and Stacie Lorence. Charlene, Patti and Stacie do an amazing job coordinating the varied personalities and requests from their brokers, and the results are more efficiency and better services for our brokers and our clients. The TCs allow our brokers more time to focus on making calls, showing properties and interfacing with customers and clients. This results in a higher level of success for our clients.

Charlene Etheridge
Retail Team Coordinator



Patti Zeis
Industrial Team Coordinator



Stacie Lorence
Office Team Coordinator

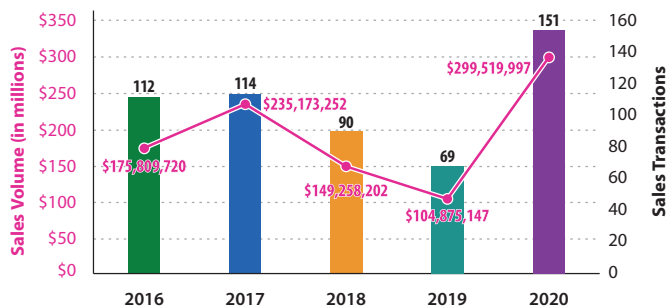


2020 OMAHA AREA LAND SALES WERE EXTREMELY STRONG



By Tim Kerrigan,
CCIM, SIOR

Omaha's land sales market performed better in 2020 than in any year since we began tracking land sales in 2013. Investors Realty tracked 152 commercial land transactions in Greater Omaha in 2020 totaling 5,240 acres and \$300 million in value. 2020 commercial transactions were up \$195 million over 2019, and are substantially ahead of the eight-year average of \$182 million.



Industrial, Commercial and Other categories each had their best year for total sales and total value since at least 2013.

Land sales are indicative of market confidence and future development. Since the market is up in every sector over last year and generally up over several years, it leads us to have a positive outlook for new development activity over the next 12 to 24 months. Below, we take a more detailed look at the various categories of sales.

COMMERCIAL LAND SALES

Commercial land sales include retail and service properties such as restaurants, car washes, gyms, daycares, banks and other similar uses. Omaha's Commercial land market experienced 65 sales for \$90 million in transaction value. There were dozens of sales in the one-acre size range. 56 of the sales traded for prices under \$2 million each with only nine larger sales exceeding \$2 million. Of note were the \$3.1 million sale of the Lost Rail Golf Club west of Gretna and the \$8.3 million sale of the former Best Buy site at 74th and Dodge St., which is being developed with the Crossroads project. Commercial land sales averaged \$154,000 per acre (\$3.54 psf), which is down from the past few years.

INDUSTRIAL LAND SALES

Industrial uses are fairly straightforward, but we do include datacenter land sales in industrial because data centers are typically located on land which would otherwise be used for industrial. There were 25 Industrial land sales in the Omaha area in 2020, totaling \$73 million in value. Four sales really

moved the needle in 2020:

- Raven Northbrook (Facebook) purchased 517 acres at Hwy 50 and Capehart Rd. for \$36 million
- Springfield Business Park sold for \$11.3 million to John Myers for a build-to-suit and future development
- Amazon bought two parcels: a 42.5-acre parcel at I-80 Logistic Hub (132nd & Cornhusker Rd.) for a last mile destination facility for \$10.1 million and a 94-acre parcel on the northeast corner of Hwy 50 and Hwy 370 for \$12.3 million for a distribution warehouse.

There were four sales in excess of 80 acres with the balance of the sales being mostly individual end-user lots. The average for all 2020 Industrial land sales was \$96,100 per acre (\$2.21 psf), the second highest year we have tracked.

OFFICE LAND SALES

Office land sales are also straightforward but do include all medical. Office land sales saw another lackluster year with only seven sales for 14 acres and \$10.7 million. The average price per acre was \$768,000 (\$17.63 psf). The results were buoyed by the sale of 5.4 acres in Heartwood Preserve to Union Bank & Trust for their corporate headquarters. Without the UBT sale, the remaining six transactions averaged \$584,000 per acre (\$13.40 psf).

MULTIFAMILY LAND SALES

The number of Multifamily sales and the transaction value for 2020 is more than four times 2019. Multifamily land sales were robust in 2020 with 18 transactions for 313 acres and nearly \$44 million. These numbers are misleading because they include a \$21 million trailer park at 129th and West Maple Rd. Of the remaining 17 sales, 11 were suburban, totaling \$16 million and 239 acres, which is a \$67,000 per acre average (\$1.54 psf). Six were urban totaling \$5.2 million and 18.3 acres, which averages \$282,000 per acre (\$6.47 psf). These average prices fell off notably from 2019.

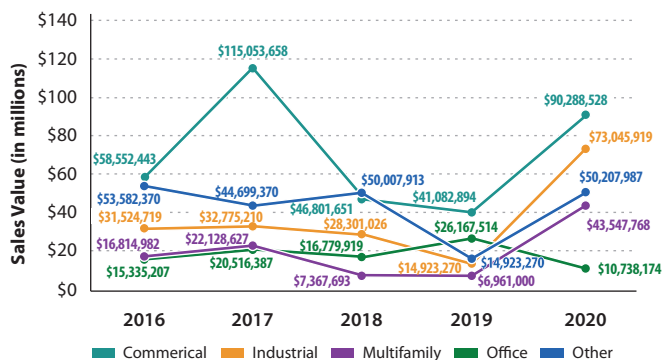
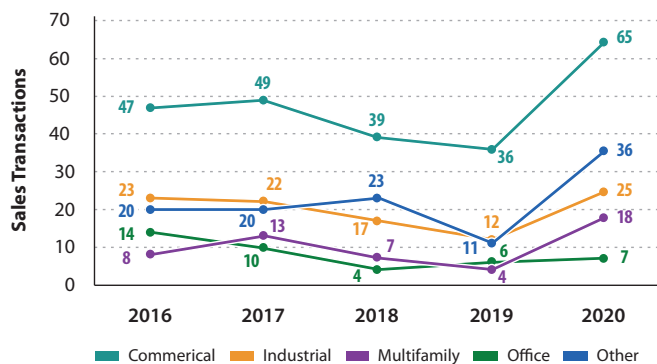
OTHER LAND SALES

The Other category includes single-family development properties, religious institutions, schools, long-term future development properties and one-off uses like mining. In a year with impressive sales across the market, the Other category had more sales and transaction value in 2020 than in any previous year. The 36 transactions in 2020 were three times 2019 results and the \$82 million in sales value was five times what the market saw in 2019. The average price per acre was \$22,715, which has been

OMAHA LAND
SALES

CONTINUED FROM PREVIOUS

relatively flat over the years. The transactions in the Other category are typically large due to the inclusion of single-family development properties. 30 of the transactions were larger than 20 acres, 17 were larger than 75 acres and 10 were larger than 160 acres (a quarter section). One buyer, Big Red Ruby, acquired 500 acres in four transactions near Platteview Road, west of Springfield. Within the Other category we saw 12 single-family parcel sales for 760 acres at an average of nearly \$42,000 per acre, which is the same average as the previous year.



LOOKING AHEAD

The large bump in total sales and transaction volume for 2020 was surprising to see initially, especially considering the impact of the COVID-19 pandemic. However, with 2019 being a down year and strong demand coming from single-family, data centers and e-commerce real estate users, these results probably should not surprise us. Challenges in the retail sector are still prevalent, but as 2020 showed, there remains demand for quality commercial land.

The ongoing effects of COVID-19 make it hard to predict the future. If closed transactions in the first five months of 2021 are any indication, we will see a notable drop-off from 2020 as the market has only closed 31 land sales for \$53 million. There have not been any Single-Family or Multifamily land sales and only one Office, four Industrial and three Other sales, with the balance being Commercial. However, our firm is tracking approximately 1,000 acres of Single-Family, 500 acres of Industrial and 100 acres of Multifamily land under contract as of May 2021. There are several buyers active in the market, so more parcels are expected to go under contract. We believe there will be some fall off in the number of sales and dollar volume from 2020's historical numbers, but there are limited options for quality land parcels which suggests prices will remain stable or even increase.

Investors Realty has focused on land development and land sales since our inception and still leads the market with our activity in the land sales market. Investors directly handled 30 of the market's 2020 transactions and our agents are familiar with the details of many of the others. We are available to answer any questions you may have about the market.



THE CAPITOL DISTRICT

Investors Realty property management client The Capitol District is home to a Marriott Hotel, a 218-unit apartment building, office space, and 16 restaurants, bars, and entertainment venues. How does a district that relies heavily on events, tourism, and in-person gatherings endure a global pandemic? We recently talked with members of The Capitol District team about their experience over the past 14 months and what they are looking forward to this summer.

HOW DID THE CAPITOL DISTRICT FARE WITH ALL THE PIVOTING REQUIRED IN THE LAST YEAR?

We were fortunate at The Capitol District to have weathered the pandemic better than many other places. It was hard, but we worked with the restaurants and businesses here to manage through it as best we could. And a large part of that is thanks to the way The Capitol District is set up.

Our open-air plaza has allowed customers to feel safe in coming to The Capitol District, whether it was renting some of our cozy igloos during the chillier months or booking a corporate event, wedding, or other gathering in the plaza. We were able to allow people the opportunity to gather safely outdoors and, even as we emerge from the pandemic, a lot of people will continue to appreciate having that option. We anticipate holding many events in our plaza throughout the spring, summer, and fall. Those private and public events held here are a great complement to the larger-scale events, like the NCAA volleyball events earlier this spring, the College World Series, and the US Swim Trials.

CITY-WIDE EVENTS ARE COMING BACK, AND WE ARE EXCITED FOR THE CWS, SWIM TRIALS, AND OTHER EVENTS. WHAT ARE YOU DOING TO PREPARE?

We're thrilled about the College World Series, and the swim trials returning. Plans are being fine-tuned now not only to make sure fans have a safe experience here at The Capitol District, but also to ensure they have a great time. We love

being able to offer guests a wide variety of cultural and culinary experiences – from fine dining to quick bites, a jazz club to a virtual reality arcade, live music and watch parties, and the Omaha Marriott Downtown at The Capitol District, which recently received the 2021 Omaha Metropolitan Area Tourism Award for Best Hotel.

Earlier this spring, the NCAA volleyball teams enjoyed private sessions in our igloos and the plaza. It was fun hosting and celebrating with them. During the College World Series, fans can watch games on our outdoor LED screen in the plaza and enjoy food and drinks from our restaurants. And we'll have a lot going on to celebrate the swim trials, including music and other live entertainment

in conjunction with USA Swimming. Stay tuned for more information on all of the events!

COVID-19 PRESENTED CHALLENGES AND LED TO SUCCESSES. WHAT ARE SOME SUCCESSES YOU CAN HIGHLIGHT?

COVID-19 forced us to get creative and we found ways to continue serving our customers and bringing people safely into our district. One of the most visible changes we made was to trade out the ice skating rink that had been in the plaza the

last few winters for our private igloos. Guests could rent one of the heated, cozily-appointed six-person igloos, get special takeout food and drink deals from our bars and restaurants, and safely gather with others for a few hours. The igloos were incredibly popular and helped our restaurants and bars continue to serve customers through the worst of the pandemic.

We're really proud, too, of the restaurants and other businesses in The Capitol District. They

quickly pivoted to a takeout model and utilized the plaza to seat guests outdoors and distanced. The plaza also helped many people continue to hold events like corporate meetings and outdoor weddings throughout the summer and fall. We feel so fortunate to have that space and the special designation that comes with being an entertainment zone, allowing customers to take their food and drinks out into the plaza and safely gather.

For more information on The Capitol District, visit www.capitoldistrictomaha.com.



The Capitol District located at 10th & Capitol Ave
Photo by TACKarchitects



Private igloos at The Capitol District

FEATURED TRANSACTION

ELKHORN ATHLETIC ASSOCIATION TO OPEN OUTDOOR SPORTS COMPLEX IN VALLEY IN 2022

The Elkhorn Athletic Association (EAA) is a non-profit youth sports organization serving Western Douglas County. The EAA's early roots date back to the Elkhorn Soccer Club in 1972, and other sports clubs and associations that followed. In 2015, Jason McDonald and Eric Crouch co-founded EAA, bringing the sports clubs under one umbrella.

Today the association serves over 5000 youth athletes participating in nine sports.

When EAA set out to build a state-of-the-art outdoor sports complex to better serve youth athletes and families – and surrounding communities – their team turned to Tim Kerrigan and Ryan Kuehl for help finding a site. EAA conveyed their vision for a regional facility that would attract tournaments and teams throughout the Midwest. Currently, Nebraska state baseball tournaments are split between Omaha and Council Bluffs due to a lack of facilities in Omaha. As a non-profit organization, EAA needed

a lot of land at a reasonable price. After looking at several sites, they selected a 142-acre parcel at 264th and Ida St. in Valley, allowing for convenient access off of Highway 275. Phase I of the \$43 million project will include eight softball/baseball fields, four soccer fields and a barrier-free field, as well as infrastructure

for concessions stands, restroom facilities and parking for up to 1500 vehicles. Additionally, the complex will offer year-round amenities such as walking paths, playgrounds and picnic areas.

In May, the EAA announced a 12-year partnership with MD West ONE, which gives the sports medicine provider naming rights for the new complex. The MD West ONE Sports Complex is targeting to open its soccer and football fields in the fall of 2022, and baseball and softball fields in the spring of 2023.



Congratulations to EAA on this huge milestone! It was a pleasure working with your team to help take the MD West ONE Sports Complex from a dream to reality.

A FEW OF OUR LATEST DEALS

JUNE 2021

DEALS

LAND



STATE STREET & BLAIR HIGH ROAD 52.61 acres
BUYER Metropolitan Utilities District
AGENT Tim Kerrigan, CCIM, SIOR, JP Raynor, JD, CCIM, SIOR, & Brian Kuehl



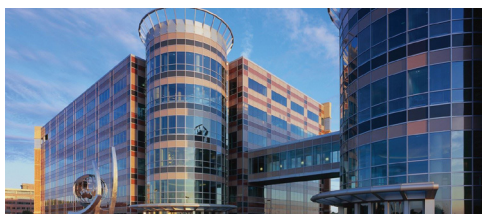
COMMERCIAL



108TH & W CENTER ROAD 6,370 SF
BUYER Yucca Holdings, LLC
AGENT Brian Kuehl



OFFICE



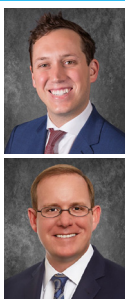
138TH & W DODGE ROAD 19,704 SF
LESSEE Retire Smart, LLC
AGENTS Jack Warren, JP Raynor, JD, CCIM, SIOR, and Jerry Heinrichs, CCIM



INDUSTRIAL



96TH & I STREET 69,131 SF
BUYER Martini Enterprises, LLC
AGENTS Ryan Kuehl, CCIM & Ryan Zabrowski, CCIM, SIOR, CRE



INVESTMENT



42ND & HIGHWAY 370 12,077 SF
BUYER Capehart Square LLC
AGENTS Mike Rensch & Brian Kuehl



LAND

- SALE** 143.9 AC at 264th & Ida Street to **Elkhorn Athletic Association**
- SALE** 100.03 AC at 180th & Capehart Road to **Randy J Sump Trust**
- SALE** 64.7 AC at 270th & Rainwood Road to **Jason & Angela Steinbach**
- SALE** 52.61 AC at State Street & Blair High Road to **Metropolitan Utilities District**
- SALE** 52.05 AC at Hwy 30 & Yager Road in Fremont to **Compound Holdings, LLC**
- LEASE** 1.98 AC at Hwy 50 & I-80 to **Amazon.com Services LLC**

COMMERCIAL

- LEASE** 25,968 SF at 107th & O Street to **Thriftworld**
- LEASE** 18,000 SF at 90th & Maple Street to **Thrift Shoppin**
- SALE** 6,370 SF at 108th & Center Street to **Yucca Holdings, LLC**
- LEASE** 5,895 SF at 209th & Cumberland Drive to **CiShirts**
- LEASE** 4,432 SF at N 46th & Dodge Street to **Cajun Crab & Pho**
- LEASE** 4,224 SF at 120th & W Center Road to **The Humble Lily**
- LEASE** 3,605 SF at 204th & Veterans Drive to **UPGRADE Performance Institute LLC**
- LEASE** 3,456 SF at 159th & W Center Road to **The Ridge Veterinary Clinic**
- LEASE** 3,440 SF at 120th & W Center Road to **Vascular Access**
- LEASE** 3,438 SF at 129th & W Maple Road to **Backswing Brewing**
- LEASE** 3,216 SF at 120th & I Street to **Golf USA**
- LEASE** 2,911 SF at 25th & K Street to **Charter West Bank**
- LEASE** 2,500 SF at 156th & W Dodge Road to **Animal Center**
- LEASE** 2,433 SF at 204th & Highway 370 to **TAG INK**
- LEASE** 2,017 SF at 124th & W Maple Road to **Burrito Envy**
- LEASE** 1,982 SF at 70th & Pioneers Boulevard in Lincoln to **Live Hydration**
- LEASE** 1,900 SF at 80th & Dodge Street to **Milan Laser Hair Removal**
- LEASE** 1,887 SF at 120th & Blondo Street to **Omaha Kebabs**
- LEASE** 1,738 SF at 160th & Highway 36 to **Truong Doan**
- LEASE** 1,436 SF at 120th & Blondo Street to **Waddington Chiropractic, LLC**
- LEASE** 1,370 SF at 204th & Pacific Street to **B Morton Design, LLC**

OFFICE

- LEASE** 40,000 SF at 36th & L Street to **Douglas County**
- LEASE** 34,539 SF at 108th & W Dodge Road to **E & A Consulting**
- LEASE** 19,704 SF at 138th & W Dodge Road to **Retire Smart, LLC**
- SALE** 15,432 SF at 205th & N Main Street to **Kuehl Capital Holdings, LLC**
- LEASE** 12,500 SF at 77th & Dodge Street to **Nebraska AIDS Project**
- LEASE** 11,700 SF at N 73rd Plaza & Sorensen Parkway to **Douglas County Health**
- LEASE** 6,735 SF at 8th & Dorcas Street to **LDS Church**
- SALE** 3,606 SF at 107th & O Street to **Renzig Holdings, LLC**
- SALE** 3,575 SF at 73rd & Dodge Street to **Mancuso Dental**
- LEASE** 2,738 SF at 204th & W Dodge Road to **Bloom Dance Studio**
- LEASE** 2,538 SF at 112th & John Galt Boulevard to **Transgroup Worldwide Logistics**
- SALE** 2,320 SF at N 191st & Spaulding Street to **Avant Spaces, LLC**
- LEASE** 2,170 SF at 156th & Bennington Road to **Three Timbers Church**
- LEASE** 1,605 SF at 112th & John Galt Boulevard to **Hurrdat Marketing**
- LEASE** 1,186 SF at 205th & Nicholas Circle to **Cambridge Homes**
- LEASE** 1,054 SF at 112th & John Galt Boulevard to **ClearPay Processing**

INDUSTRIAL

- SALE** 69,131 SF at 96th & I Street to **Martini Enterprises, LLC**
- SALE** 26,040 SF at 94th & Ida Street to **10705 South 147th Street LLC**
- SALE** 22,035 SF at 72nd & Maple Street to **Maple 73, LLC**
- SALE** 21,256 SF at 15th & Avenue A to **W-C Investment Co Inc**
- SALE** 17,869 SF at 18th & Paul Street to **Custom Concrete Designs, Inc.**
- LEASE** 16,200 SF at 108th & Giles Road to **eTruck Transportation, LLC**
- LEASE** 16,110 SF at Portal Road & Giles Road to **Charles D Acker and Associates, LLC**
- SALE** 15,304 SF at 156th & Sapp Brothers Drive to **Nienaber Investments, LLC**
- SALE** 15,000 SF at 120th & Roberts Road to **Chad Carpenter**
- SALE** 10,529 SF in Bellevue to **Mejia Roofing & Contractors Inc.**
- LEASE** 8,055 SF at Portal Road & Giles Road to **Fabric Bash LLC**
- LEASE** 8,000 SF at 121st & Centennial Road to **Industrial Supply Solutions Inc**
- LEASE** 6,000 SF at 108th & Q Street to **Maxx Impact Kickboxing, LLC**
- LEASE** 4,869 SF at 138th & Industrial Road to **American School of Karate and Judo**
- LEASE** 4,800 SF in Council Bluffs to **Airgas USA, LLC**
- LEASE** 4,698 SF at 114th & Centennial Road to **Schu Marketing**
- LEASE** 4,000 SF at 108th & Q Street to **Corporate Care Commercial Flooring Systems, LLC**
- LEASE** 3,750 SF in Waterloo to **METGreen Solutions**
- LEASE** 3,120 SF at 133rd & A Street to **4R4 Enterprises, LLC**
- LEASE** 2,160 SF at 94th & G Street to **BTR Contracting, LLC**
- LEASE** 2,100 SF at 147th & Industrial Road to **Strength Club, LLC**

INVESTMENT

- SALE** 12,077 SF at 42nd & Highway 370 to **Capehart Square LLC**
- SALE** 8,750 SF at 122nd & Roberts Road to **Randy J Sump Trust**
- SALE** 2,850 SF at 72nd & Jones Street to **WeisCo Properties LLC**

COMMERCIAL

SALE OR LEASE

**1226 N WASHINGTON STREET | FOR SALE • FOR LEASE 7,488 SF**

- Excellent visibility on La Vista's main north-south retail corridor - 84th St.
- In Family Fare anchored Tara Hills Shopping Center
- Just south of La Vista's new City Centre redevelopment
- Great owner user opportunity
- Income available from existing Athletic lease

LEASE

**MISSION PINES | 168th & Harrison St 1,580 SF**

- Drive-thru former sandwich shop available 10/1/2021
- Located at 168th & Harrison across from Walmart anchored shopping center
- Easy access in and out of shopping center
- Excellent residential density and demographics

LEASE

**ELKHORN LANDING 206th & Elkhorn Dr 1,107 - 1,249 SF**

- Brand new Class A multi-tenant building with lower level and main floor retail or office space available
- Ready for occupancy Fall of 2021
- Join Elkhorn's vibrant atmosphere with historic charm and restaurants
- Space provided in shell condition with HVAC, electrical and \$20.00 PSF
- Tenant Improvement Allowance

LEASE

**9949 REDDICK CIRCLE**

50 - 2,604 SF

- Join Dollar Tree, Game Stop and Verizon in this busy retail shopping center anchored by Walmart
- High traffic flow
- Convenient location just off I-680 and Blair High Road
- Front door parking available

LEASE

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

- Former yoga studio now available with easy access
- 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

**SORENSEN COURT 132nd & Millard Ave 3,250 SF**

- 2nd Generation finished office space available
- Several major retailers located nearby
- Access to I-80 is minutes away
- Park at your front door
- Digital monument sign faces L Street & visible to 97,098 VPD

LEASE

**2829 S 181ST STREET 5,206 SF**

- High visibility location at 180th & W Center Road
- Located in a Walmart and Lowe's anchored shopping center
- Approximately 5,206 SF
- 107 parking spaces

LEASE

**74 PACIFIC PLAZA 74th & Pacific St 2,203 SF**

- Central location near UNO & Aksarben Village
- Large monument signage on Pacific Street
- Built out as a float spa
- Patio space access at lobby area, 6 private rooms (10' x 12') (5 include 220 power), dimmable lights, all room have showers and one room has an ADA shower

COMMERCIAL

SALE

**12004 STANDING STONE DR**

Gretna, NE 1.40 AC

- 1.40 Acre lot with excellent visibility to Hwy 6
- Gretna is a rapidly growing area
- Hwy 6 is a main retail corridor connecting Interstate 80 to Elkhorn and West Omaha
- Easy access to Interstate 80

LAND

INDUSTRIAL

SALE

**4205 S 33RD STREET**

14,000 SF

- New roof 2017 (south building), 2018 (north building)
- All new concrete 2020, exterior paint 2018
- Fenced in outdoor storage, 2 drive-in doors, 2 dock doors
- Great interstate access via Kennedy Freeway
- Heavy power coming into the buildings

SALE

**24TH STREET PORTFOLIO 24th & Martha St**

14,171 SF

- Portfolio Offering includes 2 buildings and one fenced vacant lot
- HI Zoning
- Excellent access to I-480; I-680 and I-80
- Minutes to Downtown Omaha

SALE

**4505 S 139TH STREET**

7,487 SF

- Oversized drive-in doors: 1 (20' x 14') and 1 (12' x 12')
- Renovated office space
- Radiant heat in warehouse, office space heated and cooled
- Convenient location just minutes Interstate 80 and 680
- Secured outdoor storage
- Perfect owner user opportunity

LEASE

**8111 S 88TH STREET**

3,744 SF

- Warehouse space in a great, central location
- Located between I-80 and L Street
- Access to I-80 via S 84th Street
- Dock-high and drive-in doors
- 700 SF of office

LEASE

**PORTAL PLAZA BUSINESS PARK**

108th & Giles Rd 14,293 SF

- 2nd generation improvements make for low cost of entry
- End cap space
- 20' tall ceilings
- Fully heated & air conditioned space
- Overhead dock and drive-in doors

OFFICE

LEASE

**NORTH PARK BUILDING B 120th & Blondo St**

2,291 - 7,695 SF

- Lodging, fitness, 10 restaurants, and many other personal services on the campus
- Close to major arterials I-680, W Dodge Rd, and W Maple Rd
- Building and monument signage available, location to be determined

LEASE

**8901 BUILDING 89th & J St**

- Centrally located industrial warehouse building
- Dock and drive-in doors
- Block construction
- Clear column spacing
- Minutes from I-80 via 84th St

LEASE

**8629 F STREET**

2,452 SF

- Clean, professionally managed property
- Excellent access to I-80 via 84th Street
- Easy to find location
- Signage opportunity along F Street
- 100% climate controlled space

LEASE

**6271-79 S 118TH STREET**

830 SF

- Nicely finished space
- Ample parking
- Large windows - lots of natural light
- Excellent access to I-80
- Clean, well-maintained property
- Space is adjacent to Infusion Brewery

SALE**MAPLE HEIGHTS OFFICE
PARK 108th & W Maple Rd**
13,792 SF

- Great interstate access - approximately one block away
- Abundance of windows allowing for natural light throughout the building
- Functional office improvements with a mix of private offices and open space

SUBLEASE**BAKERS SUPPLY BUILDING 13th & Leavenworth St** 1,148 SF

- Free onsite parking
- Wood floor, exposed brick walls, kitchenette, and common restrooms
- Ready to occupy space on the 1st floor
- Private exterior entrance off parking lot

LEASE**1414 N 205TH STREET**
8,086 SF

- Attractive reception area upon entrance of building
- Great mix of private offices, open space, and training rooms
- Equipped with propane generator, dual contingent fiber, and Cat 5 and Cat 6 cabling
- Two minutes from 204th & W Dodge Road
- All amenities in the immediate area including shopping, dining, etc

LEASE**FIRST WESTROADS BANK 156th & W Dodge Rd** 2,817 - 7,821 SF

- Third floor suite with fantastic windows and great views
- Building auditorium with audio/video capabilities available for group meetings/training
- Underground parking & monument signage available
- Local/onsite ownership

LEASE**PACIFIC SPRINGS CENTER**
171st & Pacific St 10,395 SF

- Golf course view
- Minutes from West Dodge Expressway
- All amenities nearby - minutes from Legacy, Lakeside, and Village Pointe
- Ideal for any business looking to locate in a dense suburban population
- Move in ready space
- Abundant windows allowing for natural light throughout office spaces

LEASE**KEYSTONE LANDING 90th & Boyd St** 2,707 SF

- Upscale look with abundant parking
- Lots of windows
- Building served by Fiber Optic cabling, T1 line (Cox & CenturyLink)
- Two minutes from I-680 and all amenities in immediate area

SALE**2660 N HEALTHY WAY
Fremont, NE** 7,700 SF

- Prime location situated in Fremont's Medical Park
- Well-maintained Class B medical clinic
- Leased to Fresenius Medical care until 1/31/25. Tenant is no longer operating at this location
- Investment or Owner-User opportunity
- Great mix of office space, exam rooms, storage, and treatment area

SUBLEASE**13710 FNB BUILDING 137th & W Dodge Rd** 1,582 SF

- Beautiful Class A building in a professional office park
- Several nice restaurants within walking distance
- Easy access to the West Dodge Expressway
- Monument signage available along FNB Parkway