



By Tim Kerrigan,
CCIM, SIOR

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
Grant Kobes, CCIM
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
Sydney Weller
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

MANAGEMENT TEAM

Tim Langan, President
Kathy Quigley, CPA, Controller

2020 OFFICE MARKET REPORT

OFFICE MARKET ACTIVITY STILL WEAK WITH HOPE FOR NORMALCY LATER IN 2021

Office lease transactions in 2020 were down approximately 10% from prior years, but space leased was down about 30% from a typical year. These results are not really surprising considering the COVID-19 pandemic brought the market to a standstill for several months. As a result of the decreased leasing activity, increased new building deliveries and several large tenant moveouts during the year, vacancy at the end of 2020 was up from 5.4% to 8.9%. The office market experienced negative absorption of 140,674 square feet compared to 577,000 square feet of positive absorption in 2019.

LEASE TRANSACTIONS IN 2020

SIZE (SF)	# OF TRANSACTIONS	TOTAL SQUARE FOOTAGE
1,000-2,499	113	184,742
2,500-4,999	37	121,459
5,000-9,999	19	130,423
10,000-19,999	7	82,422
20,000-49,999	2	54,125
50,000 and above	2	145,075
BUILDING CLASS		
Class A	24	191,470
Class B	115	421,860
Class C	41	104,916

New construction activity was robust in 2019, resulting in deliveries in 2020 adding new space availability to the market. The pace of new starts in 2020 was down and is expected to remain low for the next couple years as the market absorbs the vacancies. A few of the new building deliveries in 2020-2021 are the LinkedIn building at 132nd and Pacific Street, the Carson Wealth building at 144th and West Dodge Road, the Valmont building, also at 144th and West Dodge Road, Waterford at 192nd and West Dodge



Centris Headquarters at Sterling Ridge

Road and Kiewit's new building in North Downtown. All of these buildings except for Waterford are at least partially pre-leased. The excess space and the space left behind as these businesses relocate is the cause of the low absorption and higher vacancy rates.

BUILDINGS UNDER CONSTRUCTION (AT THE END OF 2020)

PROPERTY	SIZE (SF)
Applied Underwriters	250,000
LinkedIn	200,000
Carson Wealth	120,000
Valmont	150,000
Centris Headquarters	115,000
Waterford	180,000
UBT Headquarters	93,000

Businesses are still weighing the after effects of COVID-19, the shift to work from home hybrids and figuring out whether they will need more or less space. Activity for 2021 is a little hard to predict, but we expect modest leasing activity in the first two quarters, hopefully returning to a more normal level later in the year. As a result of the higher vacancies, competition will be aggressive for new tenants.

To view the full Omaha Year-End Office Report, please visit investorsomaha.com

2020 RETAIL MARKET REPORT

COVID-19 WINNERS AND LOSERS

THE NATIONAL MARKET

In our year-end recap last year, Brian Farrell wrote about how the retail sector was in a state of flux with reports that a record 9,800 retail stores closed nationally in 2019, and that e-commerce was the big reason.

What a difference a year makes! COVID-19 caused retailers to quickly make changes to their business models and accelerated what was already evolving at the end of 2019. One apparel retail CEO mentioned on a major news network that the organization needed to make decisions within 60 days that they were planning to make over the next five to 10 years!

More retailers went bankrupt in 2020 than during the Great Recession, especially department stores and apparel retailers, and the International Council of Shopping Centers (ICSC) estimates there will be more closures in both 2020 and 2021 than the record 9,800 referenced above.

According to the U.S. Census Bureau, online sales had effectively been growing at a compound annual rate of 15.2% from 2010 to 2019 versus a 4.2% growth rate for physical store sales, which is still a relatively small percentage when you take into consideration that online sales account for only about 16.1% of all retail sales. COVID-19 forced resistant consumers to begin adopting e-commerce, and some analysts are estimating e-commerce sales will account for 25% of all retail sales by 2025.

With all of the negativity surrounding the pandemic's effect on retail, we also want to focus on some positive outcomes. We believe there has been a healthy evolution in how some retail businesses are operating:

- Experts believe experiential concepts will come back very strongly because people want to get out of their homes for shopping, dining and entertainment
- Grocery stores have posted banner years, which in turn offers them the ability to re-invest in their businesses and upgrade technologies to further satisfy their customers.
- Restaurants have had to figure out how to offer outdoor dining, takeout, packaged goods and/or delivery, and will now be much better prepared to exploit these innovations profitably when COVID-19 is in the rearview mirror.

There are over 1,000 malls nationally that are currently struggling, and ICSC estimates there will be a 20% reduction in total U.S. retail real estate inventory by 2025. However,



By Pat Regan,
CCIM

generally mall developers chose locations because they are centrally-located and on good arterials easily accessible to a population living anywhere from a two to 25-minute drive.

And at the same time, due to the increasing shift to e-commerce, major online retailers like Amazon have been expanding all across the country with distribution centers, point of sale centers and data centers.

Therefore, I like to believe it is highly probable these locations will thrive in the future as creative developers and users figure out how to "adaptively reuse" the vacant big boxes into food halls, healthcare centers, health clubs, multi-family, schools, offices, data centers, and uses just being imagined. In the Midwest, we are seeing this creativity in the redevelopment planned at Crossroads Mall in Omaha and in a Des Moines developer's reuse of a former Younkers store as a hockey arena!

I think these mall re-users will benefit from the neighborhood demographics, amenities and services surrounding malls that offer easy accessibility in either a COVID-19 or a non-COVID-19 environment.

In conclusion, nationally we believe retail will continue to evolve and new ideas like omnichannel experiences, pop-up shops, social shopping and same-day delivery will offer experiences the next generation will come to value just as the current generations have valued the mall experience.

THE LOCAL MARKET

When a crisis like COVID-19 hits the country, many of us feel very lucky to do business in a place like Omaha, which can be more insulated to economic stress.

2020 in Omaha was mixed like the rest of the country, but due to our size and conservative Midwest policies we did not see the same strict closure mandates that occurred in other metro areas causing many more challenges for retail businesses.

CoStar reports that vacancies have risen in Omaha since the beginning of the pandemic to 6.2%, but that overall, Omaha's 12-month rent growth increased 1.9% and negative absorption was a mere 103,000 square feet.

Leasing came to a standstill in March 2020, but picked up in the

fourth quarter. However, floor plates have typically been a bit smaller. Seven of the largest ten leases in retail were done in the latter half of 2020, and there were only three lease deals larger than 15,000 square feet in all of 2020.

The result of what was discussed above at the national level has led Omaha developers to move forward with a tempered approach, whereby retail deliveries across the most recent expansion totaled less than half of what they did in the previous expansion. This has led to higher occupancies despite weaker demand in comparison to other metro areas.



2020 INDUSTRIAL MARKET REPORT

INDUSTRIAL MARKET THRIVES IN SPITE OF PANDEMIC

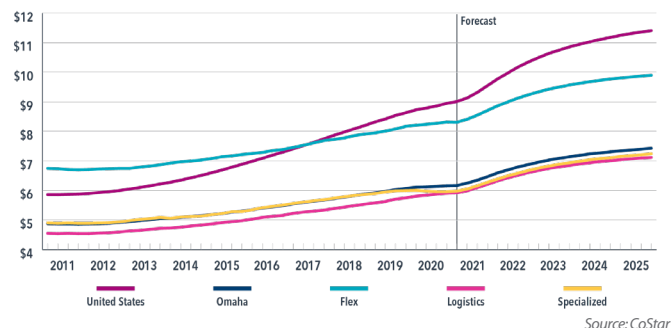
The industrial market sector remained fairly active throughout 2020 despite the effects of the COVID-19 pandemic locally and nationally. Amazon started two massive construction projects in the Omaha metro area totaling 2.3 million square feet. They also have similar projects in various stages underway in Des Moines, Kansas City and across the country. E-commerce and Logistics are the two biggest industry drivers in the industrial sector. As retailers shift to or add to their e-commerce capabilities, the need for more and larger distribution facilities is increasing. Internet sales are growing exponentially, and this growth was driven – even accelerated – by the pandemic in 2020.

A little over 1 million square feet of new construction was delivered in 2020, which is very similar to the previous two years. Some of this added space was owner-driven and some was spec building for lease. Due to the availability of land, 72% of this new construction occurred in the Sarpy West submarket. In addition to the Amazon projects, R&R Commerce Park added 250,000 square feet, MHC Kenworth constructed a new 108,000 square foot facility, and Warehouse Specialists constructed a 137,000 square foot facility.

Despite this additional space added to the market, vacancy has remained low, ending 2020 at 3.5%. This is a similar rate to the previous several years. What is really impressive about this growth is that since 2015 the market has added nearly 5.5 million square feet of industrial space, absorbing it as fast as it was built.

Rents in Omaha and across the country continue on an upward trend, keeping pace with rising construction costs and the demand-driven market.

MARKET RENT PER SF



We expect to see more of the same in 2021 and the next several years, with additional modern spec warehousing being started.

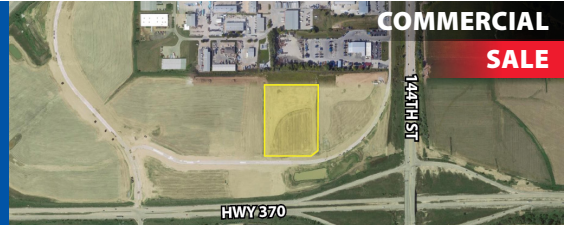
To view the full Omaha Year-End Industrial Report, please visit investorsomaha.com



By Kevin Stratman,
CCIM, SIOR

INVESTORS REALTY NEW LISTINGS

LAND



COMMERCIAL SALE

STEEL RIDGE I-80 & HWY 370 13.13 AC

- 52,000 cars per day at I-80 & Highway 370
- Anchored by car dealerships bringing thousands by the site every week
- Major national companies such as Facebook, Google, and Amazon investing in the immediate area
- Seller may be willing to divide lot

COMMERCIAL



LEASE

STONE CREEK PLAZA 156th & Fort St 1,996 - 2,146 SF

- End cap with drive-thru
- Excellent visibility to 156th Street
- Join Allstate, The Pizza Guys, Stone Creek Chiropractic, Mitch's Pub, and Children's Dental Specialist

OFFICE



SALE

1414 N 205TH STREET 15,432 SF

- Mix of office and open space with multiple training rooms
- Available break room and outdoor patio overlooking treed lot
- Building can be demised to accommodate 2 tenants
- Equipped with propane generator, dual contingent fiber, and Cat 5 and Cat 6 cabling

INDUSTRIAL

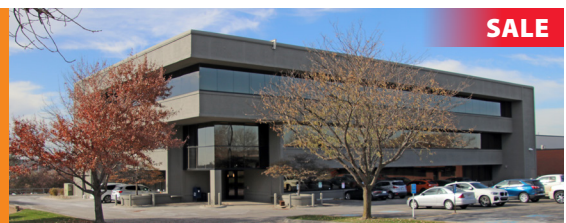


SALE OR LEASE

ALTECH BUSINESS FLEX | FOR SALE • FOR LEASE 2,400 - 28,800 SF

- Each bay has a drive-in door
- Bays are 30' wide x 80' deep
- Rough-in plumbing (restrooms not included)
- 225 AMP power, GFA heat in warehouse
- Roof is able to handle up to 6 ton rooftop unit

INVESTMENT



SALE

MYERS PLACE 112th & John Galt Blvd 32,275 SF

- 92% leased multi-tenant office building
- Close proximity to the I-680/I-80 interchange
- Very well maintained property
- Building entrance and common areas recently updated
- Large wrap around windows with low E glass allow abundant natural light

OMAHA MARKET SNAPSHOT OF SALES COMPS

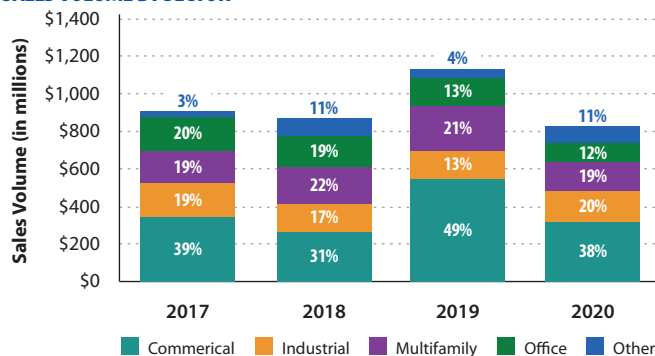
2017 TO 2020

To provide our clients with the most current and accurate data on the Omaha market, Investors Realty created its own database of commercial real estate sales greater than \$500,000 in 2004. Using this data, the following graphs highlight a few of the market trends we are seeing in the greater Omaha area, and how 2020 compares to previous years in overall sales, building and land sales, and sales volume within each market sector. While 2020 was a challenging year, overall market activity was only moderately impacted.



By Ryan Kuehl,
CCIM

SALES VOLUME BY SECTOR



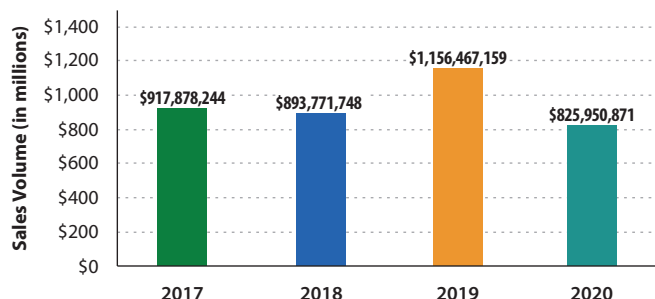
Sales volume percentage in the Commercial sector decreased 10% in 2020 from a previous high in commercial land/buildings in 2019, while other sectors experienced smaller decreases. Industrial fared the best showing a 7% increase in sales volume from \$154 million in 2019 to \$164 million in 2020.

Office sector sales volume decreased over 34% from \$145 million in 2019 to \$96 million in 2020. Uncertainty within the Office sector about how office will be used in the future has had a major effect on 2020 sales, but we sense an increase in 2021 and beyond.

The total sales volume decrease is due in large part to COVID-19 uncertainty and shutdowns for the first three to six months of the pandemic. A large percentage of transactions were put on hold or cancelled after March of 2020.

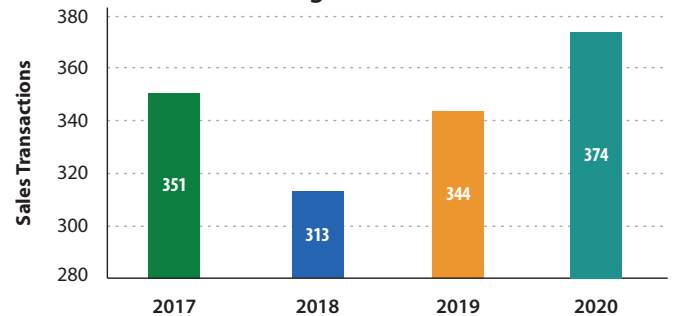
The lack of available Multifamily product for sale has mildly affected 2020 numbers. Steady rent increases over the past decade have caused existing multifamily owners to hold their product. 2020 sales were down from 2019, but we can mostly attribute lack of available product to these numbers.

SALES VOLUME



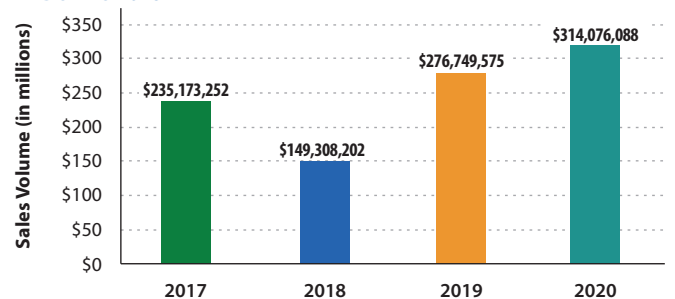
Total sales volume (land and buildings combined) decreased over 29% in 2020 compared to 2019, with over \$825 million in total sales (including land and buildings). Buildings in all sectors saw a 42% decrease in sales volume as sales in 2020 were \$507 million as compared to \$879 million in 2019. Building sales volume last year was the lowest since 2013.

TOTAL NUMBER OF SALES Buildings and Land



While total sales volume decreased over 29%, the total number of transactions increased 8%. Consequently, the average deal size dropped from \$3,361,823 to \$2,208,424 with a large number of smaller owner/users taking advantage of low interest rates.

LAND SALES VOLUME



While total sales and building sales were down, Land sales volume increased over 13% in 2020, and the number of land sales transactions increased from 74 in 2019 to 155 in 2020. There seems to be two areas where this increase was most evident. Transitional land sold for new single family or mixed-use developments and Commercial service users such as fast food restaurants, car washes, day care centers and others looking to expand their footprint in suburban commercial corridors. It seems they overlooked the immediate slowdown associated with COVID-19 for a more long term perspective of the need for more of these services in the growing suburban markets.

FEATURED TRANSACTION

LYMAN-RICHEY CORPORATION

Lyman-Richey Corporation is the top concrete supplier in the Omaha area and provides construction materials for projects across Nebraska, South Dakota, Iowa and Colorado using state-of-the-art production methods and delivery equipment. The company dates back to the early 1880s when Dwight Lyman started Lyman Sand Company. Lyman-Richey has grown through numerous expansions and acquisitions, and today the company has six subsidiaries. Investors Realty is grateful for the

opportunity to work with Lyman-Richey on various real estate transactions over the last 15 years.

Some transactions have been straightforward and some have stretched our creativity and involved several team members including brokers, managers, accountants and our fabulous maintenance technicians. All have been rewarding. Some recent successes include:

- **1201 S. 16th, Council Bluffs** 2.25 Acres
\$110,000.00, Industrial Land
- **637 S. 158th Plaza, Omaha** 23,346 SF on 1.84 Acres
\$3,150,614.00, Office Building
- **1020 South Street, Gretna** 3.74 Acres
\$675,000.00, Industrial Land
- **15353 Chandler Road, Omaha** 3.78 Acres
\$1,150,000.00, Industrial Land
- **9304 S. 97th St, La Vista** 1.19 Acres
\$250,000.00, Industrial Land
- **Lot 4 Hupp Drive, La Vista** 1.13 Acres
\$225,000.00, Industrial Land

Lyman-Richey, we are grateful for your trust in us! We look forward to continuing to work with your team as you grow.



637 S 158th Plaza

A FEW OF OUR LATEST

MARCH 2021

DEALS

LAND



114TH & HWY 370 1.47 acres
BUYER Kum & Go
AGENTS Pat Regan, CCIM



LAND

- SALE** 3.74 AC at 216th & Schram Road - NEC to **Concrete 911, LLC**
- SALE** 1.76 AC at 130 & I Street to **JSHC Investments, LLC**
- SALE** 1.47 AC at 114th & Hwy 370 to **Kum & Go**
- LEASE** 1.21 AC at 156th & Chandler Road to **InfraSource Construction, LLC**
- SALE** 1.13 AC at 98th & Portal Road to **Timothy C. Barrett**
- SALE** 0.96 AC at 133rd & Millard Avenue to **Boldt Capital LLC**

COMMERCIAL



203RD & ROBERTS STREET 8,033 SF
LESSEE NAPA Auto Parts
AGENT Brian Farrell & Brian Kuehl



COMMERCIAL

- LEASE** 8,033 SF at 203rd & Roberts Street to **NAPA Auto Parts**
- LEASE** 7,190 SF at 31st & Leavenworth Street to **Galls, LLC**
- LEASE** 4,040 SF at 210th & Schram Road to **Spectrum Paint Company, Inc**
- LEASE** 3,150 SF at 68th & Grover Street to **Ministerio Internacional Jesus de Nazareth**
- LEASE** 2,844 SF at 120th & West Center Road to **Lavish Hair Studio and Spa, LLC**
- LEASE** 2,533 SF at 203rd & Gate Dancer Road to **Madida**
- LEASE** 2,520 SF at 71st & Giles Road to **Sun Tan City**
- LEASE** 2,057 SF at 136th & Cottner Street to **Mobility Plus**
- LEASE** 2,015 SF at 181st & Chicago Street to **Foxy Sushi**
- LEASE** 1,960 SF at 72nd & Giles Road to **Long Dog Fat Cat IV**
- LEASE** 1,760 SF at 144th & West Maple Road to **Rupp Chiropractic & Advanced Nutrition LLC**
- LEASE** 1,725 SF at 120th & Blondo Street to **Tobacco and Vape Outlet**
- LEASE** 1,681 SF at Highway 50 & Platteview Road to **Runza**
- LEASE** 1,600 SF at 108th & West Maple Road to **C.N.A. Academy**
- LEASE** 1,493 SF at 120th & West Center Road to **Capitol Beauty School, Inc.**
- LEASE** 1,380 SF at 72nd & Giles Road to **Cookie Cutters Haircuts for Kids**
- LEASE** 1,042 SF at 145th & F Street to **Sidrony Jewelers, LLC**
- LEASE** 1,000 SF at 114th & Davenport Street to **Omaha Hustle**
- LEASE** 900 SF at 108th & West Maple Road to **Ninja Cleaning**

OFFICE



159TH & WEST DODGE ROAD 23,898 SF
LESSEE Axos Financial, Inc.
AGENTS J.P. Raynor, JD, CCIM, SIOR



OFFICE

- LEASE** 23,898 SF at 159th & West Dodge Road to **Axos Financial, Inc.**
- SALE** 23,703 SF at 32nd & Davenport Street to **Yates Illuminates LLC**
- SALE** 12,036 SF at 144th & Industrial Road to **Brett Cook**
- LEASE** 11,456 SF at 72nd & Ames Street to **APEX Foster Care**
- SALE** 11,288 SF at 98th & Nicholas Street to **Sales Solutions, LLC**
- LEASE** 10,652 SF at 169th & Marcy Street to **Alfred Benesch and Company**
- LEASE** 10,615 SF at 101st & Pacific Street to **Omaha Community Foundation**
- LEASE** 5,788 SF at 169th & Marcy Street to **Awerkamp Goodnight Schwaller & Nelson PC**
- SALE** 5,034 SF at 98th & Nicholas Street to **eXp Realty**
- LEASE** 4,161 SF at 147th & West Dodge Road to **Play Therapy Omaha**
- LEASE** 2,223 SF at 147th & West Center Road to **Visionary Search Partners**
- LEASE** 1,896 SF at 147th & California Street to **MedicareCompareUSA**
- LEASE** 1,728 SF at 159th & West Center Road to **Freedom Insurance**
- LEASE** 1,664 SF at 190th & West Maple Road to **Sierex Designs**
- LEASE** 1,440 SF at 180th & Oak Street to **HD Commodities**
- LEASE** 1,363 SF at 72nd & Mercy Road to **Global Vision Technologies, Inc.**
- LEASE** 1,170 SF at 120th & L Street to **Prestige Health Consulting, LLC**
- LEASE** 1,131 SF at 108th & West Maple Road to **Farmers Insurance**

INDUSTRIAL



16TH & JOHN J PERSHING DRIVE 92,971 SF
BUYER Hastings Family Holdings, LLC
AGENTS Ryan Zabrowski, CCIM, SIOR, CRE & Ryan Kuehl, CCIM



INDUSTRIAL

- SALE** 92,971 SF at 16th & John J Pershing Drive to **Hastings Family Holdings LLC**
- SALE** 17,312 SF at 109th & Harrison Street to **VIP Tanks**
- SALE** 16,400 SF at 111th & Mockingbird Drive to **Carlson Restoration**
- LEASE** 10,819 SF at 77th & Burlington Street to **RWR Enterprises, LLC**
- LEASE** 10,755 SF at 117th & West Maple Road to **Marc Jones Construction, LLC**
- LEASE** 8,840 SF in Fremont to **Diers, Inc**
- SALE** 7,605 SF at 156th & Chandler Road to **Watermark Investments, LLC**
- LEASE** 6,000 SF at 88th & L Street to **Beer Transportation, Inc. & TNT Logistics**
- LEASE** 6,000 SF at 108th & Q Street to **Jon Peterson**
- LEASE** 5,400 SF at 108th & Harrison Street to **Millard Food Process Tech, Inc.**
- LEASE** 3,570 SF at 118th & I-80 to **JRLN Fitness, LLC**
- LEASE** 3,500 SF at 156th & West Center Road NEC to **Pink Shoe Cleaning Crew, Inc**
- LEASE** 2,400 SF at Wenninghoff Road & Crown Point Ave to **Advantage Plumbing, Inc.**
- LEASE** 2,040 SF at 87th & I Street to **SIMCO General Contracting Co**
- LEASE** 2,002 SF at 89th & J Street to **McCoy Construction, LLC**
- LEASE** 2,000 SF at 90th & J Street to **Valdes Painting, LLC**
- LEASE** 1,800 SF at 120th & Roberts Road to **Trash Bin Clean, LLC**
- LEASE** 1,720 SF at 89th & J Street to **M&V Construction**
- LEASE** 1,400 SF at 67th & Grover Street to **Herrmann Concrete Construction Inc**

INVESTMENT



72ND SHOPPING CENTER, 72ND & DODGE STREET 98,837 SF
BUYER LVP Center, LLC a Kentucky LLC
AGENTS Ember Grummons, CCIM



INVESTMENT

- SALE** 98,837 SF at 72nd & Dodge Street to **LVP Center, LLC a Kentucky LLC**
- SALE** 23,346 SF at 158th & West Center Road to **JSWZ Co., LLC**

LEASE

**LEAVENWORTH POINTE 31st & Leavenworth St 4,228 SF**

- Abundance of parking, which is rare for an infill site
- Excellent visibility, access and circulation
- Great signage opportunities
- Newly renovated building with storefronts, patio, signage and parking

LEASE

**MID CITY PLAZA 84th & F St 2,030 - 4,060 SF**

- Great location in the heart of Omaha
- Former market space now available
- Access via 84th Street and F Street
- Parking in front and rear
- Excellent visibility to 51,400 cars per day
- One block from 84th & I-80

SUBLEASE

**TRANQUILITY PLACE 124th & W Maple Rd 2,017 SF**

- Full service restaurant end cap space now available for sublease
- Abundant front door parking
- Visibility is superb! Building faces West Maple Road at a lighted intersection
- Visible to more than 45,844 cars per day

LEASE

**HAWTHORNE COURT BUILDING V 179th & Welch Plz 1,457 SF**

- Hy-Vee anchored center
- Join Verizon, Allstate and Sharkey's Cuts for Kids
- 180th Street signage
- Front door parking
- Multiple traffic generators: Office, medical and retail including Hirs 88 and DJ's Dugout

SALE

**11902 W CENTER ROAD 119th & W Center Rd 13,376 SF**

- Located near one of Omaha's busiest intersections, 120th & W Center Road with 48,800 VPD
- Full movement intersection, excellent visibility to W Center Rd
- Easy and quick access to I-680 and I-80
- Zoned CC
- Area surrounded by various retail, amenities and services

LEASE

**RIDGEVIEW II 180th & W Center Rd 1,284 SF**

- Walmart and Lowe's anchored shopping center
- 45,650 cars per day at 180th and W. Center Road
- Multiple traffic generators
- Close proximity to CHI Lakeside
- Strong demographics

LEASE

**1018-24 S 10TH STREET 1,450-2,901 SF**

- Freestanding retail building renovated in 2020
- Retail/office storefront 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

SALE OR LEASE

**5125 S 24TH STREET | FOR SALE • FOR LEASE 16,800 SF**

- Freestanding retail building
- 0.88 Acres (38,400 SF)
- Off-street parking with 44 stalls
- Excellent access to Highway 75

**HAWTHORNE COURT BUILDING III 176th & Welch Plz 1,887 SF**

- Hy-Vee anchored shopping center
- Former Mr. Goodcents space now available
- Many traffic generators
- Excellent traffic counts and demographics

LEASE

**ANTLER VIEW 189th & Evans St**

- 2,000 - 8,000 SF
- \$20.00 PSF TI allowance from shell
- Each bay will have a drive in door
- Spring 2020 delivery
- Join DJ's Dugout, Holiday Inn Express and others

LEASE

**BLOCK 38 13th & Q St, Lincoln, NE 5,778 SF**

- Directly adjacent to the University of Nebraska-Lincoln Campus
- Unmatched location with prime signage opportunity that is visible from Memorial Stadium
- Retail/Office on the 1st floor, six floors of parking, and 3 floors of apartments on top
- Former bank space with high end finishes and fully furnished

INDUSTRIAL**LEASE****23902 CEDAR HOLLOW
MALL Waterloo, NE**

- 1,875 - 7,500 SF
- Construction completed January 2021
 - Up to four contiguous suites, each 25' x 75'
 - One 12' x 14' overhead door, heater, and floor drain in each bay
 - No outdoor storage
 - Discounted rate for 3 or more suites

SALE**6114 BINNEY STREET 1,600 SF**

- Existing storage building and fenced lot
- General Industrial zoning, Future Mixed-Use zoning
- 2020 Taxes: \$1,926.84
- Tenant in place through October 2021

LEASE**4515 S 119TH CIRCLE**

- 6,000 SF
- Central location
 - Immediate access to Interstate
 - 2 (8x8) dock doors
 - Mezzanine office & storage

SALE**810 E 7TH STREET North Platte, NE 62,954 SF**

- Two 14' overhead drive-through doors allows for access throughout the facility
- Outdoor storage area around the facility measures 2.12 acres and is fenced around three sides
- Material storage area measures 2,880 SF and is attached to the west side of the facility

LEASE**8626 I STREET**

- 5,435 SF
- Convenient location within minutes to Interstate 80
 - Easy access on corner lot
 - Abundant parking with front door spaces available
 - Office space and warehouse/shop space with drive in door
 - 10 offices, conference room, kitchen, workshop/garage space and other multipurpose rooms.
 - Nicely finished offices

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

MULTIFAMILY**500 12TH STREET Harlan, IA
24 units**

- New construction housing development nearby
- Long-term ability to greatly increase rents
- Value-add play

SALE**119 & 125 S 1ST STREET Council Bluffs, IA 8 units • 1 house**

- West Broadway Development Nearby
- Long-term ability to greatly increase rents
- Value-add play

LEASE**PAPILLION PROFESSIONAL PARK 72nd & Halleck**

132 - 2,059 SF

- Professional park atmosphere with golf course views
- Minutes to Shadow Lake, Market Pointe, and Settlers Creek
- 10 minutes to UNMC Hospital and 3 minutes to Midlands Hospital
- Highly visible signage on 72nd Street

LEASE**UNITED ELECTRIC ANNEX 132nd & L St 1,682 SF**

- End cap space
- 9' dock height door
- Excellent accessibility off of 132nd & L
- Close to interstate
- Many services in the immediate area

LEASE**7253 GROVER STREET 3,040 SF**

- Features 7-9 private offices and storage rooms
- Three executive offices with custom raised panel built-in desks, bookcases, and lateral files
- Conference room with custom raised panel built-in wall storage and presentation board
- Park at your front door

LEASE**OAK VIEW PLACE 144th & Dupont Ct 2,050 SF**

- Ideal for medical or dental office
- High traffic area
- Rare, small vacancy in West Omaha
- Near Boys Town South and West Farm Development
- All amenities in the immediate area

LEASE**13435-13505 A STREET 936 - 1,930 SF**

- Clean flex building with office & warehouse space
- Located in the heart of Omaha's industrial corridor
- Easy access to 132nd & L Street
- Just minutes from Interstate 80
- Excellent signage opportunity directly on A Street
- Warehouse use is for storage only

LEASE**159TH PLACE 159th & W Center Rd 864 SF**

- Within 1 mile to Lakeside Shopping Center, Shops of Legacy, and CHI Health Lakeside Hospital
- Highly visible to Center Street with pole signage available

SALE OR LEASE**OUTLAND CROSSING OFFICE PARK | FOR SALE • FOR LEASE**

168th & Cornhusker Rd 2,324 SF

- Newer office building in Outland Crossing Office Park
- Within minutes of Highway 370, Interstate 80, and Hwy 50
- Attractive building exterior within a professional office park
- Several restaurants in the immediate area
- Less than a minute away from Tiburon Golf Course

LEASE**JOHN D. WEAR BUILDING 76th & Pacific St 595 SF**

- Space layout consists of private executive office, small breakroom with sink, and open office area
- Second story windows provide great views of East Omaha
- Within close proximity to Aksarben Village, UNO, and CHI Bergan Hospital
- Building is seconds from 72nd & Pacific Street
- All amenities in the immediate area

LEASE**SEVILLE SQUARE V 148th & California St 1,875 SF**

- Window band and atrium skylight provides maximum natural light
- Easy access to West Dodge Road
- Various amenities in the area

SALE**101 E GARDINER STREET Valley, NE 6,800 SF**

- 158 seat community theatre
- Approximately 4,763 SF main floor and 2,037 SF 2nd floor
- Great for church, non-profit, event venue, or historical renovation
- 2nd floor apartment (1 bedroom, 1 bathroom)
- Over 200 on-street parking stalls
- 2007 renovation included new roof and HVAC systems

COMMERCIAL
SALE**192ND & W CENTER ROAD - NWC** 1.24 - 1.85 acres

- Rapidly filling in area on W Center Road between 192nd & 204th St
- Development already includes Kum & Go, a daycare, Lazlo's Restaurant, Mojo's Car Wash and a hotel
- 1.24 acres & 1.85 acres lot sizes available
- Mixed-use zoning
- SID #512 Center Ridge

COMMERCIAL
SALE**SHADOW GLEN NORTH 168th & W Maple Rd** 7.859 acres

- Infill site surrounded by residential and commercial development
- Fully developed and rough graded
- R6 zoning with no mixed-use or PUD requirements
- On-site storm water detention by adjacent outlet provides site plan efficiency

COMMERCIAL
SALE**7550 N 156TH STREET** 11.17 acres

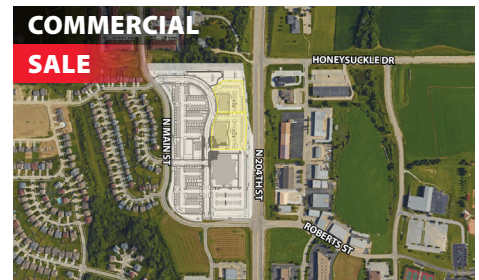
- Directly adjacent to new Omaha Public Schools High School and YMCA
- About 8 acres tillable farmland
- A 2,050 square foot, 4 bedroom, two and a half bathroom single-family home is currently on the east end
- Well water; public sewer, gas, and electricity

COMMERCIAL
SALE**6060 NW RADIAL HIGHWAY** 1.09 acres

- Potential redevelopment opportunity for commercial or multifamily users
- Full market access to the site on NW Radial Highway
- Currently zoned R-7 Major Commercial Corridor
- Future land use map indicates office/commercial zoning
- Adjacent to community redevelopment area for TIF eligibility

COMMERCIAL
SALE**204TH & HARRISON - SWC** 110.54 acres

- Sarpy County zoning is a benefit
- Land is allocated for mixed use, multifamily, and single family
- This is the next parcel in the path of development
- Efficient site with generally flat commercial corner, gentle westward slopes, and devoid of creek
- Located in the Gretna School District
- Quick access to 204th Street and Highway 370

COMMERCIAL
SALE**OLD TOWN COMMONS 204th & Main St** 3.23 acres

- Elkhorn enjoys strong household incomes and a growing population base - an excellent foundation for your business.
- Next door to new multifamily development.
- New CHI clinic to start construction soon.
- Very few remaining commercial lots available in Elkhorn along 204th Street.

INVESTMENT OPPORTUNITY

COMMERCIAL
SALE**WHISPERING RIDGE CENTER 171st & Evans St** 39,160 SF

- Last remaining outlot at Whispering Ridge
- Outstanding retail opportunity in a Target anchored shopping center
- Access via traffic light controlled intersection on West Maple Rd
- Visibility to East/West traffic on Maple Rd as well as immediate visibility to all patrons entering shopping center

SALE

**11704 W CENTER ROAD** 26,311 SF

- 100% leased multi-tenant medical office building
- Primary tenants just renewed their leases
- Tenants include two medical clinics, a surgery center and a physical therapy office
- Most tenants have occupied the property for 13 years
- Very well maintained property