



By John Heine,
CCIM, JD

SALES & LEASING

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

PROJECT MANAGEMENT

Jason Velinsky

PROPERTY MANAGEMENT

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

MANAGEMENT TEAM

Correen Harrell, CFO
Tim Langan, COO

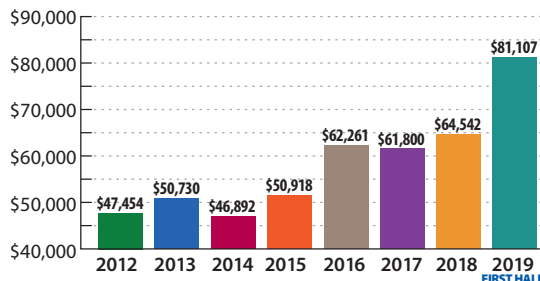


The Omaha Metro area apartment market, like the rest of the United States, remains healthy ten years into the country's recovery and expansion period.

Looking at CoStar's current occupancy rate, Omaha is still 95.2% occupied despite a steady and strong amount of supply entering the inventory. According to the Omaha Chamber of Commerce, from 2012 through 2018, there was an average of 1,500 new permits for individual units pulled per year. Currently, there are nearly 3,500 units under construction, which will come on line in 2019 and 2020. Despite a climate of elevated construction, net absorption exceeds new supply, which has resulted in favorable rent growth and lower vacancy.

Nationally, the trend is similar. According to Jeanette Rice, head of Multifamily Research at CBRE, 2018 completions were slightly under 2017's high water mark of 277,000 units, which appears to be the cycle peak. Coincidentally, Omaha peaked in 2017 with 2,116 permits pulled. While there has been a shift to urban living, currently 60% of multifamily construction is happening in the suburbs.

OMAHA MULTIFAMILY Sales Price Per Unit



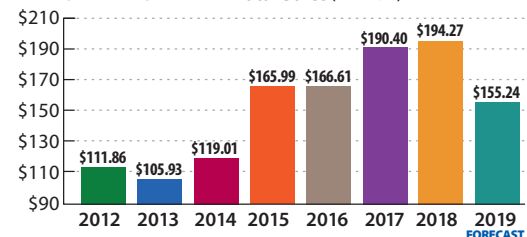
MULTIFAMILY VALUES

Values continue to rise as capitalization rates remain low. Looking at the data for the first half of 2019, the average sale price per unit reached \$81,100, which

is up considerably compared to 2016 through 2018 when the average price per unit sold was between \$60,000 and \$65,000 for each of those three years. The first half of 2019 was impacted by four large sales. Lakeside Hills, a 201-unit senior living community at 17040 Frances Street, sold for \$27,500,000 or \$136,816 per unit. Oakwood Trail, a 128-unit development near 120th and Fort, sold for \$12,600,000, just below \$100,000 per unit. Two smaller projects that were built within the last 10 years also contributed to the higher trend. Ekard Court, a 36-unit building located in Midtown and now rebranded as The Helen brought in \$125,000 per unit, and a 12-unit townhome project on the backside of a strip center near 144th and Fort sold for \$150,000 per unit.

While prices are up locally, the national trend mirrors Omaha. Nationally, CoStar reports the average sale price per unit in 2014 was roughly \$100,000 while today's average sale price is nearly \$160,000.

OMAHA MULTIFAMILY Total Sales (IN MILLIONS)



SUPPLY AND DEMAND

If you drive around Omaha, you will notice a significant amount of multifamily construction. The 3,500 units that are currently under construction across the city will transition into deliveries and may create some upward pressure on the vacancy rate in the short term. However, the demand side of the equation remains strong due to several factors. Lifestyle trends such as postponing marriage and children have led to delayed home purchases. Flexible living and little desire to be tied to a mortgage have also added to the pool of renters. However, economics may be the biggest culprit of the robust demand. With very little supply of starter homes for sale, increased home values and higher construction costs, the affordability crisis of housing is prevalent whether one buys or rents. A study by the Urban Institute revealed that with more than \$1.6 trillion of student debt, the home ownership rate is only 37% for 25 to 34-year-olds, which is 8% lower than Gen Xers and Baby Boomers at the same age.

MULTIFAMILY
MARKET REPORT

CONTINUED FROM PAGE 1

There would be 3.4 million more homeowners today if the home ownership rate had stayed consistent with previous generations.

According to CoStar, nationally and locally, the vacancy rate has decreased over the past year which has reversed an upward rising vacancy trend during 2016 and 2017. Low vacancy and new construction product have pushed Omaha metro rents higher at an annual growth rate of 2.3%.

SALES VOLUME AND OUTLOOK

2017 and 2018 were huge years for total multifamily transaction

sales, and it is directly attributed to healthy fundamentals for the sector. Omaha continues to see REITs, private equity groups, family offices and individuals from larger markets looking to purchase in Omaha. Most marketed deals have a myriad of offers and the winning buyer usually has a strong motivation to purchase a property whether it is driven by a 1031 exchange, being tired of sitting on the sidelines, or a neighbor seeing efficiency by bolting on an adjacent property. While Omaha is down this year for total transaction volume, demand remains strong from buyers. Barring an economic downturn, the forecast for a strong finish to 2019 remains favorable.

THE ANATOMY OF A SALE OR LEASE PART 2

MARKETING & NEGOTIATING TERMS

IN OUR FIRST ARTICLE in this series, we discussed the importance of the appearance and condition of the property and of determining appropriate pricing. Next comes the marketing process and negotiating the terms of an agreement.

The pre-marketing phase includes gathering the plans, details and information a prospective buyer or tenant will need to make an informed decision. This may include:

- BUILDING PLANS
- SURVEYS
- DETAILS ABOUT THE BUILDING'S HVAC, ELECTRICAL AND PLUMBING SYSTEMS
- PRESENT ZONING, FLOOD FRINGE OR FLOODWAY INFO
- ANY EASEMENTS, COVENANTS OR MIXED USE AGREEMENTS THAT MAY AFFECT THE USE
- DEMOGRAPHICS
- BUILDING OR SITE AMENITIES
- ENVIRONMENTAL REPORTS
- PRELIMINARY TITLE REPORTS

Once the information is gathered, we prepare a detailed marketing package. We always try to prepare a detailed package for buyers or tenants to give them the information they need to determine if the property meets their requirements. This eliminates problems and headaches later in the process. It may sound like a minor issue, but when buyers or tenants get incomplete or inaccurate information it complicates the process and makes it more difficult for them to make a decision.

At the same time we are assembling our marketing packages we assemble a list of prospects we have tracked in the market that we think may be interested in the property. Depending on the property type, we may look at who has a lease coming up soon, who needs another location in this geographic area, who may be outgrowing their current location, what business type fits the property or existing improvements to the premises, and who might be new to town and seeking space.

Once the packages are complete and we have assembled our

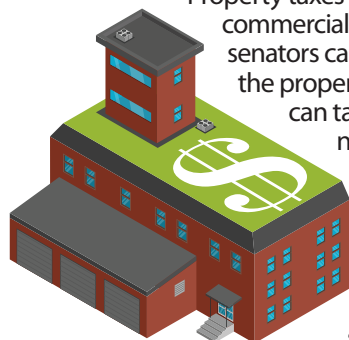
prospect list, we begin the marketing process. The marketing packages are posted on our website and other sites, specifically Loopnet and Crexi, which market to the public, and CoStar, which provides the information to real estate professionals across the country. There are other targeted internet services or postings we may utilize depending on the type of property. Signs are placed on the property to get the attention of drive-by traffic, broker blasts via e-mail are sent to area commercial brokers and, in some cases, contact is made and tours are set up with key brokers who specialize in the specific property type. We send information and/or make calls to neighbors and other identified prospects. We also include property information in our quarterly newsletter which is distributed to over 3,700 people in and around the commercial real estate industry, most of them local.

Hopefully this will generate interest from likely prospects and lead to showings. Our brokers try to personally attend each showing to make sure the property is shown and described in its best light. Once a serious prospect is ready to negotiate a commitment, a letter of intent (LOI) or purchase agreement is negotiated. Sometimes this process may be very short — days or weeks — and other times it may take six to 12 months.

Ideally, we will have more than one party interested. This helps to ensure we get the best price, and frequently eliminates some of the back and forth in the negotiation process. This is where our knowledge of construction costs, timing, ADA laws and other laws and zoning regulations are valuable to the client because we can point to potential problems and unintended consequences.

Often, the deal starts with an LOI, particularly on a lease. Sales can go directly to a written purchase agreement. When drafting an LOI or purchase agreement, we try to incorporate as many of the business points as possible so that both parties clearly understand the basics of the deal. This is the stage where the parties are generally negotiating the price or lease rate, term or closing date, any tenant improvements or other seller requirements. When the parties have agreed on these terms a lease or purchase agreement is drafted and reviewed by the parties and their legal counsel.

ARE YOUR PROPERTY TAXES TOO HIGH?



Property taxes are one of the largest operating costs for commercial real estate of all types. Nebraska's state senators cannot seem to find a compromise to lower the property tax rate, however, there are steps you can take at the county level to ensure you are not paying higher taxes than you should be on your properties.

The process starts at your county assessor's office. It is important to periodically review the assessor's valuation of your property to make sure it reflects the property's accurate and current condition. If your property has undergone changes (including physical changes, functional obsolescence, rental incomes or other factors) that may have reduced your value below the current assessed value, then it may make sense to pursue a lower valuation.

Next, research the laws, procedures and deadlines for protesting property valuations in the county in which the property is located. In Douglas and Sarpy Counties in Nebraska, you have the opportunity at any time throughout the year to discuss your valuation with the county assessor's office. Valuations are preliminarily set as of December 31 of each year and notices of changes in valuation are usually mailed out in January. You can call to discuss a re-valuation

with the assessor through the end of February. After that, a formal protest will need to be filed between June 1 and June 30 with the Douglas County or Sarpy County Board of Appeals in order to protest to an independent referee. If you are still unsuccessful in getting your valuation adjusted, you can then appeal to Nebraska's Tax Equalization and Review Committee (TERC).

It is also important to understand the timing and triggers for re-valuation by the assessor as well as the valuation methods used to determine value. The assessor may look at values differently than investors or appraisers, so knowing their methodology and modeling will help you prepare and present your materials in a manner to which the assessor can relate. Providing the assessor with sales comp info and/or the assessed value of similar properties may be helpful. You may be able to make an argument for equitable valuation based on the valuation of similar properties.

A 10% reduction in valuation may not seem like a lot. However, on a \$1 million valuation, the reduction can lower your taxes by approximately \$2000 per year. This means lower operating costs for your business or for your tenants. It can also translate to an increase in valuation in some cases.

If you would like assistance in reviewing your property valuation or preparing to appeal it, please call one of our managers or brokers.

INVESTORS INTRODUCES NEW PROJECT MANAGEMENT DEPARTMENT



Jason Velinsky

In an effort to continue assisting our clients with all facets of commercial real estate, Investors Realty is proud to announce the launch of our new Project Management department.

For decades, Investors' clients have become accustomed to a high level of service from our brokerage and property management professionals. Project management is a natural progression and complement to these established departments.

To head this new department, Investors hired Jason Velinsky, a homegrown self-starter who has a passion for real estate development and personally understands the demands placed on business owners. Jason previously started, ran and ultimately sold a successful in-home services company before obtaining his real estate license.

"I've always loved creating something from nothing," Jason said. "I now have the unique opportunity to mix my love of business and drive to help people with my passion for real estate."

Upon his hiring in early spring, Jason hit the ground running. The project management team currently has multiple projects in progress, from landscaping and bathroom construction

to boiler mechanical system upgrades and complete office build-outs.

Whether you are an owner or tenant, Investors' project management team is able to leverage its decades of experience to provide clients access to, and oversight of, quality contractors who can quickly complete projects at an affordable rate.

"At Investors Realty, it's all about the client's needs," Jason said. "And that fits me to a 'T.'"



FEATURED TRANSACTION**GRIEF'S JOURNEY FINDS NEW HOME AT 80TH AND CASS STREET**

In 2013, Investors Realty took over the management and leasing of property located at 80th and Cass Street owned by the Mitchell family. The property consisted of a vacant medical building, a vacant house that had been converted to an office, three residential houses and vacant land, none of which was profitable. J.P. Raynor and R.J. Neary developed a plan to convert the medical building to multi-tenant use by creating a common area corridor and to fully lease both buildings. Medical office space was quickly leased to Midwest Pulmonary (now subleased to Methodist Health System) and Davita Home.

This past spring, the entire property was sold to Grief's Journey, an organization serving children and adults who are grieving a death, serious illness or injury. Founded in 2001 as Ted E. Bear Hollow, Grief's Journey had been leasing space from Children's Hospital. As the hospital began its planned expansion, Grief's Journey turned to Ryan Zabrowski and Ryan Kuehl for help finding a new property.

A growing organization, Grief's Journey is using the vacant converted house for its current needs with plans to begin construction this fall on a 7,800-square-foot modern facility on the property. The organization's location allows it to serve people from all over the Omaha metro. In addition, the current and future property will meet Grief's Journey's

objectives of providing a comfortable and safe environment for clients and a campus-like feel with the opportunity to collaborate with other non-profit organizations.

Due to our ability to take on a troubled property and turn it around, lease it and ultimately sell it, Investors Realty now manages a sizeable portfolio of properties for the Mitchell family. We are grateful for the opportunity to work with the Mitchell family and Grief's Journey, an important organization that has helped so many in our community.



LAND



30TH & L STREET 2.72 acres
BUYER One World Community Health Centers
AGENTS Ryan Zabrowski, CCIM, SIOR, R.J. Neary, CCIM, SIOR, CRE & Ryan Kuehl



COMMERCIAL



212TH & CUMBERLAND DRIVE 20,305 sq. ft.
BUYER Bruno's Ranch & Spa
AGENTS Brian Kuehl & Clint Seemann



OFFICE



172ND & WRIGHT STREET 22,109 sq. ft.
BUYER JD Heiskell
AGENTS JP Raynor, CCIM, SIOR, JD & Tim Kerrigan, CCIM, SIOR



INDUSTRIAL



77TH & BURLINGTON, RALSTON 60,000 sq. ft.
BUYER Copperleaf Partners LLC
AGENTS Clint Seemann & Lee Ehlers, CCIM



INVESTMENT



120TH & BURT 20,150 sq. ft.
BUYER New Moon Properties LLC
AGENT Brian Farrell



LAND

- SALE** 11.45 acres in Lincoln, NE to **Link Storage, LLC**
- SALE** 2.72 acres at 30th & L Street to **One World Community Health Centers**
- SALE** 1.47 acres at 204th & Main Street to **Imark, LLC**
- SALE** 1.52 acres at I-80/I-29 & South Expressway Street in Council Bluffs, IA to **Eveloff Properties LLC**
- SALE** 0.43 acres at 83rd & Blondo Street to **Violet Quarters LLC**

COMMERCIAL

- SALE** 46,556 sq. ft. in Plattsmouth, NE to **Keeler Properties, LLC**
- SALE** 22,020 sq. ft. at 20th & Harney Street to **Elken Family Partnership, LLLP**
- SALE** 20,305 sq. ft. at 212th & Cumberland Drive to **Bruno's Ranch & Spa, LLC**
- SALE** 18,928 sq. ft. in Waterloo, NE to **Farmer Brown's Steak House**
- LEASE** 15,335 sq. ft. at 84th Street & Hogan Drive in Papillion to **Saint Vincent DePaul Stores, Inc.**
- LEASE** 11,061 sq. ft. at 144th & Maple Street to **Premier Day Care**
- LEASE** 10,177 sq. ft. build-to-suit in Papillion to **Sprouting Minds**
- LEASE** 9,688 sq. ft. at 30th & Harney Street to **Jackson's Boxing Club**
- LEASE** 5,000 sq. ft. at 132nd & Arbor Street to **Lighthouse Bar & Grill**
- LEASE** 4,800 sq. ft. at 180th & Harrison Street to **Come Sit Stay**
- LEASE** 4,512 sq. ft. at Galvin & Avery Road in Bellevue to **Eastern Nebraska Regional Agency on Human Services**
- LEASE** 3,620 sq. ft. at 180th & Q Street to **Noor Academy**
- LEASE** 3,512 sq. ft. at 144th & Maple Street to **The Cove Bar**
- LEASE** 3,500 sq. ft. at 204th & Veterans Drive to **Skyline Pediatric Dental**
- LEASE** 3,456 sq. ft. at 120th & West Center Road to **Larry Zier & Associates LLC**
- LEASE** 3,000 sq. ft. at 120th & Burt Street to **Union Boxing LLC**
- LEASE** 3,000 sq. ft. at 107th & Giles Road to **Garage Living**
- SALE** 2,177 sq. ft. at 83rd & Maple Street to **Cutshall Property Management LLC**

OFFICE

- LEASE** 30,038 sq. ft. at 121st & West Center Road to **Omaha Theater Company**
- SALE** 29,503 sq. ft. at 111th & Burdette Street to **Catholic Archdiocese**
- SALE** 22,109 sq. ft. at 172nd & Wright Street to **JD Heiskell**
- SALE** 16,462 sq. ft. at 80th & Cass Street to **Grief's Journey**
- LEASE** 14,956 sq. ft. at 121st & Emmet Street to **EMS**
- LEASE** 12,386 sq. ft. at Mill Valley Road & Papillion Parkway to **Coram**
- LEASE** 11,547 sq. ft. at 111th & John Galt Road to **Radio Engineering Industries**
- SALE** 9,500 sq. ft. at 37th & Highway 370 in Bellevue to **Encor**
- LEASE** 7,840 sq. ft. at 42nd & Center Street to **One World Community Health Centers**
- SALE** 7,362 sq. ft. at 14th & Harney Street to **National Athletic Trainers' Association Board of Certification Inc.**
- SALE** 7,008 sq. ft. at 98th & M Street to **Per Mar Security**
- LEASE** 6,006 sq. ft. at 108th & West Dodge Road to **Pattern**
- SALE** 5,090 sq. ft. at 129th & Q Street to **Radical Minds**
- SALE** 4,888 sq. ft. at 153rd & Q Street to **World View**
- LEASE** 3,827 sq. ft. at 119th & Q Street to **Lukas Partners, LLC**
- LEASE** 3,805 sq. ft. at 168th & Frances Street to **Larson Kuper Wenninghoff**
- LEASE** 3,443 sq. ft. in Lincoln, NE to **O'Hara Lindsay Government Relations**
- LEASE** 3,384 sq. ft. at 80th & Center Street to **Midwest Natural Wellness Center**
- LEASE** 2,489 sq. ft. at 15th & Farnam Street to **Tetra Tech**
- LEASE** 2,377 sq. ft. at 135th & California Street to **Treetop Ventures**
- LEASE** 2,316 sq. ft. at 15th & Farnam Street to **Avalon**
- LEASE** 2,090 sq. ft. at 147th & West Dodge Road to **Play Therapy Omaha**
- LEASE** 1,980 sq. ft. at 171st & West Center Road to **Kinetic Medical**
- LEASE** 1,308 sq. ft. at 204th & West Dodge Road to **Bloom Dance Studio**

INDUSTRIAL

- SALE** 60,000 sq. ft. at 77th & Burlington Road in Ralston to **Copperleaf Partners LLC**
- LEASE** 21,000 sq. ft. at 117th & Centennial Road in La Vista, NE to **Quakes Softball**
- SALE** 13,560 sq. ft. in Lincoln, NE to **DSJP, LLC**
- SALE** 10,500 sq. ft. at 6th Street & Calvert Street to **Salt Valley Distribution LLC**
- LEASE** 6,600 sq. ft. at 90th & Cornhusker Road to **Creations by Day**
- SALE** 5,680 sq. ft. at 13th & Mason Street to **Maxmary Properties LLC**
- LEASE** 5,645 sq. ft. in Waterloo, NE to **Northwest Feed and Grain Co., Inc.**
- LEASE** 4,800 sq. ft. at 77th & Burlington Road to **HSP Construction**
- LEASE** 3,552 sq. ft. at 94th & G Streets to **Evans Custom Apparel, Inc.**
- LEASE** 3,270 sq. ft. at 152nd & Sapp Bros. Drive to **Millard Sewing**
- LEASE** 2,240 sq. ft. at 13th Street & Center Street to **Hector Leguillou**
- LEASE** 2,200 sq. ft. at 67th & Grover Street to **Doug & Candice Peterson**
- LEASE** 1,920 sq. ft. at 89th & J Street to **CRH Coffee, Inc.**

INVESTMENT

- SALE** 60,900 sq. ft. commercial building at 120th & Fort to **Maple Athletic Complex, LLC**
- SALE** 22,983 sq. ft. commercial building at 72nd & Ames Streets to **13-1 LLC**
- SALE** 20,150 sq. ft. commercial building at 120th & Burt Street to **New Moon Properties LLC**
- SALE** 14,390 sq. ft. office building at 26th & Harney Street to **2602 Harney St, LLC**
- SALE** 11,870 sq. ft. of multifamily space near 38th Avenue & Dodge Street to **MFT Invest, LLC**

OFFICE

SALE



- 14811 SHEPARD STREET** 7,529 sq. ft.
 • Standalone building offering rare owner/user opportunity
 • Quick and convenient access to Hwy. 370 and I-80
 • Parking ratio of 4.8 stalls per 1,000 sq. ft.

SALE



- MIDLANDS PROFESSIONAL CENTRE**
84th & Hwy. 370 36,000 sq. ft.
 • Great owner/user opportunity
 • Prime location with visible signage
 • Entire third floor available; great views with efficient layout
 • Many retail amenities and services within walking distance
 • Must-see opportunity—can provide rent roll upon request

SALE OR LEASE



- RIDGEVIEW OFFICE PARK** 180th & Oak St. 2,880 sq. ft.
 • Rare opportunity for a small office user to own their own space
 • Upper floor consists of a reception area, four built-in cubicles, open space, and private office
 • End cap condo with great windows and front door parking
 • 80th & West Center location; all amenities in the immediate area
 • Deck off of top story allows for views of the Zorinsky Preserve
 • Take advantage of low interest rates and affordable SBA financing

SALE OR LEASE



- 20010 MANDERSON AVENUE**
200th & West Maple Road 10,528 sq. ft.
 • Rare owner/user opportunity in Elkhorn with golf course views
 • High end interior finishes consisting of a mixture of private offices, conference rooms, and open office environment
 • Located in Indian Creek's high-demand mixed-use development
 • Multiple entrances and layout provide flexibility for single or multiple tenant opportunities—park at your door

INDUSTRIAL

SALE



- 3603 NORTH 222ND STREET** 222nd & Maple St. 25,351 sq. ft.
 • Partially completed industrial flex building in Elkhorn
 • 5.7 acres for outside storage or expansion
 • Five glass storefronts installed
 • Seven 12'x12' openings for overhead doors

SALE



- 4411 NORTH 20TH STREET** Ames and Florence 12,400 sq. ft.
 • 1.5 acre corner lot perfect for contractor
 • Masonry construction
 • Minutes from I-480

SALE



- 4415-4419 AMES AVENUE** 24th & Ames 52,462 sq. ft.
 • Five industrial warehouse buildings totaling 57,362 sq. ft. on two lots totaling 10.35 acres
 • Four blocks from I-480
 • Abundant truck parking, with services bays and warehouse/storage

SALE



- 4648 CUMMING STREET** 11,592 sq. ft.
 • 24-unit building located in the prestigious Dundee submarket
 • Offers a stabilized investment opportunity
 • Proximal to the midtown Omaha submarket
 • Offers easy access throughout the Omaha MSA

COMMERCIAL

SALE



- 6320 TELLURIDE DRIVE** 27th & Fletcher Ave. 29,800 sq. ft.
 • Full service auto dealership
 • Fantastic visibility from North 27th St. with great interstate access nearby
 • Proven retail corridor
 • Well built—easily convertible to multiple uses

SALE



- 3720 LEAVENWORTH ST.** 2,240 sq. ft.
 • Retail building with new roof, new HVAC, 20' cooking hood, floor drains and new exterior paint
 • Walking distance to Nebraska Medicine—excellent midtown location
 • Easy access with signalized intersection
 • Interior at stud—blank canvas waiting for your inspiration

SALE



- 180TH PLAZA - PHASE LV** 180th & Q 9,984 sq. ft.
 • Fully improved space in retail center is anchored by Walgreen's, Sherwin Williams, Goodwill and Wells Fargo
 • Excellent owner/user opportunity
 • Among the highest HH income in the city
 • Very little vacancy in the sub-market

MULTIFAMILY

SALE



- THE NOTTINGHAM AT GIFFORD PARK**
33rd and Burt St. 25,556 sq. ft.
 • 31-unit building in the midtown submarket of Omaha
 • Consistently high occupancy and strong cash flow.
 • Located within minutes of I-480, Creighton University and Midtown Crossing, as well as other area amenities
 • Offers easy access throughout the Omaha MSA

COMMERCIAL

LEASE

**13325 MILLARD AVENUE** 12,314 sq. ft.

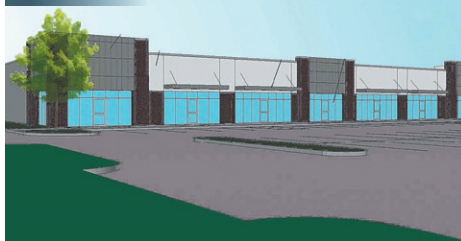
- Freestanding building on corner lot; private off-street parking
- Updated in 2015, with custom features including tongue-and-groove ceiling and exposed brick
- Adjacent to Lumberyard redevelopment project
- In the heart of downtown Millard
- Convenient location only minutes to I-80
- New residential apartment homes in walking distance

LEASE

**2602 HARNEY STREET** 26th & Harney St. 1,200-7,208 sq. ft.

- Great location in midtown, close to Midtown Crossing, the Blackstone neighborhood, Mutual of Omaha, UNMC and Kiewit
- Newly renovated retail or office opportunity
- Ample parking
- Quick and easy access to I-480
- Building signage available with visibility to Harney Street

LEASE

**ANTLER VIEW LOT 14****192nd & West Maple Rd.** 2,000-12,000 sq. ft.

- \$20.00 per sq. ft. TI; allowance from shell
- Each bay will have a drive-in door
- Spring 2020 delivery
- Join DJ's Dugout, Holiday Inn Express and others

SUBLEASE

**BLUE SAGE RETAIL CENTER** 204th & Blue Sage 1,518 sq. ft.

- Join Scooters, Great Clips, Addys Sports Bar & Grill, Farmer's Insurance and Veterinary Elkhorn South Clinic
- Formerly physical therapy space
- Excellent visibility to 204th Street
- Newer building with updated finishes and front door parking

LAND

COMMERCIAL

**SHADOW LAKE COMMERCIAL** **SALE****72nd & Schram Rd.** 2.75 acres

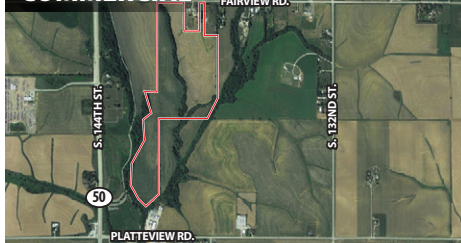
- Located in the center of Nebraska's fastest growing county
- Near Shadow Lake Towne Center (880,000 sq. ft. regional lifestyle center), Cobalt Credit Union Headquarters (90,000 sq. ft., \$20 million facility) and Shadow Lake neighborhood (750 lots)
- Greater Omaha's most successful full-residential development

COMMERCIAL

**HIGH POINT SOUTH** 204th & Veterans Dr. 5.01 acres **SALE**

- Location on the Dodge corridor for quick access to all of west Omaha
- Only 10 minutes from I-680, and 16 minutes from I-80 at Gretna
- The only highway frontage lots at 204th & West Dodge Road
- Perfect for any national retailer and/or fast food/fast casual
- Lot size and dimensions are ideal for development
- Developed sites available 2nd quarter 2020

COMMERCIAL

**HWY. 50 & FAIRVIEW ROAD** Springfield, NE 93.74 acres **SALE**

- Future land use map indicates Low Density Residential and Parks & Recreation uses on the property
- Rolling topography ideal for future residential development

OTHER

**3206 SOUTH 71ST** 71st and Spring St. 1,652 sq. ft. **SALE**

- Three bedroom, three bathroom house that could be converted to an office or rented as is
- Property surrounded by commercial uses, provides the ability to rezone the property
- Ripe redevelopment site, TIF eligible

OFFICE

SUBLEASE

**REDSTONE CENTER 101st & Maple St. 2,400 sq. ft.**

- Suite with five nicely finished private offices, conference room, break room with kitchenette, and reception area
- Abundance of natural light throughout
- Park at your front door
- Seconds away from I-680
- Various shops and eateries within one mile

LEASE

**411 BUILDING Lincoln, NE 1,530-2,770 sq. ft.**

- Excellent downtown location with various amenities within walking distance
- Many windows with great natural light throughout
- Suite 101 consists of five private offices, conference room, kitchen/breakroom, and open space for cubicles
- Suite 320 consists of four private offices, open space for cubicles, and large storage room

LEASE

**ARBOR III 17th & Arbor St. 4,150 sq. ft.**

- 2.5 story office building located close to major arterials: I-680, West Center Road & 120th Street
- All services within minutes: Retail, fitness, restaurants
- Lots of windows
- Abundant storage
- Upgraded interior finishes, with office furniture available

LEASE

**BEL AIR PLAZA 120th & West Center Rd. 10,013 sq. ft.**

- Approximately 2,031 to 4,332 sq. ft. lower level and 2,813 to 5,681 sq. ft. upper level
- Multiple access points
- Many services in immediate area
- West Center Road corridor with full movement signalized intersection

LEASE

**RICHLAND PARK OFFICE PARK 119th & Burt St. 1,709 sq. ft.**

- Windsor-style office complex nestled in a park-like setting
- Four private offices, conference room, reception and storage/ file room
- All amenities in close proximity to Costco, Menards, vehicle service, restaurants and more
- Front door parking

LEASE

**13931-39 GOLD CIRCLE 2,983 sq. ft.**

- Building signage visible to West Center Road, visible to 34,500 cars per day
- Second floor space with elevator access
- Move-in ready suite consists of six private offices, conference room, kitchenette and work room

LEASE

**CENTRIS HQ****132nd & Pierce St. 22,354 sq. ft.**

- Inviting common area with amenities for tenant's use
- Located in Sterling Ridge, a beautiful 150-acre mixed-use development in the heart of Omaha, offering a live, work, shop and dine opportunity
- Join Centris, LinkedIn, Renaissance Financial, Jet Linx & others
- New Class A construction offering tenant customization of floor plan, ready for occupancy year-end 2020

INDUSTRIAL

LEASE

**3307 SOUTH 67TH STREET** 67th & Grover St. 2,175 sq. ft.

- Central, easy-to-find location
- Excellent access to I-80 from 60th or 72nd
- Park at your front door

LEASE

**138TH & INDUSTRIAL ROAD****House & Home Center, Phase I** 4,869-10,141 sq. ft.

- Great location on Industrial Road (Hwy. 275) with easy access to I-80 and I-680 interchange, just two miles east
- Estimated daily traffic count is 68,400 at 132nd and Industrial
- Join tenants Athletes Training Center, Nebraska Brick and Stone, Johnson Hardware Co., Briggs, The Window and Door Store, and many more
- Clean, professionally-managed property
- Monument signage on Industrial Road

LEASE

**1502 NORTH 205TH STREET****205th & Main** 1,750-8,750 sq. ft.

- New flex building ready January 2020
- Located in Skyline North with visibility and direct full movement access to 204th Street
- Each bay will be delivered with: finished concrete floor, demise wall, four shop lights, overhead drive-in door, two single-stall restrooms

LEASE

**14940 A CIRCLE** 1,125 sq. ft.

- Flex space available
- Office build-out with mezzanine
- Easy access to west Omaha industrial park
- Base rent of \$8 per sq. ft. includes electricity and gas
- Reasonable triple nets @ \$2.50 per sq. ft.

LEASE

**17716 & 17720 STORAGE ROAD** 2,880 sq. ft.

- Flex building with office space for lease
- 12' x 12' drive-in door
- Approx. 400 sq. ft. of office consisting of conference room and open area with large window overlooking yard
- Ample parking area and fenced grounds consisting of one acre of outdoor storage

LEASE

**7050 SOUTH 109TH** 109th & Skinner 7,210 sq. ft.

- Very nice office finishes in clean business park
- Located less than five minutes from I-80
- Ample parking

LEASE

**14TH & HWY. 75****Fort Calhoun Warehouse & Distribution Center** 50,000 sq. ft.

- T-5 lights, sprinkler system with back-up pumps; energy-efficient gas-forced air circulation systems
- Six 8x9' dock doors with floor levelers, dock seals, trailer fans and lights
- 10 minutes from I-680 via Hwy. 75
- High cube storage: 32'-36' ceiling height, includes pallet racking