



RETAIL 2018 MARKET REPORT



By Patrick S.
Regan

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THE BRIGHT SPOTS

Low unemployment and higher wages gave consumers increased spending power at the end of 2018. These factors along with an extended holiday season led to a six-year record for holiday retail sales.

Nationally, neighborhood centers and strip centers continued to fill vacancies, and two factors largely accounted for this. First, there was a decrease in construction activity. Secondly, 2018 saw the continued expansion of retailers looking to fill these centers such as fitness users, beauty and cosmetics, off-price apparel, food and beverage, medical, dollar stores, and discount and specialty grocery.

There continues to be reinvention in retail centers, which should help keep the U.S. consumer interested. Some of the most interesting trends include specialty-focused retail destinations revolving around one theme such as health or food, and a greater understanding of middle class shopping patterns, which can be used to help drive shopping center visits.

THE CHALLENGES

Strong consumer spending led to some short-term relief. However, there continue to be major changes in the shopping center world, most notably the continued increase in online shopping and delivery.

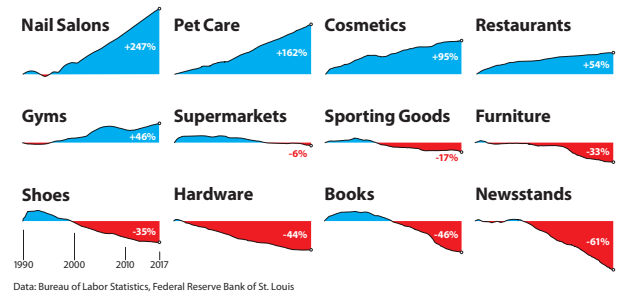
The growth in online shopping most visibly affects department stores and apparel stores. These retailers continued to be the top two categories to announce store closures in 2018.

Malls are most impacted by this shrinkage, and we continue to see malls across the country undergoing major changes. Strong malls will continue to increase sales while weaker malls will have to find ways to reinvent themselves.

Many predict economic growth to continue in 2019, which will give department stores and brick and mortar apparel time to reinvent themselves. However, if ongoing geopolitical events negatively affect the economy, you will likely see an increase in bankruptcies from struggling retailers and even some of the healthier ones will rein in expansion.

Generally, the sentiment about the U.S. retail market from the top research firms across the country is that occupancy growth from restaurant and food-related concepts will soften due to years of growth as well as inflationary pressures in food costs and wage growth.

CHANGE IN STOREFRONTS PER CAPITA 1990 to 2017



THE LOCAL SCENE

Omaha has experienced a lot of similar patterns to the rest of the U.S., and there are certainly positives happening that will continue to make Omaha a great place to live and work. However, it is interesting to look at the swift changes at Omaha's malls in 2018.

- **Westroads Mall** and its surroundings continue to strengthen with new tenant announcements such as Top Golf and future redevelopment including the highly visible auto dealerships that are relocating to Heartwood Preserve.
- **Crossroads Mall** continues to look for redevelopment direction. Late in 2018, Sears announced its closure after 58 years at the location, ending a 90-year history of Sears stores in Omaha. This was the last operating store in Omaha for Sears Holdings, which closed its last Kmart at 50th and L St. in early 2018.
- **Oakview Mall** and its once popular ring road also continues to look for direction. Younkers and Sears have closed (Investors Realty, Inc. is marketing the properties for sale), the building housing the now closed Dick's Sporting Goods and Babies R Us stores sold to an out of town investor in late 2018, the former Sempek's in the old Linens 'n Things location remains on the market, and the old Hy-Vee has been re-purposed as a church and a cheerleading venue.

Although both Crossroads and Oakview appear destined for different uses, it is undeniable that locations that cannot be recreated will eventually be repurposed.

Finally, there continues to be strip center development in western Douglas County and in Sarpy County, but there have not been any major new retail or power center developments announced. The businesses locating in strip centers continue to follow the national trends of food and beverage and service-oriented tenants.



OFFICE 2018 MARKET REPORT

Tim Kerrigan,
CCIM, SIOR**FLAT RESULTS BUT OMAHA'S OFFICE MARKET HAS STRONG POTENTIAL**

Omaha's office market was busy in 2018, and saw several larger transactions. However, it was off Omaha's usual pace. The year started with strong activity, but then slowed. Brokers reported a lack of velocity in the summer, and that carried into fall. Much of the new office product had come on line or was filled, creating a lack of space leading to some lack of activity. Activity picked up late in the year and several office tenants were active in the market at year-end. This tenant activity, combined with three new building starts in the fourth quarter, suggest 2019 will be strong.

Omaha typically absorbs 250,000 sq. ft. of office space annually. According to CoStar, the first half of 2018 saw nearly 340,000 sq. ft. of positive absorption. But the year ended with only 44,000 sq. ft. of positive absorption.

Nearly 200,000 sq. ft. of that loss is attributable to two office closures, Treehouse Foods and Strategic Health Solutions. Both of those spaces are now vacant and are offered on the market for sublease. CoStar shows the HDR headquarters building in Aksarben as under construction, but it was technically delivered before year end, boosting absorption by approximately 200,000 sq. ft.

2018 saw 25 lease transactions in excess of 10,000 sq. ft. The average of those was 25,000 sq. ft. Lindsay Manufacturing, Flywheel and Aetna Insurance were the three largest lease transactions and accounted for 181,000 sq. ft.

The year also saw the completion of several top-quality office buildings. West Dodge Hills Building I at 180th and Dodge,

Sterling Ridge Building E at 132nd and Pacific, the Core Bank building at 180th and Dodge and the Alvine & Associates building at 1201 Cass Street brought 265,000 sq. ft. to the market. Those buildings only have approximately 25,000 sq. ft. of office space left to lease.

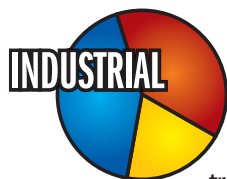
There are currently six high quality office buildings now under construction: The Baxter Building, Pacific Springs Center II, Aksarben Zone 5, West Dodge Hills Building II at 180th and Dodge, River's Edge in Council Bluffs and LaVista City Center, which will bring over 425,000 sq. ft. of space to the market and approximately 320,000 sq. ft. of spec space, providing some much-needed breathing room for a tight Class A market.

Aside from these larger buildings and leases the market has been steadily working through some smaller spaces. A user in need of a 2,500 to 3,000 sq. ft. space in west and southwest Omaha is finding that harder to locate than in the past. With an economy that has been strong for some time, overall business is doing well, spurring new users to the market and keeping existing users in place. This stronger demand is not easy to supply because new construction is not well suited for smaller spaces. This is good news for owners with small suites in that segment as it has felt commoditized over the past few years. If this trend continues to tighten we will see rental increases follow.

The Investors Realty Office Team is tracking 55 notable tenants active in the market seeking a total of approximately 900,000 sq. ft. as of year end. After removing the largest prospect, the average size tenant seeking space in the market is 33,000 sq. ft. Some of these tenants will be new to the market, but most are existing Omaha companies that need more space to accommodate their growth plans.

Look for our full Office Market Report at www.investorsomaha.com

ARTICLE
CO-AUTHORSJ.P. Raynor,
CCIM, JD



2018 MARKET REPORT



By Kevin Stratman,
CCIM

The pipeline of new industrial construction shows no signs of slowing down in 2018, and it appears that this trend will continue well into 2019 and beyond. Over 1.3 million square feet of new industrial and flex space was constructed in the Omaha metro area in 2018, excluding data centers. Highlights include Thrasher, Inc.'s new headquarters off of 120th and Valley Ridge Drive in Papillion, completion of R&R Commerce Park Warehouse 1 off of Highway 50 and Highway 370, and Building 2 in Krambeck Industrial Park located off 156th and Schram Road. A handful of smaller flex and industrial projects made up the remainder of new construction in 2018.

This volume of construction shows an increase in completed construction from 2017, where the market added just under one million square feet.

ADDRESS	SIZE	TYPE	NOTES
14472 Gold Coast Rd.	250,000 sq. ft.	Spec	R&R Commerce Park Warehouse 1
11844 Valley Ridge Dr.	213,598 sq. ft.	Owner/User	Thrasher, Inc. Headquarters
11652 S 154th St.	184,320 sq. ft.	Spec	Krambeck Industrial Park Building 2
10364 S 136th St.	150,000 sq. ft.	Owner/User	Ford Storage Expansion
11850 Portal Rd.	83,000 sq. ft.	Spec	

What is exciting is not what happened in 2018, but what lies ahead. The Investors Realty Industrial Team is tracking over 2.5 million square feet of construction projects in the pipeline. These projects include a variety of build-to-suits, speculative construction and owner/user properties. Notable projects currently under construction include Omaha Box Company's new headquarters (335,000 square feet) off 150th and Schram Road, R&R Commerce Park Warehouse 2 (250,000 square feet), and the new Kenworth dealer (105,000 square feet) off of 156th and Interstate 80. Several large users that are currently active in the market will keep this pipeline flowing well into 2020.



THRASHER, INC. HEADQUARTERS

Although this amount of new construction is promising, the market still lacks shovel-ready industrial sites. Large tracts of land with utilities are still tough to come by. I-80 Logistics Hub, a 140-acre industrial park located off of 132nd and Cornhusker Road, should satisfy some of this demand. Grading and infrastructure work on this project is slated to begin this spring. It will be the largest new industrial park development in the Omaha area in recent history.

Despite all of this new construction, the overall vacancy rate remains low. According to CoStar, the Omaha Industrial Market ended 2018 with a vacancy rate of just 3.2 percent. Even more impressive, the vacancy rate has not been higher than four percent in over five years. This tells us a couple things. First, new speculative construction is generally being leased. Secondly, second generation space left behind by companies relocating to newly constructed properties are being backfilled. Additionally, as a result of rising construction costs over the past few years, rents have increased on new construction. Combined with the low supply, this has pushed rents up on existing product.

Overall, we believe the current Industrial Market is healthy, but frankly lacking inventory. Going forward into 2019 and beyond, we believe we will continue to see robust construction activity and we expect a larger portion of that new construction to be geared toward speculative construction.

2019 LEGISLATIVE REPORT



By John Dickerson,
CPM

The 106th Legislature, First Session of the Unicameral is in session. There were 739 bills introduced. The Nebraska Association of Commercial Property Owners (NACPO) has identified 60 bills that affect commercial and investment real estate. NACPO is actively monitoring, supporting or opposing these bills. As in the 105th Legislature, there are a number of bills regarding taxes and development/tax credits. There are also bills concerning State building codes.

We wanted to bring to your attention two specific issues that impact real estate. There were two bills introduced (LB86 and LB393) to increase documentary stamp fees on real estate sales by \$1.00 to \$3.25 per \$1,000. One of the bills applies



this to all sales, while the other only applies the increase to sale prices of \$1 million or more. NACPO is opposing any increase.

The second issue has been highly publicized, especially in Omaha. The bill is LB85, introduced by Senator Justin Wayne of Omaha, requiring registration of landlords of residential rental units and periodically requiring inspections. NACPO and the Apartment Association of Nebraska oppose this bill and back the City of Omaha's position on it.

For questions and comments about legislative issues, please contact John Dickerson at 402.778.7521. John is the current President of the Nebraska Association of Commercial Property Owners.

TAPPING INTO OPPORTUNITY ZONES

ARTICLE
CO-AUTHORSAdam Charlsen,
Partner,
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Patrick T. Morris

Despite a weak fourth quarter for stocks, U.S. equities have experienced a record-long bull market since the financial crisis one decade ago. For investors who have enjoyed a long run of financial gains—and who are contemplating a rotation into other asset classes—the new federal Investing in Opportunity Act can provide a solution for protecting gains and maximizing the potential of future investment appreciation. This summary outlines the legislative and regulatory history of the Opportunity Zones program and discusses potential deal structures that would include qualified opportunity zones investments.

LEGISLATIVE AND REGULATORY HISTORY

The opportunity zones investment program was created as part of the 2017 Tax Cuts and Jobs Act, and the program is intended to encourage investment in economically distressed census tracts across the country.

Pursuant to the statutory provisions of the program, taxpayers with gains can make qualifying investments triggering a series of tax benefits, including immediate capital gain deferral, as well as the potential for additional gain forgiveness.

On October 19, 2018, the U.S. Treasury issued guidance regarding the Opportunity Zones program. Consisting of proposed regulations, a revenue ruling and responses to FAQs, and a tax return form for qualified opportunity funds, the guidance provides clarity on several key points. This initial guidance provided significant direction for potential investors, fund managers, developers, entrepreneurs and other market participants, many of whom sought clarification regarding the parameters of the opportunity zone program before deploying capital. That said, it is worth noting the October 19 regulations are only in proposed form at this point, and further changes may be made upon final adoption. In fact, the IRS has indicated additional guidance is in process. As of the date of this article, the October 19 proposed rules have not been finalized and additional Treasury guidance is forthcoming.

The U.S. Treasury and Internal Revenue Service provided an initial set of guidelines to define Qualified Opportunity Zones. Based on these guidelines, state governors nominated census tracts for Qualified Opportunity Zone designation. Each census tract had to meet the Low-Income Community requirement (median family income at or below 80 percent of Area Median Income or a poverty rate of 20 percent or greater). The designations were finalized in December 2018, and a full list of Qualified Opportunity Zones can be found online through the IRS website.

OPPORTUNITY ZONES TRANSACTIONS & INVESTMENT STRUCTURES

Under the opportunity zones legislation taxpayers can get (1) capital gains tax deferral, (2) partial forgiveness of the original gain, and (3) forgiveness of additional gains by making timely investments in Qualified Opportunity Funds (QOFs) which invest in Qualified Opportunity Zone Property (QOZ Property).

Any investor can create a QOF, but the investment capital must constitute capital gains from a previous sale of assets, which must be rolled into the fund within 180 days. Investors can own 100 percent of the QOF if they are not investing in a zone where they already own an existing property or business. If they already own an existing property or business, the investor is limited to 20 percent ownership of the QOF.

At this point there are generally three ‘tests’ as to whether an investment vehicle can qualify for the OZ program:

- **Organizational Test** The investment vehicle must be organized as a corporation, partnership or LLC.
- **Purpose Test** The investment vehicle must be organized for the purpose of investing in Qualified Opportunity Zone Property (QOZP).
- **Asset Test** QOF’s assets must be comprised of at least 90 percent QOZP.

POTENTIAL TAX BENEFITS

Opportunity Zones provide three tax benefits for investors. First, investors may defer tax payment on prior capital gains invested in QOF until the date on which the investment is sold or exchanged or December 31, 2026, whichever comes first. Second, if the QOF investment is held for five years, there is a 10 percent exclusion of the deferred gain; if the QOF investment is held for seven years, the exclusion increases to 15%. Third, if the investor holds the QOF investment for at least 10 years, any additional gains on the original investment may be forgiven.

The required holding periods set forth in the legislation requires investors to be patient with their investment, and accessing the full range of tax benefits also requires investors to reinvest back into the property. The investor must substantially improve the property by making capital improvements at least equal to the original basis of the property at the time of acquisition, with land being excluded. For example, if an investor purchases a property for \$1 million with \$800,000 allocated to the structure, the investor must reinvest an additional \$800,000 in capital improvements.



COMMUNITY IMPACT

Opportunity Zones present a unique opportunity for investors to reinvest capital into neighborhoods and communities that have historically been neglected, while receiving substantial tax benefits; however, some question whether the legislation will have the positive community impact frequently referenced by advocates of the program. One concern is the risk of gentrification due to the new developments displacing residents who may not be able to afford to live in the revitalized neighborhoods. Others question whether these investments will guarantee jobs, incomes, housing and healthcare in the at-risk communities. Finally, some opportunity zones around the country were poorly chosen, while other obvious choices were left out.

CONCLUSION

Timing is everything with Opportunity Zones, and it is not necessarily on the investor’s side. To qualify for 15 percent exclusion of the deferred gain, an investor must place capital in a QOF by December 31, 2019. To qualify for 10% exclusion, the money must be placed by December 31, 2021. The investor then must be willing and able to hold the investment for at least ten years to eliminate or reduce their capital gains taxes. That kind of time horizon will likely steer some investors away from OZs.

On the other hand, the timing could not be better for this kind of vehicle, particularly given the historic asset appreciation seen in a variety of asset classes over the past decade. The Dow Jones Industrial Average has climbed approximately 300 percent since hitting its low in 2009, and the NASDAQ has rallied for an even greater percentage gain off of its lows. Similarly, real estate in many markets has regained all of its losses since the financial crisis, and in some areas, exceeded pre-crisis valuations. Opportunity Zones present those investors with large capital gains and a desire to rotate assets or asset classes a unique opportunity to do so in a tax-advantaged manner.

FEATURED TRANSACTION

THRIVING MEDICAL STAFFING COMPANY LRS HEALTHCARE MOVES TO NEW HEADQUARTERS

Investors Realty is pleased to represent LRS Healthcare in its move and expansion into its 36,277 square foot headquarters located at 1120 North 103rd Plaza. The new location is a perfect opportunity for LRS Healthcare to house its entire team in a newly-renovated office building, allowing the company's winning culture to continue to thrive. The company also has room for continued growth.

LRS Healthcare was founded by Steve Lawrence to offer travel nursing and allied healthcare professionals unmatched opportunities in some of the best healthcare facilities across the U.S. LRS Healthcare team members strive, first and foremost, to provide experienced medical professionals with quality jobs while maintaining the highest level of customer attentiveness. However, they do not stop there. By being responsive and drastically cutting down the time from application to placement, LRS Healthcare ensures healthcare professionals are on their way to new opportunities much faster than with other agencies, and hospitals receive the assistance they need to maintain a higher standard quality of care. It is through this incredible level of commitment that LRS Healthcare has established itself as the preferred healthcare staffing agency for traveling healthcare professionals.

LRS Healthcare's relationships with employees last for years, not weeks or months. LRS Healthcare continually provides a

wealth of opportunities nationwide for the healthcare professional who wants to enjoy freedom on his or her career path. With LRS Healthcare, healthcare professionals have freedom to work, freedom from hassle and freedom to live.

This is the sixth time JP Raynor, JD, CCIM of Investors Realty has assisted LRS Healthcare with its office needs as the company has grown. Investors Realty appreciates our relationship with LRS Healthcare and the opportunity to represent this growing company made up of a client-focused team.



LAND



204TH & MAIN STREET 1.45 acres
BUYER Montessori
AGENTS Tim Kerrigan, CCIM, SIOR and
Jerry Heinrichs, CCIM



RETAIL



170TH & WEST CENTER ROAD 8,650 sq. ft.
LESSEE Jams American Grill
AGENTS Brian Kuehl and J.P. Raynor, CCIM, JD



OFFICE



85TH & WEST DODGE ROAD 154,029 sq. ft.
BUYERS Children's Hospital and Medical Center
and N.P. Dodge IV, LLC
AGENTS JP Raynor, CCIM, JD, Steve Farrell, CCIM,
SIOR and Tim Kerrigan, CCIM, SIOR



INDUSTRIAL



142ND & CORNHUSKER ROAD 30,216 sq. ft.
LESSEE Echo Group
AGENTS Clint Seemann and Lee Ehlers, CCIM



INVESTMENT



91ST & WEST DODGE ROAD 85,604 sq. ft.
BUYER Legacy Court, LLC
AGENT Ember Grummons, CCIM



LAND

- SALE** 4.25 acres at 156th & West Maple Road to **Malibu Properties**
- SALE** 2.02 acres at 144th & I-80 to **Lambro Properties, Inc.**
- LEASE** 2.00 acres at East Locust & Abbott Drive to **Lone Mountain Truck Leasing, LLC**
- SALE** 1.91 acres at 25th & Chandler Road to **Casey's General Store**
- SALE** 1.45 acres at 204th & Main Street to **Montessori**
- SALE** 1.26 acres at 204th & Roberts Street to **Slash, LLC**

RETAIL

- SALE** 19,924 sq. ft. at 204th & West Maple Road to **Brookside Church**
- LEASE** 8,650 sq. ft. at 170th & West Center Road to **Jams American Grill**
- LEASE** 4,400 sq. ft. at 12th & Howard Street to **The Monster Club**
- LEASE** 4,400 sq. ft. at 210th & Schram Road to **Gretna Children's Academy**
- LEASE** 2,687 sq. ft. at 170th & West Center Road to **Maven Act II, LLC**
- LEASE** 2,500 sq. ft. at 135th & Millard Avenue to **Wingstop**
- LEASE** 1,972 sq. ft. at 108th & West Dodge Road to **MRA of West Omaha, Inc.**
- LEASE** 1,675 sq. ft. at 168th & Burke Street to **West Omaha Cryotherapy, LLC**
- LEASE** 1,187 sq. ft. at 179th & Welch Street to **Amazing Massage**

OFFICE

- SALE** 154,029 sq. ft. at 85th & West Dodge Road to **Children's Hospital and Medical Center and N.P. Dodge IV, LLC**
- LEASE** 36,277 sq. ft. at 103rd & Nicholas Street to **LRS Healthcare**
- LEASE** 18,375 sq. ft. at 103rd & Pacific Street to **Weitz Investment Management**
- LEASE** 14,386 sq. ft. at 15th & Douglas Street to **Toast**
- LEASE** 8,901 sq. ft. at 120th & Blondo Street to **Omaha Integrative Care**
- LEASE** 8,102 sq. ft. at 178th & Burke Street to **General Electric, AON Insurance**
- LEASE** 7,382 sq. ft. at 15th & Douglas Street to **GE**
- LEASE** 6,396 sq. ft. at 114th & Blondo Street to **Ventura Medstaff, LLC**
- LEASE** 5,238 sq. ft. at 35th & Dodge Street to **3528 Dodge St., LLC**
- LEASE** 4,697 sq. ft. at 169th & Frances Street to **Franchise Fastlane**
- LEASE** 2,414 sq. ft. at 116th & West Center Road to **Life Pro**
- LEASE** 2,360 sq. ft. at 143rd & J Street to **ShelfGenie**
- LEASE** 2,159 sq. ft. at 116th & Arbor Street to **CCA**
- LEASE** 2,027 sq. ft. at 203rd & Roberts Street to **Elkhorn Athletic Association**
- LEASE** 1,500 sq. ft. at 132nd & Millard Avenue to **Albert Behavioral Health, LLC**
- LEASE** 1,475 sq. ft. at 10th & Farnam Street to **Merrick Law**
- LEASE** 1,250 sq. ft. at 152nd & West Maple Road to **Kyle Iske Insurance Agency**
- LEASE** 1,125 sq. ft. at 120th & L Street to **Merit Medical**
- LEASE** 1,105 sq. ft. at 204th & West Dodge Road to **MT Counseling Services, LLC**

INDUSTRIAL

- SALE** 35,380 sq. ft. at 36th & L Street to **Dino's Storage**
- LEASE** 30,216 sq. ft. at 142nd & Cornhusker Road to **Echo Group**
- SALE** 21,226 sq. ft. in Seward to **KEG-NP 2, LLC**
- LEASE** 10,316 sq. ft. at 138th & Industrial Road to **Briggs, Inc**
- LEASE** 10,000 sq. ft. at 92nd & J Street to **The Auto Club Group**
- SALE** 10,000 sq. ft. at 6th Street and Calvert Street to **Smetter Rentals, LLC**
- LEASE** 9,445 sq. ft. at 50th & I Street to **Eastern Nebraska Human Services Agency and Encor**
- LEASE** 4,500 sq. ft. at 85th & I Street to **Accurate Tool**
- LEASE** 2,117 sq. ft. at 118th & I-80 to **Nebraska Golf Association**
- LEASE** 1,500 sq. ft. at 89th & J Street to **Garage Revolution**
- SALE** 1,440 sq. ft. 83rd & Lake Street to **Pete Bristol**

INVESTMENT

- SALE** 652-unit self-storage facility at I-680 & North 102nd Street to **TKG III Various, L.L.C.**
- SALE** 85,604 sq. ft. office building at 91st & West Dodge Road to **Legacy Court, LLC**
- SALE** 37,470 sq. ft. commercial building at 175th & Wright Street to **Copper Investments, LLC and Christie Properties, L.L.C.**
- SALE** 19,850 sq. ft. office building at 143rd & Y Street to **All In One Associates, LLC**
- SALE** 12-unit apartment building at 49th & Dodge Street to **RH Land Management Company LLC**

COMMERCIAL

LEASE



- 180TH & BURT 17755 Burt Street** 4,456 sq. ft.
- Freestanding former auto dealership
 - Immediate access to West Dodge Road via 180th Street
 - Excellent visibility to West Dodge Expressway
 - Monument signage and prominent building signage
 - Newer construction

LEASE



- 6457 FRANCES STREET** 1,988 sq. ft.
- First floor end-cap in thriving Aksarben development
 - Walking distance to UNO campus, across from HDR
 - Excellent pedestrian traffic; direct access from street
 - Abundant parking with street and free garage parking
 - Tenant I.D. post signage available at front door
 - Glass on front and rear wall

LEASE



- Q STREET BUSINESS CENTER 110th & Q Street** 4,600 sq. ft.
- NNN lease available July 2019
 - Quiet complex with mature landscaping
 - Mezzanine level in suite
 - Front door parking, drive-in door in rear
 - Convenient access to Q Street, I-80, and I-680

SALE



- 144TH & WEST CENTER ROAD**
3420 Oak View Drive 123,644 sq. ft.
- Prominent location with excellent visibility
 - Three exterior entrances and three dock doors
 - Former Sears Auto Center with strong demographics
 - Daily traffic generators in immediate area

SALE



- DANA COLLEGE ADMISSIONS BLDG.**
Blair 24,510 sq. ft.
- Located on the former Dana College Campus
 - Mix of offices and classrooms
 - Good for office use or conversion to apartments

SUBLEASE



- NORTH PARK BUILDING A**
120th & Blondo Street 3,234 sq. ft.
- Second generation salon space in a busy retail center
 - End-cap space
 - Tons of natural light
 - Upscale fixtures in place

SALE



- 211 SOUTH 23RD ST., PLATTSMOUTH** 46,556 sq. ft.
- Excellent visibility and access to Hwy. 75
 - Freestanding building located on 4.07 acres
 - Monument pole sign on Hwy. 75
 - Across the street from a 5-year-old well-performing Hy-Vee
 - 1200 AMP electrical service
 - Priced below replacement value
 - All highway roadwork recently completed
 - Market is under-served for retail services

SALE



- OMAHA AUCTION CENTER BUILDING**
75th & Dodge Street 12,714 sq. ft.
- Prime redevelopment opportunity with 264 feet of Dodge Street frontage
 - Located between two of Omaha's busiest intersections at 72nd & Dodge and 90th & Dodge
 - Surrounded by retail shops and restaurants
 - Daily traffic count: 56,250
 - Perfect for single-tenant or multi-tenant retail users

SALE



- 13325 MILLARD AVENUE** 12,314 sq. ft.
- Former Millard Roadhouse building
 - Corner lot with private off-street parking
 - Updated in 2015 — Custom features including tongue-and-groove ceiling and exposed brick
 - Adjacent to Lumberyard redevelopment project
 - In the heart of downtown Millard
 - Convenient; just minutes to I-80
 - New residential apartment homes nearby

SALE



- 1110 WOODBURY AVE. Council Bluffs** 8,787 sq. ft.
- Freestanding building, former auto center
 - Customer reception area, with seven drive-in bays
 - Monument pylon sign
 - Excellent access and visibility to I-80

LEASE



- SAVANNA SHORES 96th & Schram Road** 1,313 to 21,532 sq. ft.
- Brand new retail building ready for pre-lease
 - Completion expected January 2020
 - Excellent opportunity in one of Nebraska's fastest growing communities
 - Rapidly expanding residential area
 - Close proximity to Walnut Creek Recreation area
 - Minutes to Hwy. 370 and I-80
 - Corner location, excellent visibility to 96th and Schram Road

LAND

SALE



- 9402 PACIFIC** 2.0 acres, zoned apartment
- Great in-fill opportunity in Douglas County
 - District 66 schools
 - Sought-after 90th & Pacific area
 - Minutes to I-680
 - Strong demographics

SALE



- SOUTH 31ST STREET & HWY. 370**
South 31st St. & Golden Drive 0.79 acres, zoned commercial
- Level, corner Lot
 - Visibility to Hwy. 370
 - BG zoning

SALE



- WEST DODGE PLACE** 180th & Burt
 1.88 and 1.14 acres, zoned commercial
- Two lots for sale; can combine for 3.02 acres
 - Rare West Dodge corridor land purchase opportunity
 - Zoning allows for broad range of uses
 - Excellent visibility to West Dodge Expressway
 - Level topography

SALE



- 84TH & ROYAL** 1218 Royal Drive 0.75 acres, zoned light industrial
- Excellent owner/user industrial opportunity
 - Minutes from new LaVista City Center redevelopment
 - Hard-to-find small industrial lot
 - Visible to 84th Street
 - Billboard income in place

OFFICE

LEASE



- 11605 WEST DODGE ROAD** 823 sq. ft.
- Office building facing West Dodge Road
 - High traffic count with highly visible signage opportunities
 - Perfect for sales or service
 - Ample parking with quick access to I-680
 - Various eateries and shops within walking distance

LEASE



- RIDGEVIEW OFFICE CONDO**
180th & West Center Road 264 sq. ft.
- Rare, small office lease opportunity in West Omaha
 - Park at your front door.
 - Great location off of 180th & West Center Road
 - All amenities in the immediate area

SUBLEASE



- LUMBERYARD DISTRICT OFFICE**
135th & Millard Avenue 2,114 sq. ft.
- Join OBI Creative and First American Title in this brand new development in central Omaha
 - Corner suite with abundant windows and located right off the elevator
 - Central location makes the development easily accessible from any part of Omaha
 - 135th & Millard Avenue intersection enjoys 27,850 cars per day

SUBLEASE



- TWO OLD MILL**
108th & West Dodge Road 1,071-6,006 sq. ft.
- Nice building with Equitable Bank and other professionals
 - Great exterior windows
 - Easy access to West Dodge Road and I-680
 - Close to restaurants, services, hotels, and retail

INDUSTRIAL

LEASE



- 108TH & I STREET**
10818 South 108th Street 2,800 sq. ft.
- 100% air conditioned
 - Off I-680 & I-80 interchanges
 - Clean space
 - Restrooms and office buildout

SALE



- 3401 SOUTH 7TH STREET** Lincoln 13,560 sq. ft.
- Metal industrial warehouse building with dock and drive-in doors
 - 50'x50' freezer and 26'x26' walk-in cooler
 - Can be divided for multi-tenant
 - 10 minutes to downtown, close to Hwy. 2 & Hwy. 77

SALE



- 828 CROWN POINT AVENUE** 20,700 sq. ft.
- Great owner-occupied opportunity, minutes from Eppley
 - Approximately 17,700 sq. ft. climate-controlled warehouse and 3,000 sq. ft. finished office
 - Clean, well-maintained, with efficient layout
 - Located in an Opportunity Zone
 - Perfect for manufacturing: 1200 amps of 208V power
 - Three dock doors (8'x8') and one drive-in door (10'x10')
 - Newer roof and HVAC