



By Brian Farrell

## SALES & LEASING

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## 2024 RETAIL MARKET REPORT

The retail landscape in Omaha this year has seen shifts, mostly driven by consumer preferences, new developments, and the influence of both national and local retail concepts. Here's a look at some of the key trends and developments shaping the market:

### 1. Restaurant Movement: High Velocity, High Turnover

One of the most prominent trends in Omaha's retail sector has been the accelerated pace of restaurant openings and closings. On one hand you see the culinary scene booming with consistent demand for second generation restaurant spaces, and on the other hand, we have witnessed dozens of prominent closures. This high-velocity movement reflects many challenges:

- tight labor market
- inflation in the cost of goods
- pressure on consumers' disposable income
- competitive restaurant market

### 2. Suburban Retail Growth: The Local Focus

Retail in Omaha's suburban areas, especially those close to newly developed middle- and upper-income residential areas, has been a key driver of market activity. New growth has occurred largely on major thoroughfares like Hwy 6 and Hwy 370. The growth has been spurred by new grocery-anchored commitments along these corridors. Not surprisingly, these areas are seeing new heights for ground prices and retail rents, reaching the middle \$20s per square foot for ground and the lower \$30s per square foot for small shop retail rents.

### 3. Entertainment and Sports Concepts Driving New Growth

Omaha's retail market has been significantly influenced by a wave of new entertainment and sports-related concepts. These venues create unique shopping experiences and attract new visitors to key retail centers.

Fowling Warehouse, Smash Park, and Chicken and Pickle are emerging concepts that have recently committed to the area and are popular entertainment driven destinations, combining dining



and entertainment in a way that appeals to a broad demographic. These venues, offering games and social experiences, have created a new form of entertainment retail that blends leisure with food and shopping.

Additionally, new developments in youth sports facilities are creating growth opportunities in underdeveloped areas. Key projects include:

- League One Volleyball located at Gretna Landing, near 192nd & Hwy 370—it's a new 66,000 SF facility featuring 10 volleyball courts, locker rooms, and strength training rooms.
- Elkhorn Training Camp, also at Gretna Landing near 192nd & Hwy 370, is an indoor facility of 35,000 SF with 11 batting cages, 10,000 SF of open turf, and a 5,000 SF performance strength and conditioning area.
- Levi Carter Sports Complex is a project driven by the City of Omaha. It provides basketball courts, soccer fields, volleyball courts, and a fitness center in an underserved area near 12th & Carter Boulevard.
- Nebraska Elite Volleyball boasts a 175,000 SF facility on the southwest corner of 180th & W Maple Road, with 12 volleyball courts and six basketball courts, which can convert to 36 pickleball courts. There are also two indoor sand volleyball courts.

These projects have demonstrated that sports and entertainment are becoming central components in retail commercial real estate and anchors for Omaha's retail growth.

CONTINUED FROM FRONT

#### 4. Flex Space: The New Retail Alternative

Flex space has emerged as a viable alternative to traditional retail in Omaha. Flex space offers businesses the ability to create a mix of showroom, office, and warehouse functionality within the same footprint. These flex buildings incorporate less expensive pre-engineered metal building components. This means they can offer some of the benefits of having

retail visibility and access, with a lower price point associated due to cheaper ground and cheaper construction costs. This versatile real estate model is becoming particularly attractive in a market with soaring construction costs and rents that are largely out of the price range of many small businesses.



JP Raynor,  
JD, CCIM, SIOR

## 2024 OFFICE MARKET REPORT

Omaha's office market suffered through a stagnant market until the last three months of 2024, when sales and leasing activity began to gain momentum. Due to the slow start,

many of the 2024 metrics are worse than 2023.

One positive metric of 2024 was a decrease in the amount of sublease space on the market. The vacancy rate increased, the absorption was negative, and there were fewer buildings under construction.



#### 2024 Summary

- The office market as a whole took a step back in 2024 due to inflation, interest rates, and the uncertainty surrounding an election year.
- Leasing transactions outpaced sales for the second year in a row.
- Office vacancy increased across the overall market.
- Office space sales volume decreased whether the sale was for an owner-user or an investment buyer.
- Absorption was negative 238,335 square feet.
- New construction starts were few.

#### Trends, Themes, and 2025 Predictions

- Employers want their employees back in the office.
- In 2024, employers wanted a minimum of three days per week in the office and received notable pushback from employees.
- At the end of 2024, national employers continued to push for employees to come back to the office, as did Nebraska's Governor.

- If the pendulum of power swings to the employer's favor in 2025, we will see more businesses requiring their employees to work in the office.
- Businesses are decreasing their office footprints and upgrading the quality of their space to attract employees back to the office.
- In 2024, this thread continued with mixed levels of success.
- At the end of 2024, a small number of tenants began expanding their office space.
- We expect to see more businesses increasing their footprints and continue upgrading their space in 2025, as quality space is still abundant.
- New construction starts are well behind previous years, because of higher construction costs and higher interest rates.
- Land sales rose toward the end of the calendar year as owner-users sought to construct their own smaller office buildings. We believe this is a positive sign for 2025 and expect the trend to continue.
- The lack of new construction will benefit older class A and class B office properties. This will continue to ring true throughout 2025.
- Sublease space remains a challenge for landlords with vacant properties because sublease terms offer tough competition.
- Sublease space decreased by 50% in 2024 but there is plenty of sublease space available, with mostly larger spaces.
- Ghost space remains prevalent in the market in 2025. At least two significant properties in Omaha are being quietly marketed for sale or lease, but their availability is not reflected in the office statistics.

Activity during the last quarter of 2024 makes our team hopeful that the office market is making a comeback. We believe more employers will require their employees to return to the office and that Omaha's office market will improve.

To read our full 2024 Office Market Report, visit our website: [investorsomaha.com](https://investorsomaha.com).





Kevin Stratman,  
CCIM, SIOR

## 2024 INDUSTRIAL MARKET REPORT

Last year will be remembered as a year of transition for Omaha's industrial market.

After years of record-setting growth, the landscape is shifting. For almost a decade,

the market was defined by rapid construction, low vacancy, and rising rents. Those fundamentals haven't changed—but how they are playing out has.

The numbers tell the story. Omaha's industrial vacancy rate ticked up to 3.2% in 2024, a jump from 2.37% in 2023. This is still well below the national average of 6.9%. Total inventory now stands at 108.8 million SF, with asking rents climbing to \$8.20/SF, a 23% increase since 2020.

Net absorption landed at 605,766 SF, down from 2.81 million SF in 2023, largely due to Facebook's Data Center project absorbing 2 million SF that year. While absorption slowed, demand hasn't disappeared. It's shifting—both in submarkets and property types.

If you own industrial property in Omaha, chances are it's worth more today than it was a few years ago. Across all size categories, prices have surged.

Small properties (0-10,000 SF) are up 66% since 2020, hitting \$136.94/SF, while medium-sized properties (10,001-25,000 SF) saw the biggest jump, increasing 76% to \$121.09/SF.

Larger mid-sized properties (25,001-50,000 SF) gained 46% to \$106.49/SF, but fewer transactions took place.

Large properties (50,001-100,000 SF) increased 50% to \$81.30/SF, but sales remained limited. The 100,000+ SF category had a wild ride—peaking at \$263.59/SF in 2023 before settling at \$68.54/SF in 2024. The reason? High demand, rising construction costs, and a lack of available new product. Well-maintained existing properties have become prime targets, and buyers are willing to pay a premium.



After years of aggressive development, new construction activity slowed in 2024, with 3.7 million SF underway—down from 5.16 million SF in 2023. Rising interest rates and

economic uncertainty played a role, along with the fact that developers are being more selective.

More than 3.6 million SF under construction is already pre-leased, including Google's 2.2 million SF Data Center and Meta's 1.4 million SF expansion. Other notable projects include the 260,000 SF Infinity Industrial Center and the 105,000 SF Food Bank for the Heartland facility. Speculative development has slowed, but targeted projects in high-demand areas are still moving forward.

Leasing activity remained strong, with major tenants such as OTR Engineered Solutions (153,000 SF) and Johnson Brothers (136,797 SF) securing space. Most large leases were concentrated in Sarpy West, which continues to dominate Omaha's industrial market. The biggest question mark going forward is the 2026 Kellogg's facility closure, which will put 900,000 SF of industrial space back on the market. How quickly it gets absorbed—and by whom—will be something to watch.

Rental rates continued to climb, increasing 23% since 2020 and reaching \$8.19/SF in 2024. With demand still outpacing supply, landlords remain in control. Concessions like free rent and tenant improvement allowances have started to shrink, signaling a competitive market. Sarpy West and Southwest Omaha continue to lead the way in rent growth, fueled by proximity to population hubs and major transportation corridors.

Vacancy rates edged up slightly in 2024, but Omaha remains one of the tightest industrial markets in the country. Some submarkets felt the shift more than others.

- Sarpy West saw its vacancy rate increase to 4.8%, up from 2.4% in 2023, mostly due to speculative construction.
- South Central Omaha rose to 2.0% but continues to attract strong tenant activity.
- Northeast Omaha and Northwest Omaha are showing signs of becoming more active submarkets, though the numbers aren't fully there yet.

Despite these slight increases, Omaha's vacancy rate remains well below the national average, reinforcing the city's strength as a major industrial hub.

In 2025, we will continue to see shifts in Omaha's industrial market. The days of hyper-aggressive construction and breakneck absorption may be slowing, but the fundamentals remain strong. Rents are rising, property values continue to climb, and well-positioned industrial space remains in high demand. The market is maturing, and as new submarkets emerge and existing ones evolve, Omaha's industrial sector is proving it's not just a regional player—it's a force in the Midwest. If you're an owner, investor, or tenant, now is the time to assess your position. The next few years will bring change—but in industrial real estate, change often brings opportunity.

## FEATURED TRANSACTION

## TWIN CREEK SHOPPING CENTER SALE: A SIGNIFICANT RETAIL TRANSACTION

Investors Realty, Inc. successfully closed the sale of Twin Creek Shopping Center in Bellevue, Nebraska, for \$13.6 million. The property, previously owned by River Village Twin Creek LLC, was acquired by Classic Street Partners, LLC in a transaction that highlights the continued strength of the retail sector in the region. The property drew seven competitive offers, with many of the buyers located out of state.

Located at the prominent intersection of 36th Street and Highway 370, the Twin Creek portfolio comprises seven retail buildings and one land lease, totaling 83,085 square feet. With 30 tenants, the center boasts a diverse mix of businesses benefiting from excellent visibility along the Highway 370 corridor. The property condition report from our Project Manager Jason Velinsky noted that the buildings are in good condition, with well-maintained structures and ample parking to support customer traffic.

Ember Grummons of Investors Realty represented the seller, ensuring a seamless transaction. Tim Kerrigan, Grant Kobes, and Jarrot Simon, also of Investors Realty, represented the buyer on this deal. In total, there were 23 professionals at Investors Realty who played a role in making this transaction a success, contributing their expertise across various aspects of the deal.

The sale of Twin Creek Shopping Center underscores the ongoing demand for well-positioned retail assets in the Omaha Metropolitan Area. As consumer activity remains strong in the area, the property is poised for continued success under new ownership.





## LAND



**252ND & W MAPLE ROAD** 329.6 acres  
**BUYER** Aspen Lake LLC  
**AGENTS** Clint Seemann



## COMMERCIAL



**30TH & HARNEY STREET** 9,688 SF  
**LESSEE** Topflight Fitness  
**AGENTS** Dan Grant & Molly Kuehl



## OFFICE



**168TH & FRANCES STREET** 17,526 SF  
**BUYER** Savage Investments, LLC  
**AGENTS** JP Raynor, JD, CCIM, SIOR & Mike Rensch



## INDUSTRIAL



**105TH & J STREET** 76,320 SF  
**BUYER** MPR LLC  
**AGENTS** Kevin Stratman, CCIM, SIOR



## INVESTMENT



**TWIN CREEK SHOPPING CENTER** 83,085 SF  
**BUYER** Classic Street Partners, LLC  
**AGENTS** Ember Grummons, CCIM; Tim Kerrigan, CCIM, SIOR; Grant Kobes, CCIM & Jarrot Simon



## LAND

- SALE** 329.6 AC at 252nd & W Maple Road to **Aspen Lake, LLC**
- SALE** 157.7 AC at 180th & Capehart Road to **Nebraska Methodist Health System Inc**
- SALE** 85.8 AC in Fremont to **Sydney L Gottsch 2024 Trust Share**
- SALE** 3.38 AC at 72nd & Sorensen Parkway to **Papio-Missouri River Natural Resources District**
- SALE** 1.14 AC at 24th & West Maple Road to **Hershey State Bank**

## COMMERCIAL

- LEASE** 20,233 SF at 84th & W Center Road to **Dobie Weasel Ministries**
- LEASE** 13,302 SF at 178th & Burke Street to **Kugler Vision, LLC**
- LEASE** 12,000 SF at 109th & Harrison Street to **Continental Battery Company**
- LEASE** 9,688 SF at 30th & Harney Street to **Topflight Fitness**
- LEASE** 6,156 SF at 180th & Harrison Street to **Bloomwell Autism Therapy**
- LEASE** 6,066 SF at 132nd & W Maple Road to **Veterinary Emergency Group**
- LEASE** 3,450 SF at 162nd & W Maple Road to **Urgent Vet**
- LEASE** 3,250 SF at 183rd & Hwy 370 to **Omaha Vets Group**
- LEASE** 3,072 SF at 107th & Portal Plaza to **Long Dog Fat Cat**
- LEASE** 2,666 SF at 132nd & W Maple Road to **Bora Bora Smoothie**
- LEASE** 2,475 SF in Valley to **Doppler Veterinary Network**
- LEASE** 2,400 SF at 206th & Blondo Parkway to **Coalscence Hodlings, LLC**
- LEASE** 1,934 SF at 124th & W Maple Road to **Forward Physical Therapy**
- LEASE** 1,625 SF at 183rd & Hwy 370 to **UPS**
- LEASE** 1,557 SF at 89th & Indian Hills Drive to **Think Well**
- LEASE** 1,470 SF at 120th & W Center Road to **Paymore**
- LEASE** 1,400 SF in Lincoln to **UCL Development, LLC**
- LEASE** 1,308 SF at 204th & W Dodge Road to **Thrift World**
- LEASE** 1,308 SF at 204th & W Dodge Road to **Party Ambiance**
- LEASE** 1,056 SF at 107th & Mockingbird Drive to **Audio Accessories**
- LEASE** 1,020 SF at 64th & W Maple Road to **Nebraska Afghan Community Center**
- LEASE** 1,000 SF at 80th & Maple Street to **Family Connection Supportive Living Services**

## OFFICE

- SALE** 17,526 SF at 168th & Frances Street to **Savage Investments, LLC**
- LEASE** 16,500 SF at 171st & Castelar Street to **Skillwork LLC**
- LEASE** 15,564 SF at 112th & John Galt Boulevard to **Hurrdat, LLC**
- SALE** 15,397 SF at 72nd & Jones Circle to **The Nebraska Center for Workplace Development & Education**
- LEASE** 9,344 SF at 97th & Mockingbird Drive to **Capital Express Inc**
- LEASE** 7,531 SF at 64th & Center Street to **The Interpublic Group of Companies Inc**
- LEASE** 7,529 SF at 129th & Evans Street to **UNMC Physicians**
- LEASE** 7,446 SF at 147th & Canopy Avenue to **B Morton Design LLC**
- LEASE** 6,993 SF at 147th & F Street to **Jungle Drive**
- LEASE** 6,696 SF at 138th & W Dodge Road to **Mariner Wealth Advisors, LLC**
- SALE** 6,357 SF at 87th & W Center Road to **OCT Ventures, LLC**
- SALE** 5,034 SF at 98th & Nicholas Street to **CCA Properties, LLC**
- LEASE** 3,740 SF at 67th & Dodge Street to **Sword of the Spirit, Inc.**
- SALE** 3,360 SF at 136th & Q Street to **Capital Insurance Services Inc.**
- LEASE** 3,077 SF at 64th & Center Street to **Clark & Enersen, Inc.**
- LEASE** 2,475 SF at 98th & M Street to **Bluefrog Plumbing + Drain of West Omaha**
- LEASE** 2,059 SF at 72nd & Halleck Street to **Rickley Properties LLC**
- LEASE** 1,337 SF at 115th & Capitol Avenue to **Elite Music**
- LEASE** 1,200 SF at 114th & Davenport Street to **CoWorx Staffing**
- LEASE** 1,000 SF at Golden Gate & Cedardale Road to **Collision Forensic**

## INDUSTRIAL

- SALE** 76,320 SF at 105th & J Street to **MPR, LLC**
- LEASE** 32,537 SF at 28th & Taylor Street to **Pomp's Tire Service, Inc.**
- LEASE** 21,000 SF at 149th & Schooner Road to **CEVA Freight, LLC**
- LEASE** 15,300 SF at 142nd & Cornhusker Road to **CORT Furniture**
- LEASE** 13,600 SF at 90th & Sorensen Parkway to **Elemental Scientific Inc**
- LEASE** 13,395 SF at 138th & Industrial Road to **Compassionate Services and Consulting, LLC**
- LEASE** 12,000 SF at 81st & H Street to **Hanger Hardware Supply, LLC**
- SALE** 11,950 SF at 48th & F Street to **International Asso Insulators and Asbestos Workers**
- LEASE** 11,477 SF at 108th & Q Street to **Tethon Corporation**
- LEASE** 8,698 SF at 101st & J Street to **RPM PowerSports, LLC**
- SALE** 8,400 SF at 78th & K Street to **Wallquist Holdings, LLC**
- LEASE** 8,102 SF at 133rd & K Street to **Renewed Vision Counseling & Develop.**
- LEASE** 6,600 SF at 90th & Cornhusker Road to **Renovations Systems, LLC**
- LEASE** 6,000 SF at 108th & Q Street to **Kings Floor Covering, LLC**
- SALE** 5,250 SF at 29th & F Street to **Imperio Inc.**
- LEASE** 3,510 SF at 84th & Lake Street, Keystone Drive to **Omaha Stage Equipment Inc**
- LEASE** 2,940 SF at 84th & Lake Street, Keystone Drive to **General Stamping Inc**
- LEASE** 2,800 SF at 90th & Sorensen Parkway to **TBPC, LLC**
- LEASE** 2,800 SF at 90th & Sorensen Parkway to **Nastase Contracting Inc**
- LEASE** 1,795 SF at 88th & J Street to **Simms Plumbing, LLC**
- LEASE** 1,500 SF at 89th & J Street to **Millard Boys Gutters**
- LEASE** 1,200 SF at 90th & Cornhusker Road to **Jeffrey M Davis**
- LEASE** 1,140 SF at 94th & G Street to **HomeView Exteriors, LLC**

## INVESTMENT

- SALE** 83,085 SF at 42nd Street & Twin Creek Drive to **Classic Street Partners, LLC**
- SALE** 58,450 SF at 50th & Grover Street to **SanOma LLP**
- SALE** 31,162 SF at 156th & Ruggles Street to **4141, LLC**
- SALE** 22,880 SF at 144th & Arbor Street to **NewLife NE Co., LLC**



COMMERCIAL  
SET-5051

## SALE

**138 N 16TH STREET** 27,068 SF

- Charming brick-paved roads
- Convenient drive-in garages for easy access
- Ideal for manufacturing operations
- Potential for customization and modernization
- Ample space for storage and inventory
- Convenient access for logistics and transportation

## LEASE

**117 N MCKENNA AVE** 2,753 SF

- 1,521 SF is barbershop/salon space
- 1,232 SF is apartment space
- Barbershop contained 3 wash bowls
- Potential for customization
- Work where you live

## LEASE

**5606 S 204TH AVE** 7,155 SF

- Rare opportunity to lease brand new retail space on the 204th street corridor
- Located in an area with strong demographics and a rapidly growing population
- Surrounded by traffic generators including ACX Movie theatre, apartments, single family residential, grade schools

## SALE

**15416 S 2ND STREET** 2,900 SF

- Located in downtown Bennington
- Open floor plan
- Property is next to a planned mixed use development
- Second Floor mezzanine at the rear of the building
- Large glass windows at storefront

## LEASE

**WESTPORT VILLAGE 144th & F St** 2,242 SF

- Excellent visibility to 144th Street with LED monument signage available
- Various amenities in the immediate area including restaurants, shops, and other services
- Park at your front door
- Visibility to 38,230 cars per day

## LEASE

**GROVER PLAZA 50th & Grover St** 3,460 SF

- Grover Plaza has operated as a grocery anchored shopping center for nearly 60 years
- Features a perfect mix of national and local mom-and-pop retailers
- New roof in 2023
- Minutes from I-80

## LEASE

**WESTPORT BUILDING****145th & F St** 5,421 SF

- Endcap location in dynamic mixed-use building
- Expansive patio with panoramic views of Westport Lake
- Easy access with full movement intersection
- Excellent visibility
- Daytime population of 22,642 in immediate area
- Ideal for upscale dining, casual eatery or specialty cuisine

## LEASE

**BELLEVUE BUSINESS CENTER** 2,035 SF

- Great visibility to Fort Crook Rd N
- High-traffic area with approximately 21,000 cars passing daily
- Outdoor storage available
- Large parking field with abundant additional unmarked parking spots behind the building and to the south of building
- Well maintained building with metal roof

## LEASE

**9101 BUILDING 91st & Bedford Ave** 1,647 SF

- All services in immediate area
- Front door parking
- Updated building facade
- Just north of 90th & Maple

## LEASE

**BRENTWOOD PLAZA 84th & Brentwood Plaza** 1,836 SF

- Affordable option for new businesses
- Campus-like feel
- Park at your front door
- Move-in ready office space



**LEASE**

- BEDFORD PLAZA 108th & W Maple Rd 1,830 SF**
- Quick and easy access to I-680
  - Mix of private offices, conference rooms, open space, built-in cubicles, and kitchenette
  - 1,830 SF on the main floor and finished mezzanine on the 2nd floor at no additional cost
  - End capped allowing tenant to maximize natural light throughout the premises

**LEASE**

- STARWOOD BUSINESS CENTER 97th & Ida St 8,700 SF**
- Prime location off I-680 and Blair High Road for easy accessibility
  - Suite 3: Recently updated office space featuring private offices, a conference room, and a kitchenette
  - Suite 5-6: Versatile flex space with two 8' x 8' dock doors
  - Situated in a well-maintained business park
  - Convenient front-door parking

**LEASE**

- 7400 BUILDING 74th Plaza & Pacific St 704 SF**
- Located in thriving midtown area near University of Nebraska Omaha, First Data Resources & Aksarben Village.
  - New HVAC system installed
  - Exceptional tenant finish standards, with many windows
  - Amenities: near restaurants, walking trails, day care services
  - Recent renovations to common areas
  - Fiber Optic internet available

**LEASE**

- MILLARD MIDTOWN PLAZA 133rd & Millard Ave 400 SF**
- Former insurance office
  - Front door parking
  - Within walking distance to the Lumberyard District
  - Convenient location in historic Millard community
  - Easy access to main roads

**LEASE**

- GATEWAY MALL 64th & O St - Lincoln, NE 42,401 SF**
- 42,401 SF of shell space, allowing for full customization
  - Located within Gateway Mall, a well-established retail and business hub
  - Opportunity for prominent building-mounted signage above the entrance
  - Surrounded by national retailers, restaurants, and high-density residential areas

**SALE OR LEASE**

- 8526 F STREET 22,737 SF**
- Great location off 84th and F street with quick, easy access to the interstate
  - Rare opportunity to own a 23,000 SF flex/industrial building in central Omaha
  - Excellent combination of office and warehouse space, ideal for a flex user looking to accommodate a variety of business needs

**LEASE**

- FIRST WESTROADS BANK BUILDING 5,348 SF**
- Located near 156th & W Dodge Road
  - Second generation space in move in ready condition with new carpet and paint throughout. Current layout consists of a mix of private offices, conference rooms and open space.
  - Experience exceptional natural light and stunning views, perfect for an inspiring and productive workspace.
  - Convenient Underground Parking

**SALE**

- 4303 N 156TH STREET 156 & Taylor St 10,597 SF**
- Built with steel, concrete, and brick, this property exemplifies quality and longevity
  - Positioned on a 1.22-acre lot near 156th and West Maple Road, a major thoroughfare connecting Omaha to Bennington
  - The building features high-class, contemporary finishes throughout, appealing to discerning tenants

**LEASE**

- ALTECH III 147th & F St 1,220 - 4,017 SF**
- Many windows throughout the building allowing for great natural light in all suites
  - Well maintained, professionally managed property
  - Monument signage available
  - Various amenities in the immediate area such as Oak View Mall and many other restaurants, shops, and services

**SALE**

- EXECUTIVE CENTER III 91st & Cumming St 115,628 SF**
- Opportunity for non-profit headquarters, schools, church, data center, and other uses
  - Quick and easy access to Dodge Street and Interstate 80.
  - Originally built as a retail mall, converted into back office space
  - Building is fed by dual power feeds
  - Surrounded by established neighborhoods, creating a strong community feel and opportunities for both residential and commercial growth

**SUBLEASE**

- 15808 W DODGE ROAD 1,000 SF**
- Suites with and without windows available
  - Conveniently located directly off West Dodge Road
  - Affordable rent with short term commitment
  - Rent includes access to conference rooms, break room, receptionist, and internet
  - Various amenities in the immediate area including Village Pointe

**LEASE**

- 5310 N 99TH STREET 4,245 SF**
- Convenient location with easy access to I-680
  - Tons of natural light
  - Monument signage available
  - Open floorplan suitable for a variety of businesses
  - Ideal for retail, medical, professional office, or service-oriented businesses



## INDUSTRIAL

## SALE OR LEASE

**15221 WAREHOUSE STREET** 12,000 SF

- Rare industrial opportunity with outdoor storage located in downtown Bennington
- Recently renovated with 6 new overhead drive-in doors
- LED warehouse lights
- Small office area with restroom
- Seven minutes from the new 400+ acre Google site

## SALE

**1100 - 1112 APPLEWOOD DRIVE**

9,175 SF

- Rare, small owner occupant opportunity
- Well maintained industrial building
- Finished mezzanine loft
- Small showroom/office space
- New LED lighting throughout
- Air conditioned warehouse space

## LEASE

**3306 S 66TH AVE CIRCLE**

5,460 SF

- Central location just minutes between 72nd Street and I-80
- 4 12' X 14' drive-in doors
- 3 16' X 9' drive-in doors
- Drive thru bays
- Floor drains
- Gated with outdoor storage

## LEASE

**2023 HARNEY STREET** 12,200 SF

- Prime downtown location
- Flexible layout/ customizable for variety of users
- Proximity to dining and entertainment
- Sophisticated urban leasing opportunity

## LEASE

**8901 J STREET** 1,920 SF

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

## LEASE

**20070 HAMPTON DRIVE**

18,000 SF

- New construction in Gretna
- Multiple bays can be leased separately or combined to create a larger space
- Each bay has a large (14' x 14') overhead drive in door
- Floor drains throughout
- Clear height 24'

## SALE

**15505 RUGGLES STREET**

156th &amp; Ruggles St 20,234 SF

- Part of the 155,000 sq. ft. West Point mixed use development
- 100% occupied retail strip center with several long-term tenants and a history of full occupancy
- Monument sign along 156th Street
- Excellent demographics including 188,000 people and 74,000 households within 5 miles
- Leases are NNN with few modifications

## COMMERCIAL

## LEASE

**TWIN CREEK SHOPPING CENTER** 1,400 - 2,767 SF

- Located near 36th & HWY 370
- Anchored by Target and the #1 Bakers (Kroger) in the market with 1.3M annual visits and has a traffic count of 45,000 VPD
- Several second generation opportunities
- Former veterinary clinic, tattoo studio, and office space currently being updated
- Former coffee and tea shop available October 1, 2025