



CELEBRATING 50 YEARS
SCAN TO WATCH

SALES & LEASING

Lee Ehlers, CCIM
Brian Farrell
Steve Farrell, CCIM, SIOR
Dan Grant
Ember Grummons, CCIM
Jerry Heinrichs, CCIM
Tim Kerrigan, CCIM, SIOR
Grant Kobes, CCIM
Brian Kuehl
Molly Kuehl, CCIM
Ryan Kuehl, CCIM, SIOR
Riley Miller
R.J. Neary, CCIM, SIOR, CRE
J.P. Raynor, JD, CCIM, SIOR
Mike Rensch
Clint Seemann
Jarrot Simon
Kevin Stratman, CCIM, SIOR
Jack Warren, CCIM
Jeanette Weber, MPA, SIOR, CPM
Sydney Weller, CCIM
Ryan Zabrowski, CCIM, SIOR, CRE

PROJECT MANAGEMENT

Jason Velinsky

PROPERTY & FACILITIES MANAGEMENT

Kaitlin Croft
Elizabeth Cummins
Lindsay Gifford
Tammy Grainger
Trish Keck
Amy Krueger
Nicole Morrison
Erin O'Tool
Ricia Riley
Jenn Woodall

LEADERSHIP TEAM

Ryan Zabrowski, President
Laura Hansen, CPM, Vice President
of Operations
Kathy Quigley, CPA, Vice President
of Finance
Krissy Harral, Marketing Manager

50 YEARS OF INVESTORS REALTY: A LOOK BACK

When we started Investors Realty in May of 1975, we weren't exactly sure what the future would hold. But what we did know was that we wanted to build something of our own—something rooted in values we believed in. After a few rounds of tennis and scotch, we decided to take control of our destiny and create a business where integrity, teamwork, and putting the client first weren't just ideas but everyday practices.

The Early Years

Starting a business during a recession was not easy. We didn't have deep financial reserves or a long list of clients to rely on. We worked hard to earn every relationship and every deal. Competing with well-established firms made those first years tough. But we were determined to carve out a reputation built on honesty and straight dealing, and that approach paid off.

For the first year, keeping the doors open was the priority. But little by little, we established strong relationships, gained trust, and built a business that was more than just a brokerage—it was a place where people knew they would be treated fairly and professionally. We tried to set ourselves apart by delivering a higher level of service, one that added value for our clients.

A Different Omaha

Over the decades, Omaha has grown, and so has our industry. Back in the 1970s, commercial real estate was a relatively small field, maybe 20 full-time brokers in the city. Today, the number is in the hundreds.

We've seen technology, education, and institutional investment reshape the market, and we've embraced those changes while staying true to our founding values.

One thing that we're proud to say has remained constant is our focus on education and mentorship. Having seasoned brokers seek to continuously improve and then guide new agents has been a cornerstone of our success. Not only does it create a culture of learning, but it ensures that every client gets the highest level of service possible.

Company Culture

From the very beginning, our philosophy was simple: take care of the client, and the commission will



come. That approach shaped how we operated and how we built trust. We never worked only for the paycheck. We worked then, and agents now still do, to make sure our clients have the best possible outcome.

We also believed in financial discipline. We didn't spend money unless we had the cash. That conservative approach kept us stable through difficult times and allowed us to grow responsibly. Looking back, those principles were key to building a business that continues to succeed and grow.

50 Years Later

It is humbling to see how far Investors Realty has come, from initial struggles to keep the lights on to now multi-million dollar deals. More than anything, we are grateful: grateful for our clients, who have trusted us over the years; grateful for our teammates, who have made Investors Realty what it is today; and grateful for the relationships that have made this journey so rewarding.

Our message to those carrying the company forward is simple: keep the culture alive. Keep learning. Take care of your clients first, and success will follow. The current ownership and management team is doing just that—building on the strong foundation we set while continuing to evolve and improve. We couldn't be more excited to see where the next 50 years take Investors Realty.

-Steve & Jerry



Ryan Kuehl,
CCIM, SIOR

OMAHA LAND SALES TRENDS: A FIVE-YEAR LOOK AND 2025 OUTLOOK

In the past five years, Omaha's commercial and development land market has seen notable shifts in pricing, volume, and sales velocity. As we look at 2025 projections based on year-to-date data, some patterns are emerging, both in terms of opportunity and caution.

SALES VOLUME & PRICE TRENDS (2020-2025 PROJECTED)

YEAR	SALE COUNT	ACRES SOLD	TOTAL SALES VOLUME	AVERAGE PRICE PER SALE	AVERAGE PRICE PER ACRE
2020	96	2,242	\$154M	\$1.61M	\$68.8K
2021	149	1,863	\$202M	\$1.36M	\$108.5K
2022	151	2,804	\$262M	\$1.73M	\$93.4K
2023	134	2,273	\$189M	\$1.41M	\$83.2K
2024	124	3,033	\$195M	\$1.58M	\$64.4K
2025*	89 (proj.)	2,234 (proj.)	\$155M (proj.)	\$1.74M	\$69.2K

*2025 figures projected based on YTD performance (through 41.7% of the year).

Key Insights

- **Stabilizing Prices:** While average sale prices dipped in 2021–2023, they have rebounded sharply in 2025 YTD, matching 2022 levels.
- **Acreage & Volume Shift:** Total acres sold peaked in 2024, likely due to larger tracts changing hands. In 2025, fewer acres and deals are expected, but with higher price points.
- **Fewer Deals, Bigger Dollars:** Despite a projected 28% decrease in sale count from 2022, the average deal size has reached a five-year high, indicating selective but high-value transactions.

Macroeconomic Drivers

Several national and global factors are shaping Omaha's land market:

- **Interest Rates:** The Federal Reserve's rate hikes since 2022 have raised borrowing costs, cooling speculative land buying and compressing margins for developers using leverage. The recent hold on rate increases may encourage more activity later in 2025.
- **Inflation & Construction Costs:** High material and labor costs have pushed developers to be more cautious with land acquisition, waiting for stabilization in build costs.
- **Tariffs & Supply Chain:** Import-related tariffs, particularly on construction materials and equipment, have squeezed project feasibility, especially for new developments.

Outlook for 2025

The first five months of 2025 show that even with fewer transactions, confidence remains strong among well-capitalized buyers. If interest rates hold or decline, we could see a stronger back half of the year. Conversely, macro uncertainty or further cost increases could temper activity. The second half of 2025 will be interesting to see if land sales stay projected at the lowest number of sales since 2020 or if they will increase and users/investors can justify the higher borrowing costs.



CELEBRATING 50 YEARS OF CLIENT-CENTRIC EVOLUTION AT INVESTORS REALTY

As we celebrate our 50th anniversary, it's a perfect time to reflect on how Investors Realty has evolved over the past five decades. Since the beginning, our journey and our success has been built on a strong commitment to our clients, who we put at the center of our work.

Each client's vision drives everything we do. By understanding client needs, we work hard to build lasting partnerships that support client success. We believe what makes us a trusted partner in the real estate industry is **collaboration** and **tailored services**.

A Legacy of Client Focus

From our humble beginnings, Investors Realty has always prioritized building strong, long-lasting relationships. Our clients' needs have changed over the years, driving us to adapt to become more than a brokerage firm. With new business lines, we adapt while staying true to our core values of integrity, excellence, and service. It's our team's goal—and passion—to provide solutions that support client success in a changing market.

Expanding Business Lines in Response to Client Needs

In 1975, Investors Realty was two men and a hard-working coffee pot. It didn't take long before a bigger coffee pot was sourced to fuel the team as it grew. Here are some of the key business lines that have emerged to help benefit our clients:

1. Property Management, established 1980: Within the first five years, we launched this division with one manager and a handful of small retail buildings assembled by our founders. There was a large need for comprehensive property management services, and we developed a division that oversees all aspects of our clients' properties. Now, we have also added an accounting element to this service that allows us to help clients make strategic decisions that pay big dividends.

2. Maintenance Services, established 1980: In response to client and team feedback, it became apparent that the

sites needed to be maintained. Leveraging vendors wasn't always economical, so a team was established to focus on maintenance services. Now, our maintenance team works closely with our property managers to ensure our clients' properties are well-maintained and operate efficiently, providing peace of mind and enhancing the value of their investments.

3. Facilities Management, established 2012: Some of our clients don't call Omaha home, but they need someone in town to run the day-to-day operations at a site. This is where our team steps in to facilitate the onsite needs and interface with vendors and tenants.

4. Project Management, established 2018: Our clients' need for expert project management led to the creation of a specialist that handles everything from initial planning to execution. This team works closely with clients to ensure that their projects are completed on time and within budget, delivering exceptional results for everyone involved. The project management team also works closely with the brokerage team to assess property conditions when a client is looking to purchase a building. This work helps our clients make the right decision when it comes to a purchase and know what investments sites will require.

Looking Ahead

As we look toward the next 50 years, Investors Realty remains committed to our clients. We will continue to listen, adapt, and innovate, ensuring that we provide the highest level of service and support.

Thank you for being a part of our story. Here's to many more years of success and partnership!

For more information about our services and to stay updated on our latest developments, visit our NEW website at investorsomaha.com.



FEATURED TRANSACTION

STRATEGIC RELATIONSHIPS CLOSED A COMPLEX INDUSTRIAL DEAL

In November 2023, Kevin Stratman, CCIM, SIOR and Sydney Weller, CCIM listed a 50,300 SF industrial property on 9.17 acres without a set asking price. That strategy didn't slow buyer interest. Within weeks, they had secured six written offers. The property's I-1 Industrial District zoning, 4.55 acres of excess ground, potential rail access, proximity to the interstate, and heavy power made it especially appealing to owner-users.

Following a competitive offer process, Kevin and Sydney entered escrow with a strong buyer. However, after nearly six months of due diligence, the buyer unexpectedly backed out—just one day before their contingency period expired.

Fortunately, one of the original interested buyers had stayed in touch. Kevin and Sydney reached out immediately, and that buyer

was ready to move forward. They entered a second escrow and things progressed smoothly—until copper theft at the vacant building caused an unexpected delay. The seller was able to coordinate repairs, and the deal ultimately moved to a successful close.

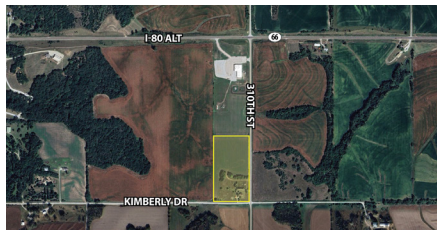
THIS TRANSACTION UNDERScored SEVERAL KEY TAKEAWAYS: THE IMPORTANCE OF MAINTAINING RELATIONSHIPS WITH BACKUP BUYERS, THE VALUE OF PERSISTENCE WHEN FACING CHALLENGES, AND THE NEED FOR SECURITY MEASURES AT VACANT PROPERTIES TO PREVENT COSTLY SETBACKS.

This opportunity came through an SIOR, Society of Industrial and Office Realtors, referral partner who connected Kevin and Sydney with the seller. Our team first helped the client relocate to a 100,000 SF facility in Lincoln—doubling their footprint. Once they were settled, Kevin and Sydney were asked to list the former building.

We're proud of their work and grateful to the buyer and seller for their trust in bringing this complex deal across the finish line.



LAND



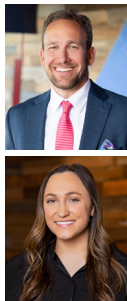
SOUTH BEND, NE 15.00 acres
BUYER OPPD
AGENTS Ryan Kuehl, CCIM, SIOR & Ryan Zabrowski, CCIM, SIOR, CRE



COMMERCIAL



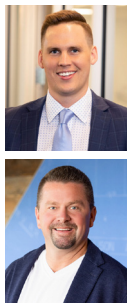
210TH & W DODGE ROAD 11,192 SF
LESSEE Sherwin Williams
AGENTS Brian Kuehl & Molly Kuehl, CCIM



OFFICE



147TH & F STREET 5,534 SF
LESSEE FoleyShald Engineering
AGENTS Jack Warren, CCIM & JP Raynor, JD, CCIM, SIOR



INDUSTRIAL



6600 FLETCHER AVE - LINCOLN, NE 50,300 SF
BUYER J Tasler Real Estate LLC
AGENTS Kevin Stratman, CCIM, SIOR & Sydney Weller, CCIM



INVESTMENT



BELLEVUE BUSINESS CENTER 32,600 SF
BUYER Matcon LLC
AGENTS Grant Kobes, CCIM, Jarrot Simon, Sydney Weller, CCIM, & Dan Grant



LAND

- SALE** 15.00 AC in South Bend, NE to **OPPD**
- SALE** 4.16 AC at 192nd & Harrison Street to **Blake Cemer Properties LLC**
- SALE** 1.44 AC at 192nd & Hwy 370 to **New Horizons Real Estate Development LLC**
- SALE** 1.13 AC at 204th & Veterans Drive SEC to **DKPM Investments Corporation**
- SALE** 1.09 AC at 99th St & Redick Avenue to **Vivid Property Company LLC**

COMMERCIAL

- LEASE** 11,192 SF at 210th & W Dodge Road to **Sherwin Williams Company**
- LEASE** 5,007 SF at 162nd & W Maple Road to **Inner Circle ABA**
- LEASE** 4,428 SF at 192nd & Q Street to **Accredo Health Group, Inc**
- LEASE** 3,927 SF at 204th & West Dodge Road to **Don Carmelo's Pizzeria**
- LEASE** 3,300 SF at 45th & L Street to **Optimus Auto**
- LEASE** 3,104 SF at 210th & W Dodge Road to **GolfTRK**
- LEASE** 3,000 SF in Bellevue, NE to **Pedego Electric Bikes**
- LEASE** 2,500 SF at 98th & Giles Road to **Cabinet IQ**
- LEASE** 2,250 SF at 120th & Roberts Road to **Absolute Finishings LLC**
- LEASE** 2,060 SF at 84th & F Street to **Total Wireless**
- LEASE** 1,760 SF at 144th & W Maple Road to **Rupp Chiropractic**
- LEASE** 1,716 SF at 183rd & Hwy 370 to **Club Pilates**
- LEASE** 1,534 SF at 84th & Park Drive to **Ralston Public Schools**
- LEASE** 1,499 SF at 42nd Street & Twin Creek Drive to **Wild Chicken**
- LEASE** 1,468 SF at 96th & Giles Road to **We're Lymphedema Therapy Services**
- SALE** 1,421 SF at Florence Boulevard & Ames Avenue to **Late 126, LLC**
- LEASE** 1,280 SF at 108th & W Center Road to **Dr. Louis Sempel, PC**
- LEASE** 1,251 SF at 90th & Maple Street to **Empty Spaces Studios**
- LEASE** 1,169 SF at 42nd Street & Twin Creek Drive to **Electric Zombie Tattoo LLC**
- LEASE** 1,100 SF at 144th & F Street to **Omaha Headshot Company**
- LEASE** 1,097 SF at Hwy 370 & Washington Street to **The Opalescent Studio**
- LEASE** 1,065 SF at 10th & Hickory Street to **Sheelytown Market**

OFFICE

- LEASE** 5,534 SF at 147th & F Street to **FoleyShald Engineering**
- LEASE** 4,099 SF at 112th & John Galt Boulevard to **Everest Group, LLC**
- LEASE** 3,688 SF at 136th & California Street to **Ausman Law**
- LEASE** 3,320 SF at 132nd & Pierce Street to **Arlanda Business Solutions, LLC**
- LEASE** 3,164 SF at 36th & Harney Street to **Avant-Garde Wealth Partners**
- LEASE** 2,390 SF at 111th & John Galt Boulevard to **WEX**
- LEASE** 2,262 SF at 117th & Grant Street to **Dignity Health Collective**
- LEASE** 2,183 SF at 128th & W Dodge Rd to **Focus Partners Wealth**
- LEASE** 2,076 SF at 13th & Farnam Street to **TranSystems Corporation**
- LEASE** 1,670 SF at 147th & California Street to **J Greg Smith Inc**
- LEASE** 1,610 SF at 114th & Davenport Street to **Carlson & Blakeman LLP**
- LEASE** 1,594 SF at 111th & Blondo Street to **Green Peaks Planning**
- LEASE** 1,426 SF at 115th & Capitol Avenue to **Nothing Bundt Cakes**
- LEASE** 1,232 SF at 114th & Davenport Street to **Carlson & Blakeman LLP**
- LEASE** 1,185 SF at Regency Circle & Westchester Circle to **North Channel Capital**
- LEASE** 1,000 SF at 156th & W Dodge Road to **SôR, LLC**

INDUSTRIAL

- SALE** 50,300 SF in Lincoln, NE to **J Tasler Real Estate LLC**
- SALE** 35,609 SF at 67th & Spring Street to **3112 S 67th St, LLC**
- LEASE** 35,040 SF at 133rd & Chandler Road to **Zo Skin Health Inc**
- SALE** 29,750 SF at 68th & J Street to **Stevenson Properties Omaha NE, LLC**
- SALE** 25,800 SF at Avoca, IA to **Noble Five LLC**
- LEASE** 16,128 SF at 94th & G Street to **Total Wellness**
- LEASE** 11,680 SF at 133rd & Chandler Road to **Quail Distributing Inc**
- SALE** 9,800 SF in Lincoln, NE to **Safe Harbour Exchange LLC**
- LEASE** 8,040 SF in Council Bluffs, IA to **Highway Signing LLC**
- LEASE** 6,549 SF at 87th & F Street to **Kwik But Careful Movers of Omaha LLC**
- LEASE** 6,437 SF at 139th & L Street to **Forman Ford**
- LEASE** 6,048 SF at 94th & G Street to **Print Image Solutions Inc**
- LEASE** 5,460 SF at 66th Ave & Grover Street to **Stanley Petroleum Maintenance Inc**
- LEASE** 4,400 SF at 111th & Q Street to **Atlas Technical Consultants, LLC**
- LEASE** 4,338 SF at 94th & G Street to **Acosta Inc**
- LEASE** 3,930 SF at 138th & Industrial Road to **Elknoventions, Inc**
- LEASE** 3,910 SF at 101st & J Street to **Recon Pest Services LLC**
- LEASE** 3,181 SF in Council Bluffs to **AgroEcoPower LLC**
- LEASE** 3,000 SF at Wenninghoff Road & Crown Point Avenue to **ELM Utility Services**
- LEASE** 2,850 SF at 120th & Cornhusker Road to **C2 Glass Services**
- LEASE** 2,800 SF at 90th & Sorensen Parkway to **Patriot Contracting Inc**
- LEASE** 2,160 SF at 94th & G Street to **Eurofins Microbiology Laboratories Inc**
- LEASE** 2,040 SF at 87th & I Street to **Resolute Hawk Construction LLC**
- LEASE** 2,000 SF at 87th & F Street to **Cross Point Innovations LLC**
- LEASE** 1,776 SF at 94th & G Street to **Ameretail LLC**
- LEASE** 1,620 SF at 87th & F Street to **All Wired Up Electrical Inc**

INVESTMENT

- SALE** 32,600 SF in Bellevue, NE to **Matcon LLC**

COMMERCIAL

LEASE

**20112 PIERCE STREET**

1,275-4,045 SF

- Brand new retail space, anchored by Equitable Bank
- Strategic location at 202nd & Pacific
- Easy access from Pacific or 204th Street
- End cap unit available
- There is potential to expand the available space from 1,275 SF to either 2,645 SF or 4,045 SF, providing flexible options to accommodate a variety of business needs

LEASE

**WOLF CREEK SHOPPING CENTER Bellevue, NE**

2,400-4,800 SF

- This intersection houses the majority of national retailers serving the sub-market
- Near Offutt Air Force Base and Bellevue University
- Smaller retail opportunity in prominent shopping center
- Suite 109 is a former bakery with a commercial kitchen and patio space

LEASE

**4005 TWIN CREEK DRIVE**

2,963 SF

- Located in the Twin Creek Plaza, a bustling commercial area anchored by major retailers like Target and Baker's
- Excellent visibility from Highway 370
- High-traffic area with approximately 26,000 VPD
- Average household income of \$113,220 per year and a population growth supported by nearby employers like Offutt Air Force Base, UNMC Bellevue, and large tech companies like Facebook and Google

LEASE

**ROCKBROOK PLAZA 108th & Prairie Hills Dr**

1,280-2,560 SF

- Prime location in the Rockbrook Village Shopping Center
- Three former exercise studios
- Open floor plans can be customized
- Immediate access to Hwy 680
- High visibility to 108th Street
- High foot traffic

LEASE

**1902 N 90TH STREET**

6,069 SF

- Attractive one-story building in a thriving commercial area, ideal for retail or flex use
- Ceiling heights range from 9' to the drop ceiling, 11'6" to the trusses, and 14' to the roof deck, offering flexibility for various business needs
- Includes a 10' x 20' overhead door for convenient truck loading and unloading

LEASE

**STAND ALONE RESTAURANT SPACE**

36th & Twin Creek Dr 4,506 SF

- Highly visible to Hwy 370 and accessible with proximity to residential neighborhoods and anchored by Target and Baker's
- Located on Highway 370 for ease of access and ample parking
- Tenant is responsible for All NNN Expenses
- For sale option- Please contact Broker for details

SUBLEASE

**ANTLER VIEW II 192nd & W Maple Rd**

3,744 SF

- Existing medical build out includes exam rooms with sinks, private offices, reception area and retail showroom
- Situated along the Maple Street corridor, just west of the brand new Costco with strong traffic counts and excellent visibility
- Prominent building signage, park at your door
- Surrounded by established neighbors
- Located in a well populated area with strong demographics

LEASE

**FORMER MEDICAL SPACE ON DODGE STREET**

132nd & W Dodge Rd 3,500 SF

- Existing medical build out includes exam rooms, private offices, reception area and retail showroom
- Park at your door
- Located at one of the best intersections in the city
- Prime location on W Dodge Rd with excellent visibility
- High traffic neighbors that drive consistent traffic
- Huge signage opportunity

LEASE

**PARK DRIVE PLAZA 85th & Park Dr**

2,210-4,410 SF

- Located in Ralston near Ralston High School
- Easy access and lighted intersection at 84th and Park Drive
- Near LaVista City Center
- Built in 1971 and renovated in 2010, new roof 2016
- Park at your door
- Monument signage available

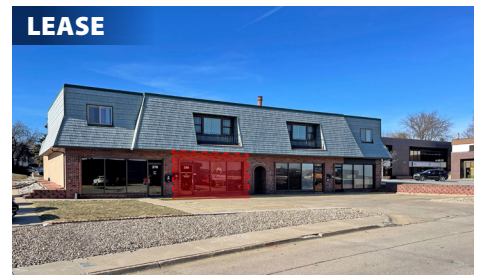
LEASE

**KEY VILLAGE 80th & Maple St**

1,000 SF

- Monument signage available
- Convenient front door parking
- Natural light throughout space
- Office space within a mixed-use building
- Tenant is responsible for separately metered gas and electricity

LEASE

**278-284 N 115TH STREET**

1,000 SF

- Building signage
- Park at your front door
- Two private offices, open workspace, and restrooms.
- Convenient location with easy access to I-680 and West Dodge Expressway
- Water/Sewer included in CAM

LEASE

**9805 Q STREET** 6,000-23,965 SF

- Large windows provide an abundance of natural light throughout the space
- High power capacity with a backup generator onsite
- Conveniently located near a wide range of amenities and services
- Outstanding parking ratio of 9 stalls / 1,000 SF

LEASE

**WESTPORT FINANCIAL** 145th & F St 8,477 SF

- Prime location near 144th and L Street, just a short walk from dining and essential services
- Well-designed floor plan featuring private offices, conference rooms, a kitchen, and open workspace
- Elevated second-floor office space with scenic lake views

LEASE

**SEVILLE SQUARE II** 147th & W Dodge Rd 2,268 SF

- Well-balanced mix of private offices and open workspace
- Recently renovated common areas for a fresh, modern feel
- Excellent location with quick access to West Dodge Road and I-680
- Surrounded by a variety of dining and shopping options

SUBLEASE

**2580 S 90TH STREET** 1,575 SF

- Open floor plan with a kitchenette
- Modern finishes throughout
- Convenient front-door parking
- Floor-to-ceiling windows providing abundant natural light
- Close to Loveland Centre, restaurants, shopping, and other amenities

LEASE

**ONE PACIFIC PLACE** 110th & Pacific St 7,976 SF

- Scenic campus featuring walking trails and a tranquil pond.
- Complimentary covered parking garage
- State-of-the-art fitness center equipped with modern machines, shower and locker facilities
- Thoughtfully designed floor plan with multiple private offices and conference rooms along the glass, offering impressive views

LEASE

**4610 S 25TH STREET** 2,911-6,102 SF

- Prime South Omaha location near 25th and L Street, offering seamless access to Highway 75
- Rare opportunity for move-in-ready office space with multiple private offices and conference rooms
- Convenient front-door parking for easy accessibility

LEASE

**MIDWEST PROFESSIONAL BUILDING****135th & California St** 2,024 SF

- A great mix of offices, a conference room, reception area, and kitchen
- Underground parking is available
- Monument sign with fantastic visibility to California Street
- Within walking distance of several restaurants including Stokes and Biaggi's
- Easy and convenient access to West Dodge Road

LEASE

**CENTER PROFESSIONAL BUILDING** 80th & W Center Rd

- 439-553 SF
- Small suites available, many with windows
- Nicely remodeled common areas
- Minutes to I-80
- Many services in surrounding area

SALE

**1515 S 75TH STREET** 52,367 SF

- Tenant is willing to sell all existing modern, updated furnishings and FF&E throughout the space
- Spacious open floor plan featuring exposed high ceilings, abundant natural light, and a layout ideal for collaboration
- Multiple breakout rooms, private offices, and large training & conference rooms equipped with state-of-the-art AV systems
- Convenient and plentiful parking for staff and visitors

LEASE

**WESTIN BUILDING** 118th & W Center Rd 2,637-4,104 SF

- Highly visible, central location just minutes from I-680 via West Center Road
- Exclusive use of digital monument signage
- Building signage opportunities available
- Access to shared kitchen and conference facilities at no additional cost

LEASE

**7701 PACIFIC STREET** 368-1,120 SF

- Windows in every suite providing excellent natural light
- Located near Aksarben Village, UNO, and CHI Bergan Hospital
- Quick access to I-80 and Dodge Street
- Surrounded by a wide range of nearby amenities and services
- Janitorial service included 3 days a week

OFFICE

LEASE

**SEVILLE SQUARE V 148th & California St 5,109 SF**

- Convenient and quick access to Dodge Street
- Scenic, campus-like setting
- Directly across from the new Heartwood Preserve development
- Surrounded by numerous dining and shopping options
- Front-door parking for easy accessibility
- Expansive windows providing abundant natural light throughout the space

LEASE

**SEVILLE SQUARE III 147th & California St 2,601 SF**

- Convenient parking right at your doorstep
- Spacious offices, each featuring natural light from large windows
- Expansive conference room, perfect for meetings and presentations
- Ideal for a variety of professional uses, including counseling, legal services, accounting, and more

SUBLEASE

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

- 2nd Generation finished office space available
- Mix of open space, private offices and conference room
- Several major retailers located nearby
- Access to I-80 is minutes away
- Park at your front door
- Digital Monument sign faces L Street and visible to 97,098 cars per day

LEASE

**WESTFIELD I OFFICE BUILDING 98th & Nicholas St 3,207 SF**

- Five offices, conference room, open workspace, break room, and reception
- Large windows in private offices provide ample natural light.
- Conveniently located near I-680 and Dodge, allowing for quick access across Omaha
- Surrounded by other office users and medical practices, fostering a collaborative and high-profile business environment

INDUSTRIAL

LEASE

**8951 S 126TH STREET**

- Office Space: 5,500 SF • Outdoor Storage: 1.7 AC
- Move-in-ready second floor office space
- Outdoor storage available for \$2,500 per month
- 0.67 acres of currently graveled, fenced outdoor storage with the potential to expand by approximately 1.7 acres.
- Ample amount of parking
- Current layout offers the flexibility to make space your own
- Warehouse space is not included in this offering

LEASE

**PORTAL PLAZA BUILDING C 108th & Portal Rd 4,140 SF**

- Approximately 5 minutes from I-80/ Giles Rd interchange
- Large storefront windows for daylight exposure
- Located along the Papio Bike Trail
- 20-foot high ceilings
- Last space available in the bustling Portal Plaza center

LEASE

**13305 PORTAL DRIVE 2,880 SF**

- Class A finishes
- Nicely finished office space
- No outdoor storage
- Radiant heat in the shop
- Trench drains in the shop
- (2) 12' x 14' drive doors

LEASE

**12138 ROBERTS ROAD 2,850 SF**

- Hard to find industrial/flex space Quick access to I-80
- Heated shop space
- AC in office space
- Floor drain
- Two 12 x 14 drive-in doors Park at your front door
- 600 SF of finished office space on the mezzanine level
- Private parking with security gate

LEASE

**8609 I STREET 1,500 SF**

- Easy access to I-80 via 84th Street
- Many services located nearby: restaurants; convenience stores, and more
- Park at your front door
- Roll-up door in each bay
- AC and heat

LEASE

**2608 N 84TH STREET 2,400 SF**

- Floor drains
- Large oversized drive-in door (12'x14')
- New LED lights and paint

INDUSTRIAL

LEASE

**GRETNA LOGISTICS****210th & Platteview Rd 405,600 SF**

- Nebraska's largest Class A speculative warehouse
- Excellent access to Interstate 80
- All 41 dock positions fully equipped with 45,000 lb pit levelers, bumpers, seals, and wheel chocks
- Ability to add additional dock doors - 37 knock out panels to expand dock total to 78
- ESFR sprinkler system
- Potential to expand both vehicle and trailer parking

SALE

**2002 N 16TH STREET 58,600 SF**

- Spacious industrial facility ideal for warehouse, distribution, or manufacturing/production uses
- Heavy power, 277-480 volt/3 phase
- Approximately 1.1 acres of additional ground allowing for potential expansion or parking
- Fire sprinkler system
- Floor drains throughout the warehouse
- Enclosed outdoor storage, approximately 17,600 SF

LEASE

**BROOK VALLEY 14 108th & Harrison St 24,090 SF**

- Three dock doors with levelers and bumpers
- One 12' x 14' drive-in door
- Three half docks

LEASE

**HOUSE AND HOME CENTER 138th & Industrial Rd 5,272 SF**

- Professionally managed with clean, well-maintained property
- Digital monument signage for prime visibility on Industrial Rd
- Fire sprinkler system which allows for indoor entertainment and assembly users
- Convenient access to I-80 via L Street for easy transportation
- Ample parking for tenants and visitors
- Versatile zoning allows for a variety of commercial uses

LEASE

**VALLEY LAKES BUSINESS PARK 264th & Meigs St**

- 14,400-28,800 SF
- Less than 1 mile to Elkhorn Athletic Associations First Interstate Sports Plex
- Trench drains in the warehouse
- Fire sprinkler
- (2) 200 Amp panels per bay, 22' 3" - 26' clear height
- Under construction build-to-suit

SALE

**9918 S 148TH STREET 17,638 SF**

- Recently renovated building, updates include: new windows; LED warehouse lights; paving; and significant office remodel
- Located in the highly-desired Sarpy West Submarket great access to Interstate 80
- Less than five minutes from the booming Highway 50 corridor
- Above-standard lot size, potential for up to 2.4 AC of fenced outdoor storage
- 6 drive-in doors

LEASE

**11801 OLIVE STREET 3,000-12,000 SF**

- Limited outdoor storage is available
- Ability to install drain/trench drains in warehouse
- Located 2 miles from the onramp at Interstate 80 and Giles
- Located in the Harrison Hills development adjacent to the Southport area which includes names such as Streck Labs, Cabelas, Costco, La Vista Hotel and Conference Center, Oriental Trading Company, Kiewit Corporation and numerous quick casual food uses

LEASE

**10409 I STREET 33,120 SF**

- Available September 1, 2025
- Outstanding location, less than 2 minutes from Interstate 80, via I Street
- Approximately 2,650 SF of office with a mix of private offices and cubical space - recently renovated
- 20' ceiling height
- New energy-efficient LED lighting
- Potential for some outdoor storage

LEASE

**20920 CALIFORNIA STREET 2,348-6,000 SF**

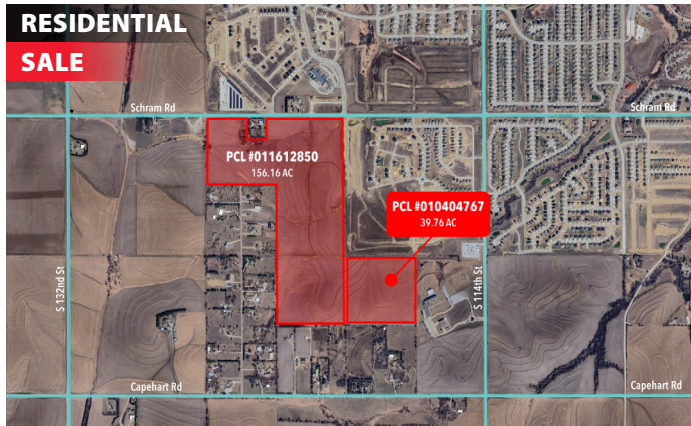
- Prime Elkhorn location near 204th & W Dodge Rd, west of Menards
- (1) Drive-in door for 6,000 SF; (1) for 2,348 SF
- Heated and air conditioned
- Clear span, 16.9' ceiling height, Gas heat
- CC zoning
- Excellent Elkhorn location near Elkhorn Sports Mecca

LEASE

**HI-PARK BUSINESS CENTER 94th & G St 4,608 SF**

- Hard-to-find industrial/flex spaces available for lease
- Spaces include a good mix of office and warehouse space
- Park at your front door
- Building and monument signage available
- Great central location - easy I-80 access
- Nice campus setting

LAND

RESIDENTIAL
SALE**120TH & SCHRAM ROAD**

195.92 AC

- Located in Papillion, NE - Extraterritorial Jurisdiction
- One of Nebraska's fastest growing zip codes
- Brand new elementary school located across the street
- Future land use is designated as low density residential
- Property is surrounded by new residential subdivisions, schools, church, future residential and mixed use
- Road infrastructure in process

COMMERCIAL
SALE**GILES POINTE LOTS 180th & Aurora St.** 9.4 AC

- Direct visibility to 180th Street with full movement access
- Multifamily opportunity on Lot 1 Replat 2
- New Gretna high school, middle school and elementary school less than one mile away
- Underserved area with very few opportunities for retail property on 180th Street between Giles and Hwy 370
- Lots are rough graded with infrastructure in place

COMMERCIAL
SALE**SYRACUSE BUSINESS CENTER Syracuse, NE** 5.777 AC

- Prime location in Syracuse, NE
- Ideal land for for any commercial application
- Hwy 2 visibility
- Affordable, platted development land ready for immediate use

COMMERCIAL
SALE**CATTAIL CREEK COMMERCIAL LAND 192nd & Q St**

1.42 - 3.04 AC

- Zoning can accommodate a variety of commercial uses
- Ideal for businesses looking to capitalize on the areas of growth
- High daily traffic volume
- Nearby utilities & planned road expansions
- Surrounded by residential developments

COMMERCIAL
SALE**8470 EIGER DRIVE Lincoln, NE** 1.27 AC

- S. 84th Street and Andermatt Dr. averages a daily traffic count of approximately 40,000 vehicles
- Flat parcel ready for development with utilities in the adjacent right of way
- Big-Box Anchor stores include Sam's Club, Menards and Walmart with significant traffic counts

INDUSTRIAL
LEASE**9320 J STREET Trailer Parking/Storage**

- Up to 60 trailer stalls
- Fully fenced and secured
- Prime location in an established industrial park
- Hard to find trailer parking
- Can also be used for outdoor storage

INDUSTRIAL
SALE**FREMONT INDUSTRIAL PARK Fremont, NE** 24-72 AC

- Off of W 23rd St & Platte River Rd in Fremont, NE
- Can accommodate 24-72 AC
- Hard-to-find industrial site

INVESTMENT

SALE

**MONARCH WEST 72nd & Hwy 370** 11,134 SF

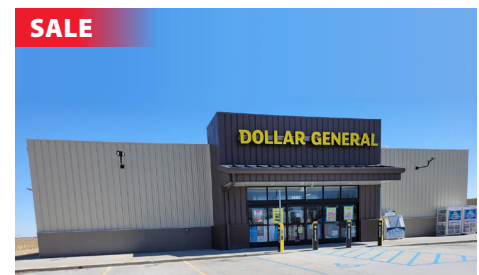
- Located opposite Shadow Lake Towne Center, an 800,000 SF lifestyle center
- Conveniently located on the 72nd St. and Hwy 370 intersection
- Excellent visibility with great signage
- Ability to re-size tenant for an owner user or investment opportunity
- Ability to demise the building into multiple bays

SALE

**MONARCH PLACE EAST 72nd & Hwy 370** 12,547 SF

- 100% leased multi-tenant shopping center
- Located opposite Shadow Lake Towne Center, an 800,000 SF lifestyle center
- Conveniently located on the 72nd St. and Hwy 370 intersection
- Excellent visibility with great set of long term tenants
- Large glass storefront across the entire building
- Potential for a future ATM site

SALE

**DOLLAR GENERAL Blue Hill, NE** 7,545 SF

- Prime retail opportunity located at US HWY 281 & Cass St.
- Absolute NNN lease
- Leased through 4/30/2032
- Great replacement property for a 1031 Exchange