



By Jason Velinsky

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
Spencer Mullen
R.J. Neary, CCIM, SIOR, CRE
J.P. Raynor, JD, CCIM, SIOR
Mike Rensch
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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
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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

INVESTORS REALTY PROJECT MANAGEMENT DELIVERS MCGRATH NORTH REMODEL WITH CLIENT-FIRST APPROACH

McGrath North occupies four floors of the First National Bank Tower in downtown Omaha. Investors Realty's Project Management Department was asked to help remodel their 51,000 square foot space.

The growing firm had a demand for more meeting rooms along with an upgraded conference, lobby, and gathering space. The remodel was completed in two phases, which started in late 2023 and finished in December 2024. We are proud to say the collaborative effort on this project provides a modern, functional workspace for McGrath North clients and employees well into the future.

Here's a look at the project breakdown.

McGrath North had a vision for updated workstations, lighting, audio visual equipment, break rooms and new meeting room locations to help better meet staff, and client needs.

The managing stakeholders, including IT and office management at McGrath North, were closely involved in all decisions, especially design and construction meetings. A weekly contractor meeting occurred on site, including weekly owner meetings to ensure challenges were addressed, building requirements were met, and cleanliness of the work spaces were maintained. Our Project Management team also met with the general contractor before each bill pay application was released to ensure waivers and paperwork were completed prior to providing it to McGrath North management.

This project required careful planning in order to allow McGrath North staff to continue working during the remodel. Phase I included moving staff from two floors onto one vacant floor, with some employees

working from home. This first phase was the largest undertaking, because it included the floor with the lobby, large reception area and four main conference rooms, in addition to employee workspaces.

"INVESTORS, AND MORE SPECIFICALLY JASON VELINSKY, WAS AN IMPORTANT PART OF OUR PROJECT. JASON HAD THE FOCUS AND ORGANIZATION TO KEEP THE PROJECT ON TRACK AND ON BUDGET. HIS ATTENTION TO DETAIL WAS VALUABLE AND A KEY TO GETTING THE PROJECT OVER THE FINISH LINE."

- PATRICK PEPPER, MCGRATH NORTH SHAREHOLDER AND DIRECTOR.

Some of the major planning included: Furniture and appliance placement and delivery logistics; audio visual decisions and contractor access; employee location planning; construction signage and relocating client meeting areas; building dock usage; contractor background checks and badging; artwork conceptualization; and many more detailed planning activities.

McGrath North's remodel was finished on time and on budget. We are proud to have played a part in the research, planning, and execution of their transformation.

Want to see more of our work? Explore additional photos and the full McGrath North case study on our blog by scanning the QR code.



BEFORE: RECEPTION/LOBBY



AFTER: RECEPTION/LOBBY

CELEBRATING JERRY HEINRICHS: 50 YEARS OF LEADERSHIP, LEGACY, AND LASTING IMPACT



As we celebrate our 50th anniversary, it feels especially meaningful to honor one of the individuals who started it all—Investors Realty co-founder, Jerry Heinrichs. Jerry officially retired from day-to-day office life on July 31.

Jerry's contributions over the last five decades are immeasurable. As one of the pillars of IRI, Jerry helped build not just a company, but a culture rooted in integrity, consistency, and care. His steady leadership, investment expertise, and quiet humor have touched every corner of the business, and every person lucky enough to work alongside him.

Though Jerry is stepping away from his daily office routine, he isn't fully hanging it up. He'll continue to focus on REIT transactions and 1031 exchanges from home and will still hold his license with Investors Realty. And yes, he's still open to lunch invitations.

To celebrate his extraordinary impact, we turned Jerry's final week in the office into a full "Week of Jerry." From start to finish, the week was filled with gratitude, memories, and a few of Jerry's favorite things.

We kicked things off with his drink of choice, Dr. Pepper, alongside Snickers and Babe Ruth bars. One lunch featured PB&J and braunschweiger sandwiches (don't worry, not together), and another morning brought bagels and donuts for the team to enjoy. A special yard sign and office decorations marked the occasion, and we closed the week with a celebratory lunch surrounded by employees and Jerry's family.

The lunch was topped off with carrot cake, Jerry's favorite. Team members shared heartfelt messages, while a few of his longtime partners sent in touching video tributes recognizing the lasting mark Jerry has made on the commercial real estate community in Omaha. He was sent off with thoughtful gifts from the entire office, including gift cards to his go-to restaurants, a few celebratory beverages, and a framed photo from IRI's 50-year celebration signed by the whole team - ready to be displayed in his new home office.

Several colleagues also shared reflections that beautifully capture the impact Jerry has had:

"One of the many lessons learned from Jerry is that you need to 'walk the land,' you can't just drive by or look at the aerials. It is amazing what you learn and see when you walk it."

-RJ Neary, Past President

"Jerry, this has been a bittersweet day for me. Words can't adequately express my gratitude for your leadership. I've only had one job in my career, and I've been incredibly fortunate that it's been here at Investors Realty. Thank you for making IRI a place that's both fun and rewarding to come to each day. Enjoy your well-deserved retirement."

-Ryan Zabrowski, President

"Jerry, you have been an inspiration and a great mentor. Thank you for everything you've done to help me and everyone else in the office! Your wisdom and experience are irreplaceable. You've helped create a culture that is unsurpassed, and I'm grateful to have been a part of Investors Realty. It's not just a culture where the client comes first—it's a place where all of us have been able to excel to our fullest potential."

- Lee Ehlers, Broker

As we wrapped up the celebrations, Jerry shared a few words of his own with the team:

"A big thank you to all of you who made my retirement celebration such a positive event—especially Bobbie, who did an excellent job of making Jerry Week a continuous event that I will always remember.

Investors Realty is a great place to work. It is full of nice and talented people who work hard to do their job. The company has good management and good leadership, making it a pleasant place to work. I have always enjoyed working at Investors. I will miss all of you."

Jerry, thank you for pouring your heart into Investors Realty for five decades. Your leadership, humility, and client-focused dedication have shaped this company and inspired us all. We're so grateful for your example and are excited to see what this next chapter holds for you.

To reach Jerry going forward, he can still be contacted at jheinrichs@investorsomaha.com.

CATALYST AT THE EDGE: BE WHERE HISTORY MEETS MOMENTUM

Catalyst is a 170,000 SF Class A innovation hub thoughtfully redeveloped from the historic Omaha Steel Works building, located just west of the University of Nebraska Medical Center (UNMC) at 42nd & Farnam Street in the fast-growing EDGE District.

Blending industrial character with modern design, Catalyst offers a dynamic and collaborative environment for forward-thinking businesses. The building preserves original features like exposed steel beams and a vintage gantry crane*, while introducing flexible office options and high-end amenities that elevate the tenant experience. From private, build-to-suit suites to move-in ready spaces, tenants also enjoy shared perks such as a fitness center, rooftop terrace, café, event hall, and the stunning communal atrium known as the Passageway.

The site's history dates back to 1906, when it first opened as Omaha Steel Works, producing steel components for bridges, locomotives, and even the Nebraska State Capitol. During World War II, the plant shifted to manufacturing artillery and landing craft components. After sitting empty for years, the building was reimagined into what is now. Catalyst is a space that honors its industrial past while stepping into the future as a hub for growth, innovation, and connection.

Catalyst is uniquely suited to support businesses that value flexibility, creativity, and a sense of community. Nonprofits, creative agencies, corporate teams, and startups alike will find an environment that encourages collaboration through intentional design and shared resources. Open lounges, meeting spaces, and event areas aim to bring together a diverse mix of professionals and industries.

What Prospective Tenants Should Know

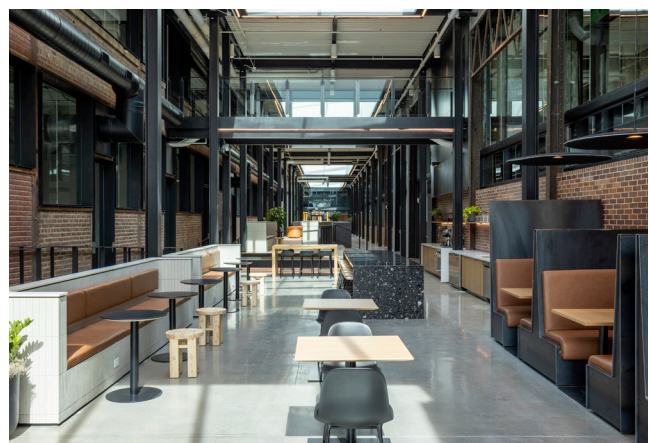
With suites ranging from 781 to 8,622 SF, and both move-in ready and customizable options available, tenants can find the right-sized space for their needs. What makes Catalyst stand out is its smart design—over 10,000 SF of premium shared amenities allow businesses to lease less space while still enjoying more perks. It's a smarter, more flexible way to scale that offers less private square footage, more shared value, and an upgraded day-to-day experience.

As the EDGE District continues to evolve with new development, amenities, and future streetcar access, Midtown Omaha is quickly becoming one of the city's most vibrant business destinations. Catalyst sits in the center of that momentum, ready to welcome a wide range of tenants drawn to its historic roots, modern amenities, and forward-looking energy.

At Investors Realty, we're proud to serve as the leasing team for Catalyst and to be part of bringing this remarkable redevelopment to life. With leasing starting soon, now is the perfect time to establish your place in one of Omaha's most exciting, future-ready districts.



*Vintage Gantry Crane



Catalyst is redefining Omaha's EDGE District. Explore full marketing materials, photos, and details by scanning the QR code.



FEATURED TRANSACTION

PLAZA NORTH SUCCESSFULLY SOLD AFTER STRATEGIC REPOSITIONING

Plaza North, located at 90th & Fort Streets in Omaha, is a 203,250-square-foot shopping center anchored by Baker's Supermarket for the past 37 years. Recently, the plaza welcomed a new entertainment destination called Fowling Warehouse.

History and Repositioning

In 2014, Walton Street Capital and NewQuest Epic acquired Plaza North as part of a nine-property retail portfolio. Many of the centers required renovations and new tenants. The business plan: reposition the properties through updates and leasing, then sell them. Over time, Walton and NewQuest completed the improvements and sold off the assets. Ember Grummons assisted the Seller with the sale of two centers located in Omaha and Kansas City.

By 2022, Plaza North was the only property remaining. At that point, Ember began working closely with the Seller to help guide the process toward a future sale. The Seller needed Baker's to renew its lease—a process that took nearly a year. They also aimed to fill the last 50,000-square-foot vacancy. A solution was found in Fowling Warehouse, which officially opened in July 2024.

After years of strategic leasing and repositioning, Plaza North was listed and ultimately sold to an out-of-state Buyer in June 2025. Ember Grummons represented the Seller in the transaction, marking the final chapter in the portfolio's success story.



A FEW OF OUR LATEST DEALS

SEPTEMBER 2025

DEALS

LAND



192ND & HARRISON STREET 3.79 acres
BUYER G12 Ventures Inc.
AGENTS Brian Farrell & Dan Grant

COMMERCIAL



80TH & CASS STREET 10,076 SF
BUYER Cass Street Medical LLC
AGENTS Brian Kuehl; Jeanette Weber, MPA, SIOR, CPM;
 Ryan Zabrowski, CCIM, SIOR, CRE, & Ryan Kuehl, CCIM, SIOR

OFFICE



140TH & WEST DODGE ROAD 28,400 SF
LESSEE Eide Bailey
AGENTS JP Raynor, JD, CCIM, SIOR & Mike Rensch

INDUSTRIAL



104TH & I STREET 33,120 SF
LESSEE Sadoff & Rudoy Industries
AGENTS Kevin Stratman, CCIM, SIOR;
 Ryan Kuehl, CCIM, SIOR; & Ryan Zabrowski, CCIM, SIOR, CRE

INVESTMENT



PLAZA NORTH SHOPPING CENTER 203,250 SF
BUYER Sky Capital Group
AGENTS Ember Grummons, CCIM

LAND

- SALE** 3.79 AC at 192nd & Harrison Street to **G12 Ventures Inc.**
- SALE** 2.11 AC at 183rd & Highway 370 to **Zancanelli Holdings LLC**
- SALE** 1.87 AC at 168th & Pacific Street to **iThinkFit**
- SALE** 1.49 AC at 204th & Q Street to **Jensen Tire**
- SALE** 0.94 AC at 193rd & HWS Cleveland Boulevard to **Kruegerland LLC**

COMMERCIAL

- SALE** 10,076 SF at 80th & Cass Street to **Cass Street Medical LLC**
- LEASE** 5,025 SF at Lincoln, NE to **MilkWorks**
- SALE** 4,625 SF at 84th & J Street to **Butteher, LLC**
- LEASE** 4,277 SF at 42nd Street & Twin Creek Drive to **La Cocina**
- LEASE** 2,900 SF at 76th & Cass Street to **X-Hale Hookah**
- LEASE** 2,760 SF at 22nd & Harney Street to **Cedar Tree Native Law**
- LEASE** 2,722 SF at 138th & West Maple Road to **Fyzical**
- LEASE** 2,681 SF at 204th & West Dodge Road to **Hustad Companies**
- LEASE** 2,555 SF at 98th & Giles Road to **TLC Home**
- LEASE** 2,172 SF at Gretna, NE to **Wander + Wonder Kids Play Cafe**
- LEASE** 2,158 SF at 89th & Indian Hills Drive to **Vrana General Contractors**
- LEASE** 2,041 SF at 132nd & West Maple Road to **Raad Gobah**
- LEASE** 2,032 SF at 702-732 Fort Crook Road N to **City of Bellevue Police**
- LEASE** 2,006 SF at 172nd & West Maple Road to **Aroma Pho LLC**
- LEASE** 2,004 SF at 170th & Wright Plaza to **Live Hydration**
- LEASE** 1,993 SF at 36th & Highway 370 to **Midlands Real Estate**
- LEASE** 1,950 SF at 38th & Highway 370 to **Akridge & Akridge Chiropractic**
- LEASE** 1,900 SF at 204th & West Dodge Road to **Tallgrass Commodities**
- LEASE** 1,673 SF at 96th & Schram Road to **Evergreen Veterinarian**
- LEASE** 1,580 SF at 153rd & West Maple Road to **Premier Chiropractic**
- LEASE** 1,565 SF at 36th & Highway 370 to **Swing 365**
- LEASE** 1,485 SF at 42nd & Twin Creek Drive to **American Shaman**
- LEASE** 1,471 SF at 169th & West Center Road to **Pelvic Physio**

OFFICE

- LEASE** 42,953 SF at 103rd & Nicholas Street to **Nebraska Methodist Hospital**
- LEASE** 28,400 SF at 140th & West Dodge Road to **Eide Bailey**
- LEASE** 15,081 SF at 137th & West Dodge Road to **Quantum Market Research Inc**
- LEASE** 13,476 SF at 114th & West Dodge Road to **Verve Collaborative Health**
- SALE** 10,000 SF at 132nd & West Dodge Road to **216 Partnership Company LLC**
- LEASE** 9,663 SF at 67th & Grover Street to **6790 Grover LLC**
- LEASE** 7,725 SF at 69th & Pacific Street to **Republic Western Insurance**
- LEASE** 6,154 SF at 137th & West Dodge Road to **Ameriprise Holdings Inc**
- LEASE** 4,414 SF at 92nd & West Dodge Road to **Nelson Murphy Insurance**
- LEASE** 4,214 SF at 107th & O Street to **Kindred Center**
- LEASE** 4,200 SF at 97th & Ida Street to **Esco Automation**
- LEASE** 3,945 SF at 88th & Frederick Street to **WIC**
- LEASE** 3,381 SF at 117th & Nicholas Street to **ARCO**
- LEASE** 3,293 SF at 114th & West Dodge Road to **Blackstone Insurance Group**
- LEASE** 3,250 SF at 147th & Canopy Avenue to **North Channel Capital**
- SALE** 3,207 SF at 98th & Nicholas Street to **10791 LLC**
- LEASE** 2,500 SF at 76th & Pacific Street to **Lotus Centre**
- LEASE** 1,474 SF at 147th & West Center Road to **Berry Law**
- LEASE** 1,470 SF at 120th & M Street to **J. Randall CPA**
- LEASE** 1,220 SF at 147th & F Street to **Freedom Lending**
- LEASE** 1,200 SF at 114th & Davenport Street to **Blossom Bridge ABA LLC**

INDUSTRIAL

- LEASE** 33,120 SF at 104th & I Street to **Sadoff & Rudoy Industries**
- LEASE** 25,757 SF at 45th & F Street to **Option 3 Material Handling LLC**
- LEASE** 25,194 SF at 192nd & Platteview to **Epic Custom Trailers, LLC**
- SALE** 9,562 SF at 19th & Leavenworth to **Peace Through Bikes and Music, LLC**
- LEASE** 9,462 SF at 114th & Centennial Rd to **Schu Marketing**
- LEASE** 6,000 SF at 111th & Q Street to **Teledyne CETAC Technologies**
- LEASE** 6,000 SF at 84th & Lake Street, Keystone Drive to **APEX Integration LLC**
- LEASE** 6,000 SF at 209th & Cumberland Dr. to **K-Train Pitching**
- LEASE** 5,500 SF at 126th & Giles Road to **TelCom Construction**
- LEASE** 5,272 SF at 138th & Industrial Road to **OrthoNebraska**
- LEASE** 4,680 SF at 84th & Lake Street, Keystone Drive to **Mainline Industrial LLC**
- LEASE** 4,315 SF at 108th & I Street to **Standard Digital**
- LEASE** 3,600 SF at 94th & G Streets to **Glenn's Auto Glass LLC**
- LEASE** 2,430 SF at 94th & G Streets to **Heartland Food Brokers LTD a Missouri LTD**
- LEASE** 2,348 SF at 209th & Cumberland Dr. to **EcoAir**
- LEASE** 1,920 SF at 89th & J Street to **Scribner Enterprises, Inc.**
- LEASE** 1,500 SF at 87th & I Street to **Dr. Vinyl of Omaha**
- SALE** 1,150 SF at N 20th & Nicholas to **Late 126, LLC**

INVESTMENT

- SALE** 203,250 SF at 90th & Military to **Sky Capital Group**
- SALE** 21,930 SF at Springfield, NE to **Pittsburg Properties LLC**
- SALE** 10,597 SF at 156th & Taylor St to **GNR Real Estate LLC**

INDUSTRIAL

SALE OR LEASE

**9575 N 109TH AVENUE** 175,000 SF

- Class A industrial space with 35,000 SF of Class A office finish and 140,000 SF of manufacturing warehouse
- Five 9'x9' dock doors with levelers, bumpers, & seals
- Six 14'x18' drive doors; two 12'x12' drive doors
- Cranes: (2) 5-Ton; (3) 10-Ton
- Zoned GI - General Industrial
- Easy access, minutes from I-680
- Versatile space for industrial operations

SALE

**20560 PARK ROAD** 12,000 SF

- Clear height 16'
- (2) 12'x14' drive-in doors; (2) 12'x12' drive-in doors
- Work pit in warehouse
- Floor drains
- Excess ground, total site 3.43 acres
- Minutes from 204th and West Dodge Street
- House included
- Deed Restricted: No tree service use

LEASE

**HARVEST HEIGHTS ON THE CREEK** Waterloo, NE

1500 - 7,500 SF

- New construction
- Low maintenance & energy efficient, full span metal
- Buildings tremendous growth area
- Excellent visibility from HWY 275 with 23,065 VPD
- Only 3 minutes west of 204th and Dodge

LEASE

**4404-4428 S 108TH STREET** 5,250 SF

- SWC of 108th & I Streets with easy access
- Interstate access off I Street or L Street
- Built-in reception, two conference rooms, open space for cubicles, kitchenette and restrooms
- Clean, well lit and move-in ready

LEASE

**4425 S 84TH STREET** 4,625 SF

- Fully renovated 2,750 SF showroom
- Approximately 7,000 SF of outdoor storage
- New overhead 12' x 12' drive-in door
- Bonus 1,500 SF of office mezzanine space (not included in building SF)
- Zoned GI - General Industrial
- Centrally located with great access to I-80

LEASE

**8801-15 F STREET** 5,300 SF

- Minutes to I-80 via 84th Street
- Park at your door
- Central location
- Zoned GI - General Industrial
- 8813 - Built out lab space

LEASE

**9120 N 96TH STREET** 2,550 SF

- Enjoy the benefits of industrial space in a less congested setting
- AG zoning allows for horticulture, agricultural sales, and lawn & landscape companies
- Gated entry
- 55 solar panels on the roof reduce electrical costs
- 4 minute drive to I-680

LEASE

**1916 LEAVENWORTH STREET** 3,200 SF

- Radiant Heat
- Clear span building
- Insulated warehouse
- Fully fenced with electronic gate
- Large overhead doors (2) 12'x14'
- Floor drains
- Power 220A / 240 V / 3 Phase

LEASE

**11344 S 146TH STREET** 1,913 - 9,089 SF

- 14 foot overhead doors
- Clear span
- Glass store front
- Versatile space sizes suitable for a range of business needs

LAND

COMMERCIAL
LEASE**HWY 275 & BLONDO STREET** Waterloo, NE 1.87 - 36.4 AC

- Build to suit
- Strategic location at Highway 275 & Blondo St
- High visibility and accessibility

COMMERCIAL
SALE**264TH & BLONDO STREET** Waterloo, NE 9.59 AC

- Land can also be sold as three 3 Acre lots for \$4.50/PSF
- Zoned for agriculture

COMMERCIAL
SALE**LAKEWOOD VILLAGES LOTS** 48th & Hwy 370 3.19 - 4.72 AC

- Great visibility to Hwy 370
- High-traffic area with approximately 26,000 VPD
- Replat 4 lends itself to retail or office
- Replat 9 lends itself to multi-family, retail, or office
- Infrastructure and utilities already in place
- Offutt Air Force Base, UNMC Bellevue, and large tech companies like Facebook and Google

COMMERCIAL

LEASE

**PORTAL PLAZA BUILDING C-2** 108th & Prairie Hills Dr 17,800 SF

- Join Kros Strain Brewing, Pint Nine Brewing Co., Pilkington Glass, Farrell's Extreme Fitness, and more
- 3,000 SF showroom with central heating & air conditioning
- Approximately 5 minutes from I-80 / Giles Rd. interchange
- The balance of the space is warehouse with gas heat only
- One dock door and one drive-in door

SALE

**CHERRY HILLS BUILDING C** 103rd & Blair High Rd 9,060 SF

- Stand-alone building with patio and potential drive-thru
- Signage opportunity on Blair High Road near I-680
- Ample on-site parking
- Flexible, open floor plan adaptable for many uses
- Ideal for an owner-user
- Currently vacant
- Building sprinklered

LEASE

**20323 BLONDO PARKWAY** 1,833 - 9,353 SF

- Easy access to West Dodge Expressway & Hwy 31
- Full movement access at 204th & Blondo Parkway
- Little to no commercial vacancy within 1 mile
- Near Old Towne Elkhorn
- Excellent demographics and disposable income

LEASE

**1908 LEAVENWORTH STREET** 4,800 SF

- New LED lights, freshly painted, and new windows
- Automatic garage door openers
- (2) 10'x12' garage doors
- Updated office
- Floor drains
- Radiant heat
- Power 120A / 480V / 3 Phase

LEASE

**6805 GROVER STREET** 3,000 SF

- Freshly remodeled space in move-in ready condition
- Excellent location with easy access to the Interstate
- Surrounded by many hotels and apartment developments
- Convenient front door parking
- Great visibility to Grover Street

LEASE

**13435-13505 A STREET** 3,414 SF

- Office layout includes a reception area, 6 private offices, large conference/training room, break room, and restrooms
- Warehouse space includes a 12' overhead drive-in door
- Easy access to 132nd & L Street
- Just minutes from Interstate 80
- Building signage available
- Various amenities in the immediate area

SALE

**STONEBRIDGE CHRISTIAN CHURCH** 61st & Miami St

- 18,970 SF
- Move-in ready church building
- Well-maintained property with contemporary updates throughout
- Prime location just south of Benson's main business corridor
- Public directional signage available at 61st & NW Radial Hwy and 61st & Blondo Street

LEASE

**TRANQUILITY PLACE** 124th & W Maple Rd 3,942 SF

- Signalized intersection at 124th & W. Maple Rd
- Monument and building signage available
- Park at your door convenience

LEASE

**VILLAGE POINTE SOUTH** 169th & Burke St 1,500 SF

- Move-in ready former chiropractic space with highly visible storefront
- Located in West Omaha's premier retail and office corridor
- Ample parking and park at your door
- Dense residential base within 1-3 mile radius
- Ideal for chiropractor, massage therapist, medical space, or general office

SALE

**115 W 28TH STREET** Pittsburg, KS 19,097 SF

- Single-tenant Tractor Supply Co. with "BBB" S&P credit rating
- Built in 2017; ~8 years remaining plus four 5-year renewal options
- Largest rural lifestyle retailer with 2,200+ stores nationwide
- Pittsburg, KS—regional hub near major cities

SALE

**KEARNEY MEDICAL CLINIC** Kearney, NE 49,253 SF

- Children's Nebraska recently signed a 10 year lease
- Renovated exterior
- Central Location in Kearney
- Across the street from Good Samaritan Hospital
- Great Visibility
- Multiple points of Ingress/Egress

INVESTMENT

OFFICE

LEASE

**CATALYST 46th & Farnam St**
25,500 SF

- Flexible leasing: Move-in ready or build-to-suit office suites
- Historic charm: Renovated 1906 Omaha Steel Works plant with Class A finishes
- Premium amenities: Fitness center, bike storage, rooftop terrace, and more
- Space efficiency: Shared amenities to right-size your suite
- On-site retail: Big Grove Brewery and café for tenants and guests
- Collaborative design: Built to spark interaction and innovation

SUBLEASE

**808 CONAGRA DRIVE** 2,805 - 22,828 SF

- Overlooks Heartland of America Lake
- Walkable to the RiverFront, Old Market, Capitol District, and a variety of dining and shopping destinations
- Rental rate includes utilities, insurance, common area maintenance, real estate taxes, and janitorial services
- Attractive location for recruiting and retaining top talent, with a vibrant and inspiring work environment

LEASE

**OAK HILLS PROFESSIONAL CENTER 117th & W Dodge Rd**
19,077 SF

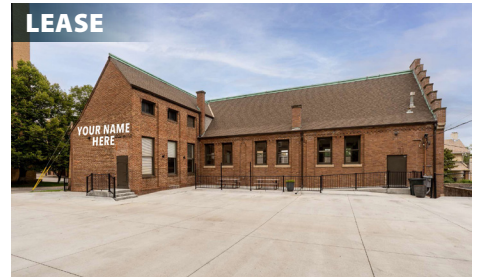
- Flexible layout to accommodate a variety of users
- Space includes a spacious kitchenette, multiple conference areas, abundant private offices, and open work space
- Prominent location near 114th & Dodge with quick access to Westroads Mall, Trader Joe's, Costco, and nearby parks
- Immediate access to I-680 & Dodge Street
- Ample on-site parking for employees and visitors

LEASE

**13322 I STREET** 3,300 - 7,680 SF

- Functional layout featuring a mix of private offices and open workspace
- Prime location near 132nd & L Street with convenient access to major thoroughfares
- Suites are currently combined totaling 7,680 SF. Easily divisible into separate suites of 3,300 SF and 4,380 SF — both with additional finished second-floor space at no additional cost

LEASE

**3301 HARNEY STREET** 1,225 SF

- Suite 200 includes a private office and open space with access to a full kitchen, three ADA restrooms, and welcoming entry
- Historic Thomas Kimball design with brick, stone, timber, and refined architectural details
- Private parking lot, plus ample street and garage options nearby
- Prime Midtown Crossing location near downtown, highways, and the future Omaha Streetcar line

LEASE

**5015 DODGE STREET** 806 - 3,024 SF

- Versatile street-level suite ideal for medical, office, or retail use
- Outstanding exposure along 50th & Dodge, with monument signage available for added visibility
- Enhanced curb appeal with new exterior lighting, updated sidewalks, a patio, and modern landscaping
- Centrally located near UNO, Blackstone, Midtown Crossing, and Downtown Omaha

LEASE

**PAXTON PROFESSIONAL CENTER 14th & Harney St** 835 SF

- Office suite with dedicated entrance and three private offices with windows
- Shared restrooms and break room with neighboring law firm tenant
- Includes three parking stalls in the adjacent parking structure
- Located within walking distance of popular downtown destinations, including the Old Market and Gene Leahy Mall

SALE

**ENERGY PLAZA 16th & Harney St** 312,820 SF

- Contact Ryan Kuehl, CCIM, SIOR or Tim Kerrigan, CCIM, SIOR for more information

LAND

INDUSTRIAL
SALE**13209 PORTAL DRIVE** 2.2 AC

- Great I-80 access
- Zoned for Light Industrial use
- Spacious and flexible layout
- Strategic location in thriving Omaha area
- Versatile space for a range of industrial and flex space ventures

INDUSTRIAL
SALE**109TH & HARRY ANDERSON AVENUE** 1.31 AC

- Zoned O4 - Industrial
- Prime location in La Vista
- Ideal for industrial space
- Investment opportunity

COMMERCIAL
LEASE**1600 P STREET** Lincoln, NE .49 AC with a 1,693 SF building

- Prominent corner location at a signalized intersection with strong traffic counts and excellent signage potential
- Three drive-thru lanes and one ATM lane
- Highly walkable urban corridor with consistent foot traffic from UNL Campus, nearby residential, government, and office buildings