



**VIEW OUR MARKET
REPORTS**

**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
- 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
- Amiah Swartzendruber
- Jenn Woodall

**LEADERSHIP
TEAM**

- Ryan Zabrowski, President
- Laura Hansen, CPM, Vice President of Operations
- Krissy Harral, Marketing Manager



By Kevin Stratman,
CCIM, SIOR

2025 INDUSTRIAL MARKET REPORT

If you look at transaction volume alone, 2025 reads like a slower year. Leasing activity was down from the pace we saw between 2021 and 2024. Construction levels pulled back meaningfully from the peak years. Fewer large deals moved the needle.



By Sydney Weller

That is the surface level read. The real story is about supply.

Omaha finished 2025 with a vacancy rate around 2.7 percent. That is down from 2024 and still well below the national average. But even that number does not fully capture how tight parts of this market are. In South Central, Northwest Omaha, and sections of Sarpy West, quality industrial space under 50,000 square feet is difficult to find. It isn't about price; there are just few available options.

Absorption came in at roughly 1.5 million square feet. That is healthy, even if below the unusually strong years we experienced from 2021 through 2024. Even in a year with fewer transactions, demand continued to outpace speculative deliveries. Vacancy did not expand, it compressed.

Construction tells the same story. Development activity slowed. The pipeline entering 2026 is lighter than what we saw in 2022 and 2023, and most of the buildings recently completed or underway were either custom builds or mostly leased before construction even started. There was very little speculative risk taken this year. In a lot of areas, we simply do not have enough space.

Nationally, several markets are working through elevated vacancy after pushing too much speculative

product into the cycle. Omaha avoided that. We did not flood the market with space that did not have a tenant behind it. As a result, even in a lower transaction year, vacancy tightened.

From a developer's standpoint, that is the key point. This is not a market sitting on extra inventory. In multiple submarkets, particularly those serving small and mid bay users, there are very few options available.

IF DEMAND STAYS ANYWHERE NEAR WHERE IT HAS BEEN, MORE SUPPLY WILL BE NEEDED.

Rents continued to increase in 2025, although at a slower rate than in prior years. After several strong growth years, moderation is expected. What we did not see was a correction. Well-located Class A buildings and functional Class B buildings continue to command strong pricing. Concessions remain controlled because supply remains tight.

Throughout the year, we said the same thing in our market updates: Omaha is undersupplied. It's a situation that positions the market well for future development and investment. The 2025 numbers support that.

- Fewer transactions did not lead to rising vacancy.
- Slower construction did not loosen the market.
- Inventory tightened further.

As we move further into 2026, the development pipeline remains lighter than the ten year average. Several major transactions have already occurred to start the year, and very few existing vacancies remain. The limited new construction underway is leasing quickly. If construction stays restrained, vacancy will remain near historic lows.

For developers evaluating timing and product type, the question is not whether Omaha built too much. The question is whether we have built enough.

To view the full Omaha Year-End Industrial Report, please visit investorsomaha.com



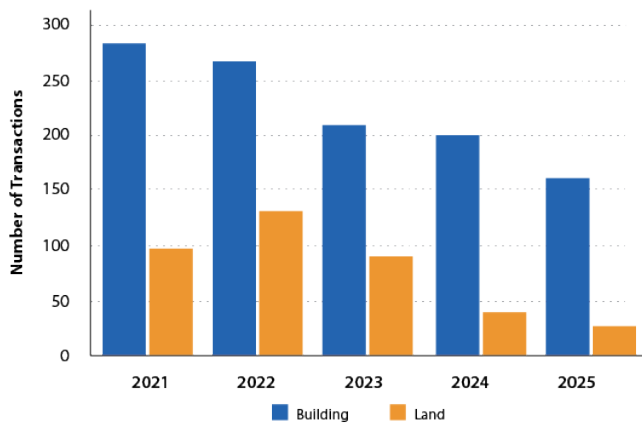


By Ryan Kuehl,
CCIM, SIOR

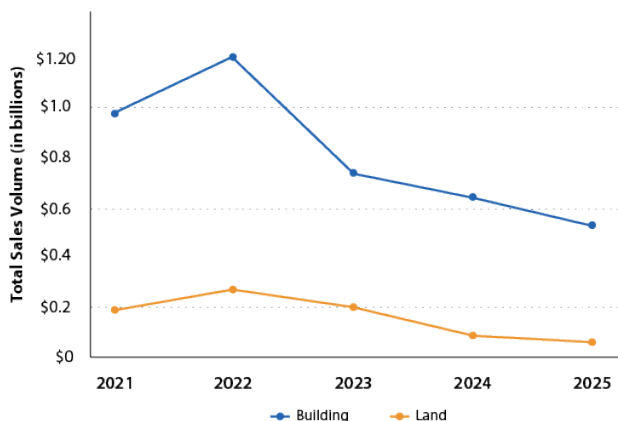
OMAHA MARKET SNAPSHOT OF SALES COMPS 2021 TO 2025

Investors Realty tracks commercial real estate sales greater than \$500,000. The following graphs highlight a few of the existing market trends we are seeing in the greater Omaha area.

SUMMARY OF TRENDS (2021-2025)

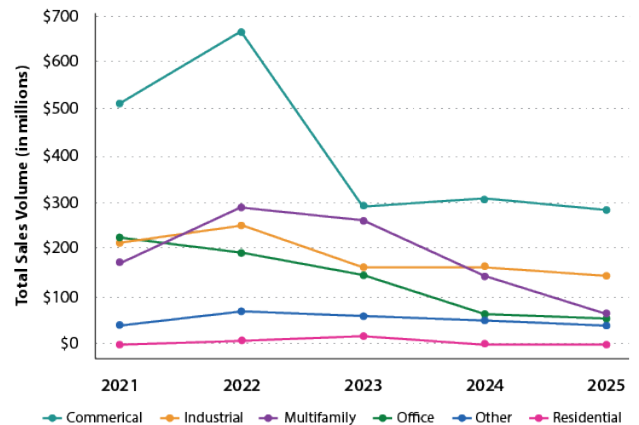


- Building Sales:** The market saw a significant peak in 2022 with a total volume of \$1.20 billion across 267 transactions. Since then, volume has contracted annually, returning to more typical levels and ending 2025 at \$531 million. The decline represents broader economic conditions rather than a drop in underlying demand.
- Land Sales:** Similar to buildings, land sales peaked in 2022 at \$271.8 million. There was a sharp decline in land acquisition activity starting in 2024, with only 27 major transactions (>\$500k) recorded in 2025.



Sector Highlights:

- Commercial:** Consistently the highest volume sector, though it saw a ~50% drop from its 2022 peak.
- Multifamily:** Experienced a surge in 2022-2023 but saw a significant pullback in 2025, dropping to roughly \$65 million in volume.
- Industrial:** Remained the most resilient sector, maintaining a more consistent transaction volume compared to Office or Multifamily. Page 1 has our full Industrial Market Report.
- Office:** Continues a downward trend in volume, falling from \$226 million in 2021 to \$54.6 million in 2025. See our Office Market Report on page 6 for more insight.



- Omaha Commercial Real Estate:** Navigating the "New Normal" (2021–2025)
 - The Omaha commercial real estate market (CRE) has undergone a significant transformation over the past five years, moving from a period of record-breaking frenzy into a more calculated, "user-driven" environment. After reaching a historic high-water mark in 2022 with over \$1.47 billion in total transaction volume (for deals over \$500k), the market has since moderated as it grapples with a shifting macroeconomic landscape.
- The 2022 Peak and the "Interest Rate Lag"**
 - Our data reveals that 2022 was the definitive peak for Omaha CRE. This surge was largely driven by a "last call" for low-interest-rate financing; many of the landmark deals that closed that year were likely at rates locked in late 2021. As the Federal Reserve aggressively raised rates throughout 2023 and 2024, we saw the inevitable "Bid-Ask Gap" widen. Sellers held onto 2022 valuations while buyers faced significantly higher borrowing costs. That gap led to a period of price discovery, and total sales volume settled around \$531 million by the end of 2025.

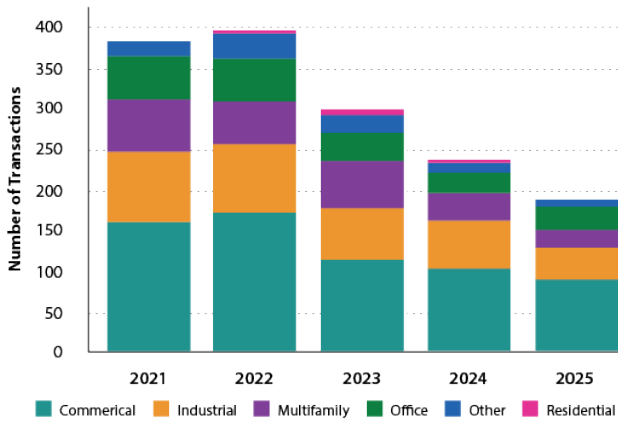
CONTINUED FROM PREVIOUS

• **Omaha’s Secret Weapon: The Owner-User**

• While institutional investors often steal the headlines, the true backbone of the Omaha market has been the owner-user. Throughout the last five years, local business owners consistently out-transacted investors. In 2025 alone, there were nearly 55% more user-led transactions than investor deals. Unlike institutional capital that may sit on the sidelines during market volatility, Omaha’s local business base continues to buy out of operational necessity – expanding footprints, utilizing 1031 exchanges, or seeking the long-term stability that comes from owning their own real estate.

• **A Tale of Two Sectors: Industrial vs. Office**

• The data highlights a stark divergence between sectors. The Office sector continues to face structural headwinds, with transaction volume sliding from \$226 million in 2021 to just \$54 million in 2025 – a reflection of the national shift toward hybrid work models. Conversely, the Industrial sector has emerged as the market’s most resilient asset class. Leveraging Omaha’s strategic position as a Midwest logistics hub on the I-80 corridor,



Industrial volume remained remarkably stable even as other sectors cooled, supported by consistent demand for warehouse and flex space.

• **The Multifamily Cooling Period**

• The Multifamily sector, which saw a massive influx of out-of-state capital in 2022 and 2023, has entered a cooling-off phase. After peaking at nearly \$290 million in 2022, volume dropped to \$65 million in 2025. This sector is the most sensitive to the "double whammy" of rising interest rates and surging insurance premiums, both of which compress Net Operating Income (NOI). As the market resets, we expect activity to remain focused on high-quality assets with stable occupancy.

The Bottom Line: While the headline volume numbers have come down from their post-pandemic highs, Omaha remains a fundamentally sound market. The transition from speculative investment to user-based stability suggests a healthier, more sustainable foundation for the years ahead.



By JP Raynor, JD, CCIM, SIOR

2025 OFFICE MARKET REPORT

Omaha’s office market modestly improved throughout 2025. Activity in Q4 2025 increased dramatically in leasing and modestly in sales. We are confident this momentum will lead to a much improved office market in 2026.

All 2025 metrics were positive.

- The vacancy rate decreased
- Absorption was positive
- Sublease space was down
- More buildings are under construction

2025 SUMMARY

- The Omaha office market showed modest improvement in 2025 due to uncertainty around the election, but high interest rates and construction costs continued to be challenges.
- Leasing transactions outpaced sales for the third year in a row.
- Office vacancies decreased across the overall office market.
- Office sales volume increased for both owner-users and investment buyers. Class A office product continued to demand premium pricing, while Class B and C office product achieved dramatically lower pricing.
- Absorption improved to positive 61,509 square feet, a big shift from the negative 238,335 square feet recorded in 2024.
- New construction has increased, and the first speculative office building in years is under construction.
- Sublease space has decreased for the second [3.1]year in a row.
- For the first time in years, the market saw both existing tenants wanting to expand and new companies entering Omaha.

2026 OUTLOOK

- Leases signed in the beginning of 2026 should lead to mild tightening of the Class A office market and increase activity in the Class B market.
- Small and mid-sized leases have dominated the market in recent years, but by late 2025, larger tenants began surveying the market for space. This should lead to a decreased vacancy in 2026 – or even spark more build-to-suit office buildings.
- Return-to-office expectations continue to evolve, and more businesses are requiring their employees to be in the office at least 4 days per week.
- Limited speculative construction will support the existing inventory.
- Overall fundamentals in the office market will continue to improve through 2026.

To view the full Omaha Year-End Office Report, please visit investorsomaha.com



By Brian Farrell

2025 RETAIL MARKET REPORT

Hyper local – One of the most defining characteristics of Omaha’s retail market is how hyper-localized both sales velocity and sale price have become. Location premiums are not being measured by submarket, but by specific corridor. Properties positioned directly along major thoroughfares such as West Maple Road, Highway 370, 204th Street, and West Dodge Road consistently outperform comparable assets, even those only one mile away.

In many cases, properties located on these major corridors are receiving sale and lease prices that are twice as high as similar properties in less-central areas.. And similar properties just outside these trade areas experience frustratingly longer marketing timelines and much lower valuations.

A major driver of this outperformance has been the continued activity and expansion of grocery anchors, particularly Baker’s and Hy-Vee, along these major thoroughfares. Not to mention the continued expansion of large format sporting facilities that are joining alongside them. These grocers and large format operators provide daily-needs traffic, long-term tenancy, and strong co-tenancy appeal, which in turn accelerates leasing and sales activity.

Trendy businesses – Omaha’s retail landscape in 2025 was also shaped by the expansion of trend-driven retail concepts. These included Ziggies, 7 Brew Coffee, and Hyper Energy Bar. These operators continue to pursue aggressive growth strategies, favoring highly visible corner sites and major corridors that support strong traffic counts and quick in-and-out access. Even though some people still see these concepts as fads, their rapid growth has created strong demand for small pads and outlots. This has already pushed land values up and is making top retail sites more competitive.

Bank Movement – Financial institutions have remained highly active, driven by a combination of consolidation, strategic relocations, and new headquarters development. Some examples include:

- new headquarters for Northwest Bank on West Dodge Road, and the subsequent offerings of their two branch locations
- new headquarters for Bankers Trust on West Dodge Road
- new branch locations for Bank of America, Chase Bank, Charter West Bank, Security First Bank, Centris Federal Credit Union and Green State Credit Union

One of the larger surprises in our market was seeing the announcement that an Omaha mainstay, American National Bank, will be merging with Associated Bank, N.A., based in Green Bay, Wisconsin. This will give the newly formed entity the number two spot in Omaha for market share of deposits.

Banks have been active on both sides of the market, selling surplus real estate while also investing in modern, highly visible branches and corporate offices that fit today’s customer-engagement models. This activity has added to the overall transaction volume, especially along major corridors where visibility and access matter most.

Experiential & Service-Oriented Retail Resilience – Beyond traditional soft-goods retail stores, Omaha continues to see strong performance from experiential and service-based businesses that are less affected by online shopping. Fitness concepts, indoor recreation centers, medical and wellness clinics, childcare, salons, and food-adjacent service users are all driving absorption in both neighborhood centers and mixed-use developments. These tenants prioritize convenience, parking, and visibility over raw square footage, and they benefit from repeat, appointment-based traffic rather than discretionary spending cycles. As a result, centers anchored by daily-use services are showing stronger occupancy stability, lower rollover risk, and more predictable income streams – making them increasingly attractive to both investors and lenders in today’s market.

Kenneth Ferriera, Lincoln Journal Star



FEATURED TRANSACTION**OLD MILL BUSINESS CAMPUS SALE ACHIEVES STRONG OUTCOME FOR OWNERSHIP**

The Old Mill Business Campus is a 60,000 SF flex building located in the Old Mill North submarket in Omaha. The property was owned by NewStreet Properties, a company that has demonstrated impressive growth and strategic vision over the past decade. As NewStreet's portfolio has expanded significantly, the company has proactively streamlined its holdings, choosing to divest select management-intensive assets like Old Mill Business Campus. At 95% leased, the property represented an excellent opportunity to maximize value for all parties involved.

Ember Grummons, CCIM and JP Raynor, JD, CCIM, SIOR were retained to offer the property for sale. Both JP and Ember had history with the property. JP had leased the property for over 10 years and had worked with all of the tenants. Ember's first office was at the property when he moved to Omaha in 1990. A Buyer was quickly located at a price over the projected sale price, the property was put under contract and closed at the contract price. The Buyer is based in Kansas City and will work on growing their Omaha portfolio as opportunities arise. This transaction highlights the value of long-term relationships and local expertise, with Investors Realty and NewStreet Properties working together once again to bring a successful outcome to the market.



A FEW OF OUR LATEST DEALS

MARCH 2026

DEALS

LAND



204TH & FAIRVIEW ROAD 227.9 acres
BUYER FRH Land, LLC
AGENTS Tim Kerrigan, CCIM SIOR, Ryan Kuehl, CCIM, SIOR, & RJ Neary, CCIM, SIOR,



LAND

- SALE 227.9 AC at 204th & Fairview Road to **FRH Land, LLC**
- SALE 16.79 AC at 114th & Cornhusker Road to **Dream City Church**
- SALE 10.07 AC at 108th & Giles Road (NEC) to **CBR Ranch LLC**
- SALE 3.2 AC at 220th & Hwy 6 to **Red Dog Building Group, LLC**
- SALE 2.21 AC at 132nd & Portal Drive to **Quality Custom Management Property LLC**
- SALE 1.43 AC at 156th & State Street to **TC Exchange Services, LLC**

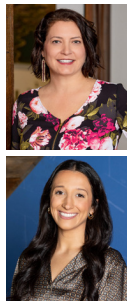
COMMERCIAL

- LEASE 15,372 SF at 68th & Grover Street to **Favor of God Church**
- LEASE 14,478 SF at 99th & Q Street to **TopStep**
- LEASE 5,873 SF at 178th & Burke Street to **Revolution Group**
- LEASE 4,625 SF at 84th & J Street to **To Bookstore Jesus de Nazareth**
- LEASE 4,350 SF at 134th & A Street to **United Water Restoration Group of Omaha**
- LEASE 3,942 SF at 124th & W Maple Road to **Forward Physical Therapy + Performance LLC**
- LEASE 3,020 SF at 96th & State Street to **Ostronic Plumbing**
- LEASE 2,788 SF at 210th & W Dodge Road to **Hello Garage**
- LEASE 2,584 SF at 75th & Pacific Street to **A-One Grooming, LLC**
- LEASE 2,250 SF at 156th & Industrial Road to **BTF Rocks Construction**
- LEASE 2,085 SF at 171st & Pacific Street to **Verdure Counseling**
- LEASE 2,000 SF at 28th & Capehart Road to **Bellevue Academy of Brazilian Jiu-Jitsu**
- LEASE 1,926 SF at 148th & W Center Road to **Innocence Freed**
- LEASE 1,920 SF at 108th & W Center Road to **Face Studio**
- LEASE 1,874 SF at 170th & W Maple Road to **The Only Facial**
- LEASE 1,867 SF at 144th & W Center Road to **Wing It On!**
- LEASE 1,831 SF at 180th & Q - SWC to **Doze & Dig**
- LEASE 1,800 SF at 103rd & Ida Street to **Kimberly Monae**
- LEASE 1,638 SF at 96th & Schram Road to **Sarpy County Bicycles**
- LEASE 1,575 SF at 90th & West Center Road to **Courtney Hunt Photography, LLC**
- LEASE 1,540 SF in Gretna to **Tag**
- LEASE 1,500 SF in Waterloo to **Creative You Door**
- LEASE 1,400 SF at 42nd Street & Twin Creek Drive to **Rapid Repair**
- LEASE 1,360 SF at 96th & Q Street to **ATAX**
- LEASE 1,284 SF at 180th & Q - SWC to **Rexius Nutrition**
- LEASE 1,280 SF at 108th & W Center Road to **OMA Tattoo**
- LEASE 1,213 SF in Gretna to **B Soda**

COMMERCIAL



30TH & HARNEY STREET 9,688 SF
LESSEE Topflight Fitness
AGENTS Jeanette Weber, MPA, SIOR, CPM & Riley Miller



OFFICE



16TH & MIKE FAHEY 34,809 SF
LESSEE Savage Investments, LLC
AGENTS JP Raynor, JD, CCIM, SIOR, Jeanette Weber, MPA, SIOR, CPM, & Mike Rensch



OFFICE

- SALE 34,809 SF at 16th & Mike Fahey Street to **Fraser Stryker PC LLO**
- LEASE 27,910 SF at 120th & Blondo Street to **Rythm Health**
- LEASE 22,948 SF at 103rd & Nicholas to **LRS Healthcare**
- LEASE 14,997 SF at 168th & W Dodge Road to **Gregg Young Automotive Group Inc**
- LEASE 13,458 SF at 147th & W Center Road to **Complete Call Solutions**
- LEASE 7,877 SF at 137th & W Dodge Road to **Aerotek**
- LEASE 7,301 SF at 117th & Grant Street to **Detego Health LLC**
- LEASE 3,976 SF at 147th & F Street to **Mechanical Contractors Association of Omaha**
- LEASE 3,551 SF at 69th & Pacific Street to **Merit Financial**
- LEASE 3,250 SF at 132nd & Millard Avenue to **Sunlight Home Medical Care**
- LEASE 3,223 SF at 84th & Highway 370 to **Heartland Functional Medicine**
- LEASE 3,151 SF at 114th & Davenport Street to **NS Consulting**
- LEASE 2,990 SF at 137th & W Dodge Road to **Apex Systems**
- LEASE 2,545 SF at Regency Circle & Westchester Circle to **BDO USA**
- LEASE 2,033 SF at 46th & Farnam Street to **WorkWave, LLC**
- LEASE 1,718 SF at Regency Circle & Westchester Circle to **First Manhattan**
- LEASE 1,713 SF at 46th & Farnam Street to **Women's Fund of Greater Omaha**
- SALE 1,632 SF at 74th & Farnam Street to **Mancuso Properties**
- LEASE 1,632 SF at 74th & Farnam Street to **Apex Family Care**
- LEASE 1,500 SF at 129th & Fort Street to **Enchanted Esthetics LLC**

INDUSTRIAL

- LEASE 32,605 SF at 45th & F Street to **Piping Resources Inc**
- LEASE 18,774 SF at 133rd & Chandler Road to **Kinzler Construction Services Inc**
- LEASE 15,000 SF at 111th & Q Street to **Airborne Academy Inc**
- SALE 12,000 SF at N Main Street & Park Road to **McDermott GEN3 Properties, LP**
- SALE 12,000 SF at N Main Street & Park Road to **McDermott GEN3 Properties, LP**
- SALE 9,680 SF at 102nd & J Street to **Parkway Properties LLC**
- SALE 9,562 SF at 19th & Leavenworth Street to **Gotta Believe LLC**
- SALE 7,500 SF in Waterloo to **Imark LLC**
- LEASE 6,000 SF at 118th & Olive Street to **BTU HVAC Services LLC**
- LEASE 5,250 SF at 108th & I Street to **Window Concepts of Minnesota**
- LEASE 4,386 SF at 18th & Paul Street to **Everglades Utility Services LLC**
- LEASE 4,380 SF at 133rd & I Street to **A Place Meant**
- LEASE 2,940 SF at 84th & Lake Street, Keystone Drive to **Vrana General Contractors Inc**
- LEASE 2,800 SF at 90th & Sorensen Pkwy to **Rexius Nutrition**
- LEASE 2,360 SF at 143rd & J Street to **Simplifi**

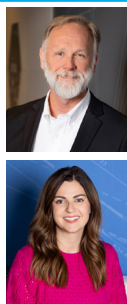
INVESTMENT

- SALE 224,187 SF at 84th & Giles Road to **Brentwood I Acquisition LLC**
- SALE 66,273 SF at 108th & Mill Valley Road to **K.C Residence, LLC**
- SALE 28,238 SF at 108th & W Maple Road to **Safe Harbour Eat - XV, LLC**
- SALE 19,144 SF at 60th & Arbor Street to **Forudad LLC**
- SALE 14,568 SF at 204th & Honeysuckle Drive to **Hill Square LLC**
- SALE 10,983 SF at 72nd & Hwy 370 to **Shaw Investments LLC**

INDUSTRIAL



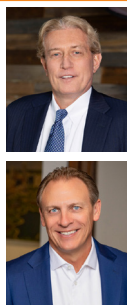
133RD & CHANDLER ROAD 18,774 SF
LESSEE Kinzler Construction Services Inc
AGENTS Lee Ehlers, CCIM & Sydney Weller, CCIM



INVESTMENT



BRENTWOOD SQUARE 224,187 SF
BUYER Brentwood I Acquisition LLC
AGENTS Ember Grummons, CCIM & Tim Kerrigan, CCIM, SIOR;



COMMERCIAL

LEASE



MONARCH PLACE EAST 72nd & Hwy 370 1,669 SF
 • Ideal for retail, service, or office use; park at your door
 • Strong residential density surrounding the property
 • Convenient access to the 72nd Street corridor
 • Established neighboring businesses driving traffic
 • Neighbors include Starbucks and Shadow Lake Towne Center, an 800,000+ SF regional lifestyle mall serving a 60-mile radius

LEASE



PORTAL PLAZA BUILDING C-2 Portal Rd & Giles Rd 6,869 SF
 • Join Kros Strain Brewing, Pint Nine Brewing Co., Pilkington Glass, Ninja Warehouse, Young Chiropractic and Audio Visual Innovations, Inc.
 • Approximately 5 minutes from I-80 / Giles Rd interchange
 • Former gym space with 3 ADA restrooms with 7 showers
 • One 8 x 8 dock door and one 10 x 12 drive in door
 • Warehouse space in both buildings is clear span

LEASE



HANOVER FALLS POINTE 156th & State St 1,699 - 10,574 SF
 • Join Nebraska Medicine and Kiddie Academy
 • Adjacent to 200 new multifamily units
 • 600+ new residential lots in development within 1 mile
 • Lack of retail services nearby
 • Full movement access on corner lot
 • Drive-thru opportunity
 • State Street is designated by the city if Omaha has a major commercial corridor

LEASE



APPLEWOOD PLAZA II 96th & Q St 1,250 - 2,500 SF
 • Across the street from Hy-Vee grocery store
 • High density residential neighborhoods in the immediate area
 • 33,000 Average Annual Daily Traffic count on 96th & Q
 • Clean, open space for office or retail tenants
 • Front door parking

SUBLEASE



ANTLER VIEW II 192nd & W Maple Rd 3,744 SF
 • Existing medical buildout includes exam rooms with sinks, private offices, reception area and retail showroom
 • Situated along the Maple Street corridor, just west of the new Costco with strong traffic counts and excellent visibility
 • Park at your door
 • Prominent building signage
 • Located in a well populated area with strong demographics

LEASE



2012 PIERCE STREET 1,370 - 2,770 SF
 • Strategic location at 202nd & Pacific
 • Easy access from Pacific or 204th Street
 • End cap unit available
 • Anchored by Equitable Bank
 • Rare opportunity for premier retail space on the corner of 204th

LEASE



HILLSBOROUGH PLAZA 138th & W Maple Rd 5,490 SF
 • Direct visibility to 40,000+ cars per day on W Maple Rd
 • Full movement signaled access to shopping center
 • Surrounded by national and regional names
 • Former Children's Pediatric Clinic with existing medical infrastructures
 • Located in well established area surrounded by dense residential rooftops

LEASE



9961 S 168TH AVENUE 2,729 SF Available September 2026
 • Former medical office with existing treatment rooms, reception area, lab, break room, etc.
 • Strong surrounding residential density and daytime population
 • Convenient access to major arterial roads and nearby amenities
 • Will not lease to dental clinic

LEASE



MOCKINGBIRD PLAZA 108th & Mockingbird Dr 2,100 SF
 • Prime accessible location with convenient access to major arterial roads and easy access to I-80
 • Well-maintained building situated in an established commercial area with strong surrounding residential density
 • Versatile layout ideal for office, service, retail, or flex users
 • Combination of four private offices and shop space
 • 10' x 10' drive-in door

LEASE



18923 EDNA STREET 1,500 - 12,000 SF
 • New construction with ample parking - pre-leasing now
 • Overhead garage doors in each bay
 • Convenient location with quick access to major thoroughfares and surrounding residential growth
 • Ideal for contractors, service businesses, and similar users
 • Landlord Delivery: HVAC unit, electrical panel, concrete floor throughout, demising walls, plus \$15.00 PSF in Tenant Improvement Allowance

LEASE



MONARCH WEST 72nd & Hwy 370 2,906 SF
 • Minutes from Shadow Lake Towne Center
 • Available for immediate occupancy
 • End-cap space with excellent visibility and natural light
 • Prominent frontline on 72nd street with strong daily traffic counts
 • Surrounded by dense residential neighborhoods
 • Strong daytime population from nearby office, schools and retail

LEASE



VILLAGE POINTE SOUTH 169th & Burke St 1,500 - 1,668 SF
 • Highly visible store front
 • Located in West Omaha's premier retail and office corridor
 • Ample parking and park at your door
 • High income demographics
 • Dense residential base within 1-3 mile radius
 • Move in ready
 • Ideal for chiropractor, massage therapist, medical space, or general office

COMMERCIAL

SALE



6320 TELLURIDE DRIVE
Lincoln, NE 29,800 SF

- Car dealership destination for Lincoln and surrounding areas
- High traffic area with immediate interstate access
- Remodeled in 2021/2022
- Flexible building with great utility can accommodate many uses
- Limited availability of properties of this size

LEASE



GALVIN PLAZA Bellevue, NE 3,200 SF

- End-cap space with open floor plan allowing flexible uses
- Strong visibility near Fort Crook Road
- Easy access to major to major arterial roads
- Park at your door
- Opportunity for prominent signage with excellent visibility

OFFICE

LEASE



5807 N 102ND STREET 19,992 SF

- Functional, move-in ready layout
- Prominent building visibility overlooking Interstate I-680 with excellent signage opportunities
- Outstanding parking ratio
- Immediate access to I-680 and surrounding arterial roadways for convenient regional connectivity

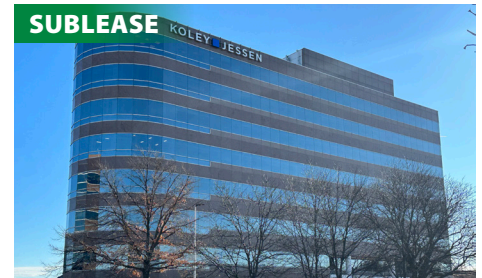
LEASE



PINNACLE BANK HEADQUARTERS
180th & W Dodge Rd 6,117 - 21,827 SF

- Located in Omaha's desirable West Dodge / Elkhorn submarket
- Excellent access and visibility from West Dodge Expressway
- Flexible office layouts suitable for a variety of users
- Modern finishes with existing improvements in place
- Ample surface parking for tenants and visitors
- Surrounded by nearby retail, dining, and residential growth

SUBLEASE



ONE PACIFIC PLACE 103rd & Pacific St 4,000 - 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

SUBLEASE



BAXTER BUILDING 168th & W Dodge Rd 9,441 - 10,069 SF

- Suite 100 features an efficient, move-in-ready layout
- Suite 200 is offered in shell condition
- Exceptional amenity access with Village Pointe - one of Nebraska's premier shopping, dining, and entertainment destinations - located directly across the street
- Covered parking stalls available for added convenience
- Signage opportunities available

LEASE



BEDFORD PLAZA 108th & W Maple Rd 4,090 SF

- Quick and easy access to I-680
- Mix of private offices, conference rooms, open space, built-in cubicles, and kitchenette
- 4,090 SF on the main floor and finished mezzanine on the 2nd floor at no additional cost
- All amenities within the immediate area, including but not limited to restaurants, grocery store and gym

LEASE



1804 PAUL STREET 4,348 SF

- Property is entirely fenced in with coded/gated controlled entry
- Open space, break room three large private offices, two restrooms, and a storage closet
- Good highway access

LEASE



3301 HARNEY STREET 900 SF

- Suite 100 offers an open floor plan with access to high-end common area amenities, including two kitchens/break areas and ADA-accessible restrooms
- Historic Thomas Kimball design with brick, stone, timber, and refined architectural details
- Private parking lot with 14 stalls, plus ample street and garage options nearby

LEASE



ANTLER VIEW OFFICE CONDO
190th & Bedford Ave 165 - 678 SF

- Beautifully finished office space with a modern feel
- Furniture included with each office space
- Many windows allowing for great natural light in all suites
- Access to a full kitchenette
- Abundance of parking
- Great location on the SEC on 192nd & W Maple Rd
- Several restaurants and shops within walking distance

LEASE



WESTGATE PROFESSIONAL CENTER
80th & Wright St 624 SF

- 2 offices and kitchenette/storage rooms
- Monument signage available
- Affordable rental rates
- Park at your front door

INDUSTRIAL

SALE OR LEASE



11005 E CIRCLE 119,774 SF
 • Strong surrounding population density supporting labor needs
 • Potential for subdivision depending on user requirements
 • Executive-quality office space with atrium and covered parking
 • Balanced loading options with both dock-high and drive-in access

LEASE



SPRINGFIELD GATEWAY BUSINESS PARK 100,000 - 877,000 SF
 • Located in Omaha's prime industrial corridor
 • Modern warehouse construction with 32'-36' clear heights;
 • ESFR sprinkler system; 60' speed bay; 50'x50' column spacing
 • Dock and drive doors: built-to-suit
 • Designed with abundant vehicle and trailer parking
 • Flexible site plan allows for multiple building sizes, configurations, and user needs

SUBLEASE



4505 S 79TH STREET 19,600 SF
 • (3) Dock doors with levelers
 • 2,400 SF finished office space, fully climate-controlled
 • Minutes to interstate I-80 via 84th St, 72nd St, or L St
 • Fully fenced, approximately 2.5 AC
 • Includes 2,500 SF Service Garage with four oversized drive in doors, 12'x14' (can be leased separately)
 • Sublease through 10/31/2029

LEASE



HI-PARK BUSINESS CENTER 94th & G St 2,160 - 5,712 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

LEASE



2002 N 204TH STREET 2,460 SF
 • Hard to find flex space in Elkhorn
 • Signage visible to 204th Street
 • 14'x14' overhead door
 • Ideal for service contractor
 • Fully climate-controlled
 • Move in ready

LEASE



15060 A CIRCLE 384 SF
 • The space consists of one private office, open office area/reception space and a restroom
 • Great windows allowing natural light throughout the space
 • Storefront signage opportunity with private entrance
 • Park at your front door
 • Various amenities within the immediate area such as restaurants, shops, and other services

LAND

COMMERCIAL

SALE



HIGH POINT 204th & Roberts St 1.48 AC
 • Last remaining corner lot in this highly desirable commercial corridor at a fully lighted intersection in the heart of Elkhorn
 • High visibility and easy access from Roberts Street and adjacent thoroughfares
 • Zoned for commercial development – ideal for retail, office, or service users

INDUSTRIAL

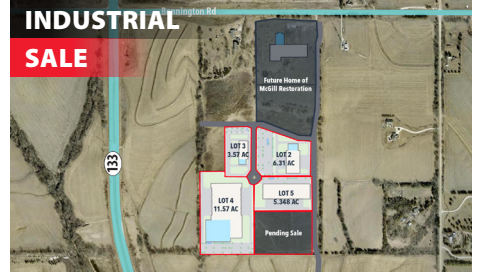
SALE



LINOMA INDUSTRIAL PARK 234th & Hwy 6 1,922 - 51,314 AC
 • Estimated delivery end of 2026
 • Sites to be delivered in shovel ready condition - rough grading, water, electrical and gas infrastructure to site
 • Planned I-1 zoning (City of Gretna)
 • Potential for visibility and signage on Interstate 80

INDUSTRIAL

SALE



MCGILL INDUSTRIAL PARK Hwy 133 & Bennington Rd 3.57 - 27.15 AC
 • Suitable for industrial, flex, and service-oriented uses
 • Lots can be combined or sold separately
 • Access to Interstate 680 via both Highway 133 and Bennington Rd

COMMERCIAL

SALE



MERIDIAN MARKETPLACE 168th & Giles Rd 0.705 - 6.302 AC
 • Signalized hard corner at 168th Street & Giles Road
 • Southeast corner with full access and exceptional visibility
 • Multiple pad sites available for QSR, medical, retail, bank, etc.
 • Located in a high-growth residential corridor with strong household density
 • Surrounded by newer housing developments and expanding neighborhoods

COMMERCIAL

SALE



SOUTHPORT LOT 16 Harrison St & Eastport Pkwy 3.06 AC
 • Aggressive depreciation potential with existing parking lot
 • Visibility to the adjacent I-80 which carries 44,190 cars per day and the adjacent Harrison Street which carries 18,580 cars per day
 • High growth corridor – this trade area is strong and has substantial development in the immediate area including Kiewit Technology, Securities America, Strek Labs and Progressive

COMMERCIAL

SALE



WEST DODGE PLACE 180th & W Dodge Rd 1.25 - 1.38 AC
 • Two lots available, seller intends to retain one of the two lots for its future use
 • Rare West Dodge land purchase opportunity
 • Zoning allows for broad range of uses
 • Excellent visibility to W Dodge Expressway
 • Sales of used cars is restricted

INDUSTRIAL

SALE



- 42ND & LAFAYETTE PORTFOLIO 2 Parcels with 2 Buildings & Outside Storage 3.14 AC**
- Located in a Community Redevelopment Area
 - Rare opportunity to own large site in established neighborhood
 - Great for outside storage or potential for redevelopment
 - In place income on some of the buildings

SALE



- 42ND & LAFAYETTE PORTFOLIO 4 Parcels with 2 Buildings & Vacant Land 4.14 AC**
- Located in a Community Redevelopment Area
 - Rare opportunity to own large site in established neighborhood
 - Great for outside storage or potential for redevelopment
 - In place income on some of the buildings

SALE



- 14616 SHEPARD STREET 32,468 SF**
- Concrete construction
 - 2.25 acres of additional ground
 - Dock and drive-in doors
 - Well maintained property
 - Exceptionally clean interior
 - Nice office finishes

LEASE



- 101 J STREET 8,698 SF**
- Central location - easy to get to anywhere in the metro area
 - Minutes away from access to I-80
 - Zoned GI
 - One (1) dock door and one (1) drive-in ramp
 - 3-phase power
 - Fully climate controlled warehouse
 - Visible to L Street

LEASE



- 1113 MONROE STREET Fort Calhoun, NE 3,000 - 6,160 SF**
- Prime midtown location
 - Front 3,000 SF is heated warehouse
 - Versatile space suitable for a range of business needs
 - Quiet neighborhood setting
 - Air compressor and parts washing station

SALE



- 20117 FRANKLIN CIRCLE 9,000 SF**
- Fully leased, class A flex building constructed in 2023
 - Strategically located in the rapidly expanding Elkhorn submarket, benefiting from high-income demographics and close proximity to West Dodge Road
 - Fully leased to "The Fit," the master tenant
 - The tenant has 6 years remaining on their lease and annual rent increases providing consistent yield growth

SALE



- 2015 N 84TH STREET 7,250 SF**
- Dock high and drive-in loading
 - Clear span construction
 - Ability to demise into two spaces
 - Roof has remaining transferrable warranty
 - Floor drain
 - Move-in ready

LEASE



- 4428 S 139TH STREET 2,760 SF**
- Heated shop space
 - Fenced outdoor storage, approximately 0.16 acres
 - 10'-13' clear height
 - 2 oversized drive-in doors, 16'x10' and 14'x10'
 - 200 amp
 - Clean, move-in ready space

SALE



- 203 E 35TH AVENUE Bellevue, NE 4,800 SF**
- 2 (12' x 12') & 2 (10' x 12') drive-in doors
 - 14' ceiling height
 - Mezzanine storage
 - Located just south of Old Towne Bellevue
 - Radiant heat
 - Floor drains

SPECIAL USE

SALE



- 30030 REICHMUTH ROAD Valley, NE 12,500 SF**
- Flexible Use Potential — property well-suited for continued event operations or redevelopment for alternative commercial/industrial use
 - 4.83 AC total provides expansion possibility for additional buildings
 - Turnkey Event Venue with established operations, equipment, and customer amenities included.
 - High-visibility, easy access location via HWY 275

SALE



DOWNTOWN OMAHA OASIS 1402 LEAVENWORTH

- 12,379 SF**
- 4,300 SF warehouse/garage space
 - 6,000 SF rooftop oasis
 - Airbnb portion of building features 7 BR and 4 BA
 - Accommodates up to 21 guests
 - Thoughtfully designed features throughout the property
 - Two full kitchens
 - Speakeasy-style bar
 - Arcade room with a 100" TV wall and over 17,000 games
 - Private, multi-level theater