



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
 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
 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 Haral, Marketing Manager
 Ryan Karas, Accounting Manager

INVESTORS REALTY PROJECT MANAGEMENT INTRODUCES REFRESH PROGRAM

We are excited to announce the new Refresh Program to help owners and tenants quickly revitalize spaces to better suit current business needs.

Our Project Management team often hears from owners about all the updates they have to make after a tenant leaves their spaces. Many times the carpet walking paths are worn, paint colors are outdated or scuffed, bulbs or fixtures need replaced, and some walls may need to be removed or replaced since they only served the previous tenant's business model.

The Refresh Program now provides many solutions and options to choose from, including:

- paint
- demolition
- framing and drywall
- electrical changes for switching and light fixtures
- flooring removal or replacement
- restroom fixture replacement
- ceiling pad/grid updates,
- and more.

In order to keep costs low, we have partnered with qualified, reliable, smaller contractors who provide

great service and end product at a reasonable price, which is a "win-win" for owners and contractors.

A recent Refresh Project included a barbershop that was in their space for over 30 years. Improvements were needed, including outdated plumbing and ceiling tiles, flooring replacement, and walls that needed to be removed to open up the space. We are proud to report that this space is now open and ready for the new tenant's personal touches.

We anticipate many similar stories throughout the rest of 2026. Brokers have noticed an increase in interest and activity for spaces that are ready for a new tenant. Because refreshed suites allow potential lessees the ability to see themselves in the space without previous improvements clouding their vision. Owners can also choose to reinstall carpet or paint after the initial refresh, in order to allow new tenants the opportunity to finish themselves.

In general, updating the space allows tenants to move in much quicker rather than waiting for the improvements. A little planning ahead can easily make refreshed spaces more appealing to prospective tenants when compared to older locations that would need more time to accommodate tenant requests.

If you are interested in obtaining a Refresh quote, please contact Investors Realty's Project Management Department at 402-769-7581.





By Ryan Kuehl,
CCIM, SIOR

GREATER OMAHA CONSTRUCTION PERMIT REPORT 2025-EARLY 2026

Overview

The Greater Omaha Metro issued 3,898 total building permits in 2025 — the highest volume since 2021's post-COVID surge — reflecting continued strength in both residential and commercial development. Total permitted construction value reached \$1.42 billion, down from \$2.03 billion in 2024, though that figure was inflated by several outsized projects in the prior

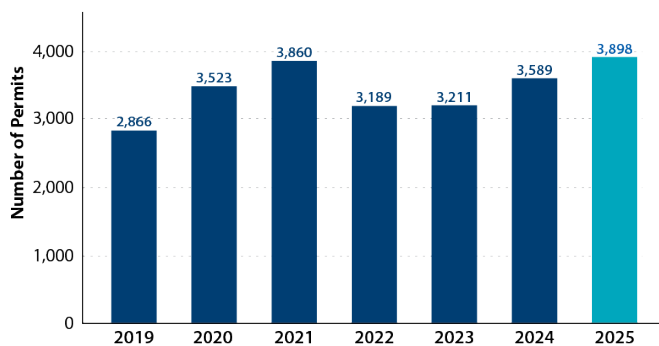
year. Normalizing for large one-off projects, 2025's activity profile reflected a healthy, broad-based market.

The January 2026 report offers an early and compelling read: 306 total permits worth \$231.6 million, one of the highest single-month values on record. The growth was primarily driven by a large new commercial construction project breaking ground.

Year	Total Permits	Total Value	SF Permits	MF Units	Commercial New Const	Commercial Value	TI / Renovation
2019	2,866	\$2.10B	2,453	1,549	312	\$1.45B	862
2020	3,523	\$1.35B	3,174	2,145	242	\$522M	726
2021	3,860	\$3.22B	3,381	2,263	273	\$2.29B	835
2022	3,189	\$1.81B	2,648	3,566	276	\$866M	773
2023	3,211	\$1.58B	2,732	2,286	281	\$792M	945
2024	3,589	\$2.03B	3,149	3,645	287	\$1.05B	851
2025	3,898	\$1.42B	3,370	3,131	326	\$472M	764
2026 (Jan)	306	\$232M	272	560	23	\$100M	65

MF = Multifamily; TI = Tenant Improvements & Renovations. Commercial New Const = Non-Residential New Construction permits; value reflects commercial new construction only.

GREATER OMAHA CSA - TOTAL ANNUAL PERMIT VOLUME



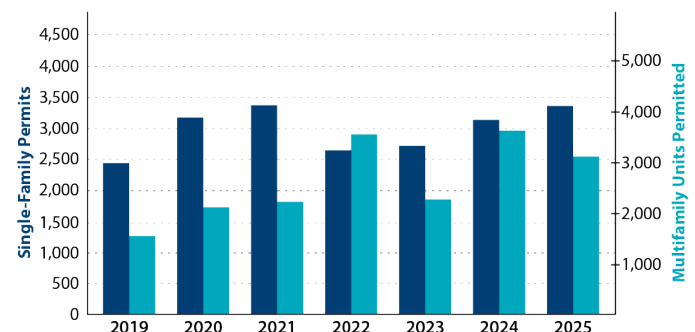
Single-Family Residential

Single-family is the engine of the Omaha metro market — and in 2025 it ran near full throttle. With 3,370 permits issued at a total value of \$656 million, single-family construction posted its second-strongest year of the past decade, trailing only 2021's pandemic-driven peak of 3,381 permits.

For the past six years, permit volume remains above 3,000 permits per year. This trend reflects durable demand fundamentals: in-migration to the metro, continued suburban land absorption in Sarpy and Douglas counties, and limited resale inventory pushing buyers toward new construction.

Cost-per-permit has also risen steadily, from roughly \$195,000 per home in 2019 to \$195,000+ in 2025, a sign of persistent construction cost inflation.

GREATER OMAHA CSA - RESIDENTIAL ACTIVITY



January 2026 Early Read:

January 2026 showed a 19% permit count decline year-over-year, with 272 single-family permits (\$45.7M) vs. 337 permits (\$50.2M) in January 2025..

January is historically volatile, but this pullback is worth monitoring as additional 2026 data becomes available.

CONTINUED FROM PREVIOUS

Multifamily

In 2025, multifamily permits increased to 205 (from 155 in 2024), while total unit volume declined slightly to 3,131 (from 3,645). The shift reflects a change in project mix. Last year saw more mid-sized developments, while 2024

was characterized by fewer, larger projects. Total permitted multifamily value last year reached

The current pace of more than 3,000 units per year aligns with fundamentals. Vacancy rates remain tight, and the gap in single-family ownership continues to drive rental demand.

Year	MF Permits	Units Permitted	MF Value	Avg. Units/Permit	Value/Unit
2020	107	2,145	\$190M	20.0	\$88,500
2021	206	2,263	\$208M	11.0	\$91,900
2022	267	3,566	\$352M	13.4	\$98,700
2023	203	2,286	\$220M	11.3	\$96,200
2024	155	3,645	\$346M	23.5	\$94,900
2025	205	3,131	\$292M	15.3	\$93,300
2026 (Jan)	11	560	\$86M	50.9	\$154,000

January 2026 Multifamily Flash:

Eleven permits were issued, totaling 560 units and \$86 million in value. January 2026 alone represents nearly 18% of all 2025 multifamily units in just 31 days.

Commercial New Construction

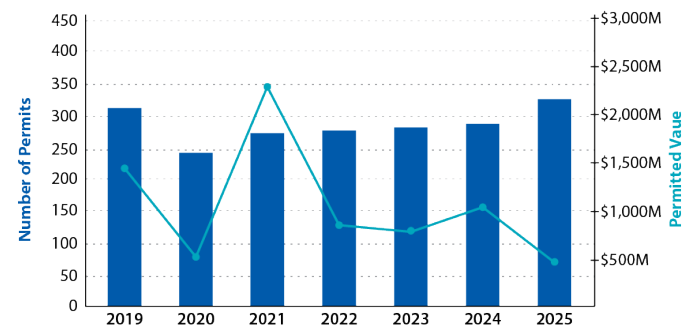
Commercial new construction (Non-Residential New Construction) is the segment most closely watched by CRE investors, lenders, and brokers. What we saw in 2025 was a nuanced picture.

On a permit count basis, activity increased: 326 permits versus 287 in 2024, the highest count in three years.

On a value basis, however, total permitted value fell to \$471.5 million (from \$1.05 billion in 2024), as the mix shifted away from the outsized industrial, institutional, and data center projects that inflated the prior year.

Viewed over a five-year horizon, the \$400M–\$550M range appears to be the market's normalized base for commercial new construction value in non-spike years. Activity from 2025 was in line with historical norms.

GREATER OMAHA CSA - COMMERCIAL NEW CONSTRUCTION



Year	Permits	Permitted Value	YoY Permits	YoY Value	Avg Value/Permit
2020	242	\$522M	-22.4%	-64.0%	\$2.16M
2021	273	\$2,286M	+12.8%	+338%	\$8.37M
2022	276	\$866M	+1.1%	-62.1%	\$3.14M
2023	281	\$792M	+1.8%	-8.5%	\$2.82M
2024	287	\$1,046M	+2.1%	+32.1%	\$3.64M
2025	326	\$472M	+13.6%	-54.9%	\$1.45M
2026 (Jan)	23	\$100M	+35.3%*	+642%*	\$4.33M

* January 2026 vs. January 2025 year-over-year comparison.

January 2026 Commercial Flash:

Commercial new construction in 2026 could rebound sharply from 2025's decline if current pace continues. In January 2026 posted a 642% jump in permitted value (compared to January 2025), with 23 permits worth \$99.6 million. One or more major commercial projects appear to have broken ground at the start of the year.

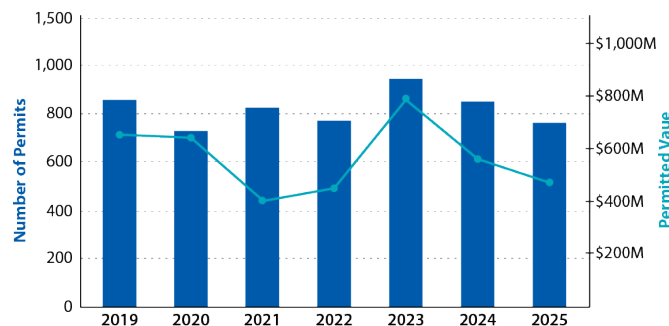
CONTINUED FROM PREVIOUS

Tenant Improvements & Renovations

Tenant improvement (TI) and renovation activity (Non-Residential Finish & Improvement) serves as a real-time indicator of occupier confidence — businesses expanding, refreshing, or repositioning existing space. In 2025, the market issued 764 TI/renovation permits at a total value of \$473 million, normalizing from the elevated 2023 levels that reflected a wave of post-COVID office and retail repositioning.

The market has stabilized in the \$450-560 million range over the past two years, which reflects steady leasing activity and thoughtful tenant decision-making compared to the urgency that drove the previous spike in 2023.

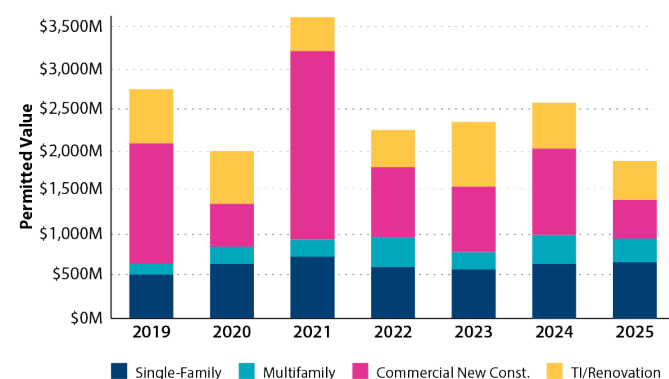
GREATER OMAHA CSA - TENANT IMPROVEMENTS & RENOVATIONS



Total Construction Value by Category

The stacked chart below illustrates how each segment contributes to total permitted construction value annually. The dominant role of commercial new construction in high-value years (2019, 2021, 2024) is clearly visible, as is the relative consistency of single-family as the market's backbone. Multifamily's growing share in 2022–2024 reflects the apartment pipeline that has been building across the Omaha Metro.

GREATER OMAHA CSA - TOTAL CONSTRUCTION VALUE BY CATEGORY



Key Takeaways for Investors & Market Participants

- **Residential demand remains robust**
 - Single-family permits remain near multi-year highs at 3,370, while multifamily permits number 3,131 units. This keeps rental supply growth at a healthy pace without oversaturation.
- **Commercial took a value breather in 2025**
 - Permitted commercial value fell to \$472M from \$1.05B, but permit count rose to 326 — the highest in three years. Smaller-scale projects are proliferating even as large deals slowed.
- **TI activity has stabilized**
 - At \$473M and 764 permits in 2025, TI/renovation spending has settled into a healthy range after the 2023 repositioning wave — a sign of ongoing occupancy activity rather than crisis-driven churn.
- **Watch January 2026 closely**
 - A \$231.6M total value month — well above the 2025 monthly average of \$118M — signals significant projects are mobilizing early. The January commercial flash (\$99.6M) and multifamily flash (560 units) both warrant monitoring.

NEW LISTINGS



- 2900 F STREET** 12,625 SF
- Strategic corner location with strong visibility
 - Convenient interstate access
 - Recently updated front facade, roof, windows, signage, and interior paint
 - Long term tenancy - 25+ years



- 9805 Q STREET** 23,965 SF
- Move-in ready space featuring existing furniture and modern finishes
 - Newly remodeled common areas on the main floor
 - Large windows provide an abundance of natural light throughout the space
 - High power capacity with an on-site backup generator
 - Conveniently located near a wide range of amenities and services

FEATURED TRANSACTION

SEVEN YEARS IN THE MAKING: REDEVELOPING 65 ACRES IN NORTH OMAHA

A 65-acre site near 13th and Locust Streets in North Omaha is now set for a major transformation, one seven years in the making.

It was 2019 when Tom Egan of Parkway Properties identified an investment opportunity in the 65-acre parcel. Working with Investors Realty, Egan conducted due diligence on the site, which was owned by Virgil Andersen and used for decades as a dumping ground for demolished buildings. Some of the debris on site was from the historic Jobber's Canyon demolition! Clean up of the concrete and brick rubble is now complete.

During the cleanup process, a portion of the site was leased, and the City of Omaha began planning a new roadway to create an alternative truck route connecting North Downtown Omaha to Highway 75. The proposed route would move commercial truck traffic away from the Builders District, Creighton University, and nearby North Downtown (NODO) neighborhoods, making those areas safer and more walkable.

Now the property is owned by the Omaha Economic Development Corporation, which plans to redevelop the site to attract jobs and catalyze investment in North Omaha.



A FEW OF OUR LATEST

JUNE 2026

DEALS

LAND



HWY 275 & W MAPLE ROAD 60.40 acres
BUYER Arvada Park, LLC
AGENTS Clint Seemann



COMMERCIAL



108TH & GILES ROAD 18,970 SF
LESSEE Redline Athletics
AGENTS Brian Farrell & Dan Grant



OFFICE



77TH & PACIFIC STREET 7,000 SF
LESSEE AMB Wellness
AGENTS Riley Miller & Jack Warren, CCIM



INDUSTRIAL



43RD & MCKINLEY STREET 99,650 SF
LESSEE Mainelli Mechanical Contractors, Inc
AGENTS Clint Seemann & JP Raynor, JD, CCIM, SIOR



INVESTMENT



201ST & VETERANS DRIVE 9,000 SF
BUYER Lincoln Square Townhomes, LLC
AGENTS JP Raynor, JD, CCIM, SIOR & Spencer Mullen



LAND

- SALE** 47.81 AC in Waterloo to **Arvada Park, LLC**
- SALE** 44.27 AC at 13th & Locust Streets to **Lake View Business Park, LLC**
- SALE** 12.59 AC in Waterloo to **Arvada Park, LLC**
- SALE** 9.59 AC in Waterloo to **LaRita Properties, LLC**
- SALE** 2.00 AC at 99th & Blair High Road to **PWB Properties, LLC**

COMMERCIAL

- SALE** 18,970 SF at 61st & Miami Street to **Crossroad Fellowship International**
- LEASE** 7,600 SF at 97th & Ida Street to **JR & Co., Inc.**
- LEASE** 6,869 SF at Portal Road & Giles Road to **Redline Athletics**
- LEASE** 6,070 SF at 192nd & Q Street to **Anytime Fitness**
- LEASE** 6,068 SF at 90th & Parker Street to **Home Outlet**
- SALE** 5,935 SF at 33rd & L Street to **3232 L St, LLC**
- SALE** 5,109 SF at 168th & Bedford Avenue to **Henderson State Bank**
- LEASE** 4,410 SF at 84th & Park Drive to **Greek Spirit**
- LEASE** 4,000 SF at 84th & West Center Road to **Arby's**
- SALE** 3,999 SF at 28th & Ames Street to **Omaha Inland Port Authority**
- LEASE** 2,948 SF at 204th & Blue Sage Parkway to **Picklemans**
- LEASE** 2,880 SF at 210th & Schram Road to **Go Physical Therapy, LLC**
- LEASE** 2,729 SF at 168th & Cornhusker Drive to **McAllister Orthodontics**
- LEASE** 2,041 SF at 84th & F Street to **Fade Society**
- LEASE** 1,970 SF at 84th & F Street to **Hot Stone Massage**
- LEASE** 1,920 SF at 103rd & Ida Street to **Thermo Systems**
- LEASE** 1,835 SF at 124th & West Maple Road to **Amaravathi Kitchen, LLC**
- LEASE** 1,779 SF at 192nd & Q Street to **Lapels Cleaners**
- LEASE** 1,764 SF at 38th & Center Street to **Dot Provisions, LLC**
- LEASE** 1,682 SF at 132nd & L Street to **One80 Chiropractic and Functional Rehab**
- LEASE** 1,235 SF at 106th & Fort Street to **Envy Spa**
- LEASE** 1,200 SF at 42nd Street & Twin Creek Drive to **Huffman Produce**
- LEASE** 1,180 SF at 103rd & Ida Street to **Nebraska Nurses and Beyond, LLC**

OFFICE

- LEASE** 7,000 SF at 77th & Pacific Street to **AMB Wellness**
- LEASE** 7,000 SF at 127th & West Dodge Road to **Farris Engineering**
- LEASE** 5,898 SF at 84th & Highway 370 to **Adams & Sullivan**
- LEASE** 5,891 SF at 170th & Frances Street to **Creighton University**
- LEASE** 4,708 SF at 112th & John Galt Boulevard to **The Registry**
- LEASE** 4,563 SF in Lincoln to **New York Life Insurance Company**
- LEASE** 4,456 SF at 170th & Frances Street to **Creighton University**
- SALE** 3,207 SF at 98th & Nicholas Street to **Antidote Omaha, LLC**
- LEASE** 3,198 SF at Regency & Harney Parkway to **Hope Law Firm & Associates PC**
- LEASE** 3,000 SF at 156th & West Dodge Road to **Elder Law and Life Care Planning Center**
- LEASE** 2,962 SF at 148th & California Street to **Infinity CPA Group**
- LEASE** 2,390 SF at 111th & John Galt Boulevard to **Carlson Tax and Accounting**
- LEASE** 2,250 SF at 69th & Pacific Street to **Optimal Counseling**
- LEASE** 2,182 SF at 147th & California Street to **CT Dental**
- LEASE** 1,659 SF at 112th & John Galt Boulevard to **Hurrdat, LLC**
- LEASE** 1,546 SF at 46th & Farnam Street to **Fulcrum**
- LEASE** 1,536 SF at 169th & Parker Street to **Enchanted Esthetics**
- LEASE** 1,534 SF at 114th & West Dodge Road to **Grimmond Insurance Solutions**
- LEASE** 1,119 SF at 46th & Farnam St to **Staffing**
- LEASE** 1,000 SF at 144th & Franklin Street to **Bright Path Therapy**

INDUSTRIAL

- LEASE** 99,650 SF at 43rd & McKinley Street to **Mainelli Mechanical Contractors, Inc**
- SALE** 40,951 SF in Bellevue to **MS Property, LLC**
- LEASE** 26,137 SF at 92nd & J Street to **Consolidated Electrical Distributors Inc**
- LEASE** 20,496 SF at 94th & G Street to **Kriha-Fluid Power**
- LEASE** 18,000 SF at 135th & Portal Road to **PSC Construction, Inc.**
- SALE** 17,638 SF at 148th & Sapp Bros Drive to **BFF Investments 148 LLC**
- SALE** 17,430 SF at 72nd & Cedardale Road to **GBO Ranch LLC**
- SALE** 12,240 SF in Council Bluffs to **Council Bluffs OPS LLC**
- LEASE** 10,800 SF at 108th & Harrison Street to **Kate-Lo Tile & Stone**
- LEASE** 10,800 SF at 108th & Harrison Street to **Helm Group**
- LEASE** 10,030 SF at 87th & F Street to **Petersen Printing Inc**
- SALE** 6,000 SF at 96th & Portal Road to **Star Class LLC**
- LEASE** 6,000 SF at 111th & Q Street to **Closet Factory**
- LEASE** 5,328 SF at 94th & G Street to **Husker Gaming LLC**
- LEASE** 4,648 SF at 133rd & Chandler Road to **CSE Automation LLC**
- LEASE** 4,056 SF at 108th & I Street to **Bert Gurney & Associates**
- LEASE** 3,744 SF at 88th & J Street to **DCL Construction**
- LEASE** 3,600 SF at 94th & G Street to **Pawsome Pack & Ship LLP**
- LEASE** 3,552 SF at 94th & G Street to **ITG Communications, LLC**
- LEASE** 2,851 SF at 111th & Q Street to **TETHON CORPORATION**
- LEASE** 2,460 SF at 204th & Honeysuckle Drive to **JunkStart Junk Removal**
- LEASE** 2,370 SF at 84th & Lake Street, Keystone Drive to **Soni Douglass**

INVESTMENT

- SALE** 19,300 SF at 66th Ave Circle & Grover Street to **Seebar LLC**
- SALE** 9,000 SF at 201st & Veterans Drive to **Lincoln Square Townhomes, LLC**
- SALE** 3,436 SF at 90th St & Bedford Avenue to **Malvaviscos Holdings LLC**
- SALE** 1,600 SF at 140th & Gold Circle to **Gold Circle Investments**

COMMERCIAL

SALE

**JACKSON STREET PROPERTIES****14th & Jackson St** 10,741 SF

- Rare live/work opportunity in downtown Omaha
- Two adjoining warehouse buildings with drive-through access
- Finished apartment with residential, office, or rental potential
- Additional unfinished space for storage or future expansion
- Ideal for owner-users, showroom, office, retail, or creative users

LEASE

**370 POINTE 42nd & Hwy 370** 1,429 SF

- Great office/retail suite with an efficient layout featuring a mix of private offices and open workspace
- End-cap space with abundant natural light throughout
- Located in Bellevue, NE with immediate access to nearby amenities including gyms, grocery stores, restaurants, and bars

LEASE

**20207 ROBERTS STREET** 2,371-13,320 SF

- New construction retail / flex development
- Modern storefront design
- 10' x 12' rear overhead garage doors
- Designed for retail, showroom, office, service, and flex users
- Landlord will provide HVAC unit ducted for open bay configuration, electrical panel in the rear, concrete floor throughout, demising walls, and \$15.00 PSF in TI
- Ready for tenant improvements in Spring 2027

LEASE

**2812 N MAIN STREET** Elkhorn, NE 900 SF

- Prime location on Main Street in Downtown Elkhorn
- One dedicated employee parking stall included
- Opportunity for small patio/outdoor seating area
- Strong visibility with charming storefront presence
- Surrounded by established local businesses
- Unique opportunity to be part of Elkhorn's growing downtown

LEASE

**25110 OLD HWY 275 Valley, NE** 1,800-9,120 SF

- Brand new construction retail/flex development with availability at the end of summer or early fall 2026
- Prime frontage and visibility along Hwy 275
- Flexible layout for retail, office, and contractor bays
- Combination of storefront and overhead doors
- Ideal for showroom, service, contractor, or light industrial
- Ceiling heights of the east bays are 18' and west bays are 16'

SALE

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

- Property is next to a planned mixed use development
- Second floor mezzanine at the rear of the building
- Large glass windows at storefront
- High, open ceilings
- Located within a designated Tax Increment Financing (TIF) area

INDUSTRIAL

SALE

**FALLS CITY FOODS Falls City, NE** 51,726 SF

- 2,200 SF of Office space
- 3 phase power
- 7,000 SF of cold storage space
- 7,000 SF main processing area
- 2,000 SF dry storage area with dock
- 20-foot ceilings in the main warehouse

LEASE

**BUFFALO CREEK** 192nd & Platteview Rd 8,398-25,194 SF

- New construction
- 192nd St is getting a new concrete bridge in Spring 2026
- Four 14'x14' drive-in doors
- Four 9'x9' dock doors

SALE

**4404 S 76TH STREET** 17,600 SF

- (2) dock doors, (1) drive-in door, and (1) van height door
- Floor drains in the warehouse
- Fenced outside area
- Minutes from I-80 via 72nd Street or 84th Street
- Fire sprinkler

LEASE

**WSK WAREHOUSE Council Bluffs, IA** 8,040 SF

- All masonry construction
- 100% air conditioned
- Small office space in each bay
- One drive-in door

LEASE

**3316 S 66TH AVENUE CIRCLE** 8,000 SF

- Recently renovated building with high-end finishes
- 3 (12' x 12') drive-in doors
- Multiple access points to I-80
- Radiant heat
- 6,000 SF of the roof was replaced in 2024
- Air-conditioned warehouse space
- Floor drain in the warehouse

LEASE

**3307 S 67TH STREET** 2,865 SF

- Central, easy-to-find location
- Excellent access to I-80 from 60th or 72nd
- Park at your front door

OFFICE

LEASE

**AKSARBEN VILLAGE 5 Spaces** 2,920-12,269 SF

- Rare second-generation office opportunities available within the heart of Aksarben Village
- Flexible layouts featuring a mix of private offices, open workspace, conference rooms, training rooms, and collaborative areas
- Scenic views overlooking Stinson Park, with select suites offering access to exterior patio space

SALE OR 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

SALE

**MAPLE HEIGHTS OFFICE PARK****106th & Bedford St** 13,792 SF

- 100% leased office investment with a stable mix of professional tenants providing strong tenancy and long-term appeal
- Excellent Northwest Omaha location just off 108th & Maple with immediate access to Interstate 680
- Near an abundance of retail, dining, and daily amenities including restaurants, shopping centers, hotels, and services

LEASE

**11111 M STREET** 8,142 SF

- Efficient layout featuring multiple private offices, many with exterior windows and natural light, and open work spaces
- Full kitchen with spacious dining and gathering area which opens directly to a private outdoor patio
- Building and monument signage available
- Excellent accessibility with immediate access to 108th & L Street and I-680

LEASE

**NICHOLAS PLAZA 117th & Nicholas St** 3,724-5,840 SF

- Prime location off the lobby with glass door entrance
- Move-in ready space featuring two private offices, a conference room, phone room, and kitchenette
- Large windows providing excellent natural light
- New monument signage available
- Covered parking available
- Common area kitchen/cafeteria available for tenant use

SUBLEASE

**PARK VIEW PROFESSIONAL****115th & Pacific St** 1,965-4,416 SF

- Flexible layout with a combination of private offices, open workspace, and kitchenette
- Excellent natural light with windows throughout the suite
- Lease term available through April 30, 2027
- Prime location with easy access to 120th Street, 114th Street, West Dodge Road, and I-680

LEASE

**MARATHON PLAZA BUILDING****112th & Davenport St** 4,400 SF

- Move-in ready office space with convenient front-door parking
- Efficient layout featuring 11 private offices, conference room, open workspace, reception area, kitchenette, and restrooms
- Prominent building signage available
- Excellent access to West Dodge Road and the I-680 interchange

LEASE

**GOLD PROFESSIONAL CENTER 140th & Gold Cir** 4,330 SF

- Significant capital improvements are underway throughout the property
- Modernized interiors designed to provide a clean, efficient, and professional office environment
- Flexible suite sizes available from 870 SF to 3,023 SF to accommodate a variety of office users

LEASE

**DAVENPORT BUILDING 114th & Davenport St** 2,415 SF

- Move-in ready space with front door parking
- Convenient location near West Dodge/I-680 interchange
- Perfect for many office/professional services use types
- Close to several restaurants, shopping sites, and other amenities

LEASE

**3528 DODGE STREET** 1,945 SF

- Building and monument signage visible to Dodge
- Space has great offices with windows on the perimeter
- Corner lot with signalized intersection
- Ample parking on both sides of the building with alley access (31 dedicated stalls)
- Close to large employers: Mutual of Omaha, UNMC, Nebraska Medicine, and Berkshire Hathaway

INDUSTRIAL

SALE

**ARVADA PARK Waterloo, NE** 1.77-32.01 AC

- 1.77 acres and up available
- Industrial zoning
- Site will be filled by June 2026
- Streets and utilities to be completed in the second half of 2026
- Right off of Hwy 275 & Maple St
- Outdoor storage limited on certain lots

LAND

COMMERCIAL

SALE

**10909 M STREET** 3.96 AC

- Excellent visibility to L Street & I-80
- Zoned Community Commercial with a Major Commercial Corridor Overlay (CC-MCC)
- Right-in/Right-out via M Street
- Full movement access at John Galt Blvd to S 108th Street
- Nearest intersection 108th & L Street 50,400 cars per day