



OMAHA

INVENTORY REPORT November 2016

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INVENTORY REPORT

Bold = New Listing * = Management Property

Office Space For Lease

Location	Property Name	Property Address	Agent(s)	Sq. Ft. Available	Lease Rate	NNN / FS	Comments	LoopNet #
9th & Leavenworth	Corvina, The	901 Jones Street	Wyatt/Harding	22,600	\$19.50	NNN	The Corvina is the newest in luxury Class A office space in the downtown Omaha market. This upscale office building will contain 22,600 rentable square feet of Class A office space. Adjacent parking with up to 300 available parking stalls. The large windows and the 8,600 sf of outdoor patio allow tenants beautiful views of downtown Omaha. Located on the SEC of 9 th & Leavenworth with all of the amenities of the Old Market within walking distance.	19292224
10th & Leavenworth	Old Market Lofts (former Orion Healthcare Tech)	1016 Leavenworth	Mensinger / Zoob	6,491	\$11.00	NNN (\$3.00)	Terrific modern first floor office space with exposed brick and loft area. The office provides great natural light in the historic Old Market. Additional parking available adjacent to building.	19960421
13th & Farnam	1200 Landmark Building, Suite 500 (Sublease)	1299 Farnam St	Peterson	5,963	\$13.00	FS	Sublease available in downtown Omaha's premier multi-tenant building. High end office finish, below market rates. Sublease term through September 2013.	17756541
14th & Harney	1414 Harney Street	1414 Harney St	Epstein/Peterson	9,237	\$13.00	NNN (\$5.50)	In the heart of the Old Market. Sublease through end of 2021. Looking for either a short and long term tenant. Remodeled tenant finishes in 2014. Below market downtown finished space.	19007789
14th & Harney	Medlar Building	416 South 14th St	Zoob / Mensinger	3,366	\$14.75	FS	Terrific one of a kind office space in a historic building near the Old Market. Brick walls, wood floors. Perfect for a creative or tech team looking for cool space downtown with on-site ownership. Two on-site parking stalls are available for lease. Recently replaced HVAC system.	18799290
16th & Dodge	First National Tower	1601 Dodge St	Waldbaum / Miller / Marek	8,300 - 42,420	\$25.00	FS	Spectacular opportunity to lease up to 2 ½ contiguous upper floors of the First National Tower, the tallest building between Minneapolis and Denver. Amenities include high tech conference facilities, large community break areas (lobby level and 17 th floor), on-site convenience store, auto detailing, covered parking and more!	17029387
16th & Dodge	First National Bank - Main Bank Building	1620 Dodge St	Waldbaum / Miller / Marek	5,138	\$18.50	FS	One of the most prominent locations in downtown Omaha with excellent office amenities both on-site and nearby the property. Direct access to the Double Tree hotel and services. The building is connected to the Omaha CBD tunnel system for easy access to area parking. Sundries located on the ground level include a bank, hair salon and coffee shop.	18582090
16th & Douglas	Brandeis Building	210 South 16th Street	Incontro	9,129	\$15.00	FS	Omaha's Historic Brandeis Building has been an iconic downtown attraction since 1907. Retail, office and restaurant opportunities are available in the center of downtown Omaha, in this architecturally spectacular building.	19664120
17th & Farnam	Farnam Plaza *	1625 Farnam Street	Miller / Peterson	1,496 – 7,324 SF	\$15.50	FS	Across the street from City/County offices. Ample enclosed parking attached by skywalk.	13404877
19th & Farnam	City Pointe	1913 Farnam Street	Adcock	3,118	\$11.50	NNN (\$4.00)	1/2 price rents for 6 months with 5 year lease!! Excellent location close to the courthouse and many downtown services! Ideal space for a small office or retail user. Executive suites starting at 450 sf to 1,770 sf.	18972818
33rd & Farnam	3333 Farnam Street Bldg.	3333 Farnam Street	Peterson / Harding	0	\$18.50	FS	FULLY LEASED	16140952



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41st & Harrison	4105 Harrison Street	4105 Harrison Street	Breathnach / Malm	2,633	\$6.50	NNN (\$1.20)	Ideally located near 42nd & Harrison. Former medical office building with easy access to nearby retail. Brand new parking lot with ADA access.	19943818
50th & Dodge	Kohl's Medical Building	5002 Dodge Street	Harding / Mensinger	312 - 4,100	\$9.50	NNN (\$8.54)	Small suites (312 sf) or full floor (4,100 sf) office/medical opportunities available at Kohl's Medical Building (formerly Cris' Rexall) at 50 th & Dodge Street. This classic building recently updated the HVAC system and will soon begin a new glazing and paneling project for entire building	18051924
64th & Center	Aksarben Village-Bldg II	6464 Center Street	Peterson / Zoob / Fleming	0	\$17.95	NNN (\$9.21)	FULLY LEASED	15219972
64th & Center	Aksarben Village-Bldg IV	2111 South 67th Street	Marek/Mensinger	1,250 - 6,654	\$22.00	NNN (\$10.36)	1,250 RSF available on the 3rd floor and 6,654 RSF available on the 2 nd floor in Aksarben Village Building IV. Fantastic view of the Village from all floors. Located across from Stinson Park, Genesis Health Club, and Aksarben Cinema, all in the heart of midtown Omaha. Numerous restaurants, shops, hotels, etc., just steps away.	18802961
67th & Frances	Aksarben Village - Zone 8	1926 South 67th St	Marek / Mensinger	12,031	\$22.00	NNN (\$10.00)	Zone Eight in Aksarben Village is a three-story, 110,000 SF office and retail property just north of the 10 screen Aksarben Cinema. Almost 11,000 SF of first-generation office space available in this premier location, with access to services, restaurants, and entertainment just steps out the door.	18714078
66th & Maple, NEC	6570 - 6572 Maple	6570-6572 Maple St	Adcock	5,400	\$9.00	NNN (\$2.20)	Newly designed storefront to be completed in 2016. This Benson location was a successful gallery and gift shop for many years. The open plan offers potential for retail or office space. Brick building with affordable rents for this sought after Benson location. Lower level space available at \$4.00 per square foot.	19307886
67th & Shirley	Aksarben Village - Zone 9	1909 South 67th Street	Marek / Mensinger	20,000	Negotiable	NNN	Build-to-suit office opportunity on the corner of 67th & Shirley in the heart of Aksarben village. Building signage and dedicated off-street parking are just a few of the many advantages that come with AKV 9.	19373981
67th & Pine	Scott Technology Center	6825 Pine Street	Wyatt	9,494	\$16.95	NNN (\$7.00)	Scott Technology Center (STC) is a collaborative and innovative Class A office and Data Center Campus in the heart of Aksarben Village. The mission Scott Technology Center is to develop and facilitate the commercialization of emerging technologies while adding value to partnerships with industry, government and academia.	18444923
71st & Mercy	7101 Mercy Building *	7101 Mercy Road	Zoob	17,019	\$12.00 - \$15.00	FS	Easy access to Interstate 80 and West Center Road. Adjacent to Aksarben Village. Convenient to restaurants and shopping.	10063609
84th & Hwy 370	Midlands Place	84th & Hwy 370	Incontro / Mensinger	14,765	Varies	NNN (\$5.04)	Join an exciting mix of local and national tenants in this spectacular new mixed use development. Beautiful buildings and common gathering areas will have manicured landscaping with a water feature. Strong traffic counts and income levels make Midlands Place the perfect location for your business. With incredible signage and visibility on Highway 370 and 84 th Street.	18486401



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87th & Frederick	Frederick Street Court *	8710 Frederick Street	Miller / Mensinger	11,409	\$11.50	NNN	Attractive four building office plaza. Ideal for medical use with close proximity to 3 hospitals. A great presence in a convenient location. Park at your door. Signage available. Building 1 is ready for build-out. Agent has a beneficial interest in the property.	14721782
90th & W Dodge	Indian Hills *	105 South 90th Street	Marek	0	\$19.50	FULLY LEASED		14585515
92nd & W Center Rd	Center Pointe	9239 West Center Road	Harding/Fleming	14,322	\$18.50	FS	14,322 SF available in inviting glass building on West Center Road. Two-story atrium. Well landscaped with 4:1,000 parking. Monument signage available. Largest contiguous space is 14,322 RSF on first floor.	17825957
92nd & W Dodge	Embassy Square *	9202 West Dodge Road	Fleming / Wyatt	0	\$19.00	FS	FULLY LEASED	13521643
94th & W. Dodge	Broadmoor Hills I	9500 West Dodge Road	Fleming / Zoob	8,000 - 22,854	\$17.50	NNN (\$9.75)	Outstanding opportunity in newer West Dodge Class A office property. Completely remodeled lobby and common areas, including restrooms. High-end tenant-finish with a mix of offices and open areas. Fitness and locked facility. Great area amenities. Covered parking also available.	17986999
94th & W. Dodge	Broadmoor Hills II	9420 Underwood Avenue	Fleming / Zoob	0	\$0.00	NNN	FULLY LEASED	15161057
96th & Burt	Broadmoor I	801 North 96th Street	Zoob / Marek	0	\$18.00	FS	FULLY LEASED	16430136
96th & Burt Street	Broadmoor II	809 North 96th Street	Zoob / Fleming	0	\$17.00	FS	FULLY LEASED	16740774
108th & Center	Rockbrook Office Suites	11060 Oak Street	Incontro	818 & 1,112 SF	\$13.25	FS	In the middle of Omaha, Rockbrook Village now offers limited office suites space. Abundant dedicated parking in a quiet part of the village. Two suites available at a great market rate!	17903261
101st & Pacific	Three Pacific Place *	1120 South 101st Street	Peterson / Fleming	0	\$18.50	NNN (\$11.82)	FULLY LEASED	41325
103rd & Pacific	One Pacific Place *	1125 South 103rd Street	Peterson / Fleming	14,385	\$22.00	NNN (\$11.25)	Wonderfully appointed office space in Omaha's premier office building. Suites feature tremendous views and a professional finish. 500 stall attached covered parking garage. Recently remodeled fitness center/locker facilities on site. Suites 325 & 375 are contiguous for a total of 5,360 RSF.	41321
108th & Farnam	Two Farnam	10802 Farnam Drive	Zoob	0	N/A	FULLY LEASED		
108th & Farnam	Farnam Executive Center (Hewlett Packard)	10810 Farnam	Fleming/Wyatt	72,933	\$21.00	FS	Spectacular four story atrium allowing natural light sources both internal and external areas of each floor. All surfaces in common areas have been recently updated including a well-appointed lobby, restrooms, elevators, artwork, tenant directory, monument sign and new contemporary exterior door entry system. Large floor plans may be subdivided.	17284869
108th & Old Mill	Corporate Center West I	10805 Old Mill Road	Fleming/Wyatt	0	\$19.00	FS	FULLY LEASED	
108th & Old Mill	Corporate Center West II	10815 Old Mill Road	Fleming/Wyatt	0	\$19.00	FS	FULLY LEASED	
108th & Old Mill	Corporate Center West III	10825 Old Mill Road	Fleming/Wyatt	0	\$19.00	FS	FULLY LEASED	



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114th & Miracle Hills	One Miracle Hills	11422 Miracle Hills Drive	Fleming/Wyatt	23,178	\$21.50	FS	Premier location in Miracle Hills. Attractively appointed suites with golf course views. Substantial surface parking plus garage parking. Attractive landscaping. Recently refurbished atrium lobby and common areas. Close proximity to shopping, services West Dodge Expressway and interstate 680. Covered parking available.	10064428
116th & Nicholas	11626 Nicholas Building *	11626 Nicholas Street	Zoob	0	\$19.00	FS	FULLY LEASED	
116th & Arbor	11635 Arbor Street	11635 Arbor St	Wyatt/Schroeder	750	\$17.00	FS	Turnkey office featuring a large reception area. Two offices with lots of windows and natural light. Large storage room with existing shelving. Shared restrooms and kitchen.	19791355
120th & Blondo	North Park Bldgs. 3*	2121 North 117th St	Wyatt/Peterson	41,202	\$12.50	NNN (\$8.00)	New stable ownership, with the ability to fund market tenant improvement packages. Excellent access to and from both 120th & Blondo Streets. 5.5 per 1,000 SF parking ration to accommodate a more dense workplace strategies with cross-parking easements.	18746507
120th & Blondo	North Park Bldgs 4A & 4B & 5*	11819 Miami Street 2520 North 117th Street 2533 North 117th Street	Wyatt/Fleming	5,920	\$12.95	NNN (\$8.25)	New stable ownership with the ability to fund market tenant improvement packages. Large floor plates to accommodate entire floor users. Excellent access to and from both 120th & Blondo Streets. Building 5 100% leased.	18442650
120th & Blondo	North Park 8	2909 North 118th Street	Zoob/Mensingler	11,533 - 20,252	\$15.75 - \$16.50	FS	Newest building in popular North Park Business Park. Exceptional opportunity for move-in ready plug and play space. All workstations fully wired. Across the street to a fitness facility and a hotel. Excellent area amenities. Well below market lease rate. A virtual full floor available.	19713642
120th & Pacific	Pacific Hills I	12002 Pacific St	Fleming / Wyatt / Schroeder	1,233 - 25,761	\$19.00	FS	Located at the highly visible Pacific Hills Business Park. This 5 building complex creates a campus like setting and has outstanding building signage available. Direct access to I-680. Close to shopping. Great signage opportunity.	13508118
120th & Pacific	Pacific Hills II	121st & Pacific Street	Fleming / Wyatt / Schroeder	9,933	\$20.00	FS	Terrific opportunity to brand your business in this highly visible single tenant building at the iconic corner of 120 th & Pacific. Located at the Pacific Hills Business Park; part of a five building complex. Enjoy walking the trails, outdoor picnic areas, lockers and showers in a campus like setting. Outstanding signage on Pacific Street with direct access to Interstate 680 and services. Some covered parking available.	17948556
120th & Pacific	Pacific Hills III	12020 Shamrock Plaza	Fleming / Wyatt / Schroeder	1,534	\$21.00	FS	Five (5) building complex, creating a campus like setting. Direct access to Interstate 680. Close to shopping and restaurants. First floor office space right off the lobby.	10063639
120th & Pacific Street	Pacific Hills IV	12120 Shamrock Plaza	Fleming / Wyatt / Schroeder	4,962	\$19.50	FS	A five (5) building complex, creating a campus like setting. Direct access to interstate 680. Close to shopping and restaurants. Attractively appointed office. Covered parking available. Shower and locker room facility on site. Up to a full floor available with building signage.	10063684
120th & Pacific	Pacific Hills V	1010 South 120th Street	Fleming / Wyatt / Schroeder	3,552	\$19.50	FS	A five (5) building complex, creating a campus like setting. Direct access to interstate 680. Close to shopping and restaurants. Attractively appointed suites.	10064342



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129th & W Dodge	West Dodge Office Park*	604-752 North 129th Street	Fleming / Peterson / Epstein	10,000	\$18.00	FS	Outstanding location at 129 th & West Dodge Road. Only one building left for sale or lease with 10,000 SF available in this five building complex. Built in 1998 with 5:1 parking ratio. Under new property management.	17391509
132nd & W Dodge	California Pointe	13333 California Street	Fleming / Wyatt	40,000 - 80,000	Negotiable	NNN	Welcome to California Pointe, Omaha's next distinctive Class A office building located on the last great parcel of land in the prestigious Bank of the West Business Park. This six story, 80,000 square foot, Build-to-Suit opportunity offers a tenant the ability to be the sole or lead occupant. Incredible location, signage, and visibility along West Dodge Road.	16865424
133rd & California	California Place *	13330 California St	Fleming / Peterson	3,176	19..50	NNN (\$11.31)	Newer Class A office building located in Bank of the West Business Park. Ideal first floor orthodontist or dentist opportunity in 3,176 rentable square feet.	13851144
133rd & California St	California Place - SUBLEASE	13330 California St	Fleming / Peterson	3,176	\$18.00	NNN (\$10.89)	Newer class A office building located in Bank of the West Business Park. Ideal first floor orthodontist or dentist sublease opportunity in 3,176 rentable square feet.	18915491
133rd & L	Millard Business Center II	4610 South 133rd Street	Fleming / Adcock	3,013 - 6,626	\$8.00	NNN (\$3.22)	Well-appointed office/flex building conveniently located directly off of 132 nd and L Street and just minutes from the interstate. Suites range in size from 3,013 to 7,680 and offer a combination of dock/drive doors. Very affordable rents for this great location!	13521638
137th & FNB Parkway	13810 FNB Building	13810 FNB Parkway	Wyatt	17,502	\$26.00	FS	Class A office building located within Omaha's premiere office park. Tremendous lake views and easy access from the greater Omaha area. First floor cafeteria, conference room and covered parking.	18321968
142nd & Millard Ave	14214 U Street	14214 U St	Mensinger	1,246 - 3,829	\$10.00	NNN (\$5.90)	Security National Bank occupied multi-tenant building on the corner of 142 nd & Millard Avenue. Strong owner-user opportunity or value-add investment. General office or medical space located in the first floor of the Security National Bank building. Pylon and building signage available along Millard Avenue. New roof in 2011.	18026819
144th & F	Twenty Five B Building	3930 South 147th Street	Miller / Incontro	20,238	\$19.00		Join Altech Business Park in this beautiful building loaded with amenities including fiber optics, possible back-up generator, server room with patch panels and two a/c units, and monument signage.	17880600
147th & F Street	Altech Plaza	3919 South 147th Street	Incontro/Miller	4,500	\$19.50	FS	This beautiful brick office park condo offers a move-in ready plan for 4,500 RSF office. A nicely done large conference room area, kitchen and open seating makes this space ready to occupy. Multiple restaurants, a walking trail, 24 Hour Fitness and established daycare provide an ideal employee environment.	19549132
156th & Maple	MOBA Building	4141 North 156th Street	Incontro / Miller		\$8.00 - \$15.00	NNN	Beautiful office building located in northwest Omaha. Landscaping adds to the amenities that tenants and guests alike will enjoy. Lower level is currently an event center with a full service kitchen. A full service bank occupies a portion of the first floor.	20021099
169th & Frances	One Lakeside	2110 S 169th Plaza	Zoob / Peterson	0	\$14.75	NNN (\$6.94)	FULLY LEASED	15765689



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180th & W. Dodge	West Dodge Hills Office Park	180th & W. Dodge Road (SWC & SEC)	Fleming / Harding	75,000 - 350,000	\$15.00 - \$18.00	NNN	The infrastructure is in place on West Dodge Road's newest mixed use development. Situated prominently on the SWC of 180 th and West Dodge Road, West Dodge Hills benefits from its proximity to Village Pointe and the other surrounding traffic generators. (Village Pointe Auto Mall, CSG, and Methodist Women's Hospital among others).	15284549
180th & Dodge	The Advent Building	17818 Burke St	Miller/Incontro	20,123	\$19.95	NNN (\$9.95)	Stunning new construction at West Village Pointe. Join a large law firm and other professional users in this high visibility, state of the art office building. Underground parking, a two story glass atrium and beautiful grounds with outdoor employee areas will make this your last move. Agent has an equity interest in this building.	19025426
Bellevue - W Mission & Jefferson St	201 W Mission	201 West Mission Ave	Breathnach	2,439	\$7.00	NNN (\$2.20)	Former bank with drive through on main street in old town Bellevue. Recently updated and well maintained. Ideal for small office user.	19854504
Blair - N 16th St & Front St	1548 Front Street	1548 Front St	Breachnach / Potthoff	66,093	\$3.50	NNN (\$1.80)	Investment opportunity with office & industrial capabilities. Three floor office space attached to 25,000 sf of industrial/warehouse space. Office space is in great condition. Warehouse space has both heating and air conditioning. Current owner would consider leasing space from new owner.	19963526 19963575
CB/Kanesville	Qwest Kanesville Office Suites	310 W. Kanesville Boulevard	Zetzman	16,929	\$9.50	MG	Nice office space in downtown Council Bluffs, Iowa. Variety of offices and open spaces. Parking available in lot on north side of building.	14070225
Council Bluffs 42nd & I-480	River's Edge - Council Bluffs Riverfront	42nd St & Rivers Edge Ave, SWC	Marek / Wyatt / Mensinger	2,000 - 40,645	Negotiable	NNN (\$10.00)	Join Council Bluffs' premier Class A development. The master plan for River's Edge revitalizes and invigorates the area by creating a newfound sense of place and community that overlooks the new Tom Hanafan Park as well as the Omaha skyline.	19869418
Council Bluffs 42nd & I-480	River's Edge - Council Bluffs Riverfront	42nd St & Rivers Edge Ave, SWC	Marek / Wyatt / Mensinger	30,000-135,000	Negotiable	NNN (\$10.00)	Join Council Bluffs' premier Class A development. The master plan for River's Edge revitalizes and invigorates the area by creating a newfound sense of place and community that overlooks the new Tom Hanafan Park as well as the Omaha skyline.	19967864
Lincoln, NE	Sharp Building	206 South 13th Street	Waldbaum/Miller	77,465	\$15.50	MG	Excellent location in the heart of downtown Lincoln. Access parking garage via Skywalk System. Surface lots located adjacent to the building.	13901104
Lincoln, NE	Sharp Building SOUTH	222-224 South 13th Street	Waldbaum/Miller	3,546	\$14.50		Excellent street level space located in a single story building at the corner of 13th & M Streets. Prominent signage available on building. Perfect space for attorneys, engineers, architects, financial or insurance offices. Within walking distance to Hall of Justice, State Office Building and State Capitol.	14305218
Lincoln, NE	Shoppers Fair	6800 P Street	Mensinger	54,573	\$10.00 - \$14.00	NNN (\$1.92)	Shoppers Fair is in the heart of Lincoln. The center is adjacent to Gateway Mall and enjoys great traffic and access from O Street. Offering available space ranging from retail to office space with a terrific parking field.	19765616

Retail Space For Lease

Location	Property Name	Property Address	Agent(s)	Sq. Ft. Available	Lease Rate	NNN / FS	Comments	LoopNet #
16th & Douglas	Brandeis Building	210 South 16th Street	Incontro	25,337	\$15.00	NNN (\$4.50)	Omaha's Historic Brandeis Building has been an iconic downtown attraction since 1907. Retail, office and restaurant opportunities are available in the center of downtown Omaha, in this architecturally spectacular building.	19664082
24th & Vinton	Vinton Square	3002-3114 South 24th Street	Wyatt / Malm	3,230	\$13.50	NNN (\$3.50)	Established grocery anchored neighborhood shopping center located at 24 th & Vinton Street. Populated with a diverse set of goods and services. This high traffic destination is located just off the interstate.	19373924
30th & Willet	8507 North 30th Street	8507 N 30th St	Adcock	3,990	\$2,500 / mo	MG	Now available for lease! Completely updated building with sprinkler and new restrooms and kitchen area in lower level. Ideal for daycare or retail user.	20016982
38th & Dodge	3801 Dodge Street	3801 Dodge St	Potthoff/Harding	700	\$12.00	NNN (\$3.50)	Great Dodge Street exposure and visibility just west of Mutual of Omaha and Midtown Crossing and east of burgeoning Blackstone District. Ideal location for medical, retail or independent contractor.	19692741
40th & Harrison	Harrison Square	3915-4011 Harrison St	Adcock	4,752	\$6.50	NNN (\$1.50)	1/2 price rent first six months! Nice build-out with updated finishes. Large reception area, thirteen large private offices, conference room and kitchen area	14478162
48th & L Street	48th Street Square	4827 L Street	Adcock	7,000 - 7,800	\$13.00	NNN (\$4.83)	Two build-to-suit opportunities currently available in this fully occupied center. Join International Buffet, Dollar General, and H & R Block.	16318574
51st & L Street	Kohl's Plaza	5110 L Street	Harding / Mensinger	0	\$16.00	NNN (\$5.73)	FULLY LEASED	17721668
59th & Maple	2905 North 59th Street	2905 N 59th St	Adcock	475 - 931	\$700/month		Former Takado Green space available in the heart of Benson! Hard to find small retail/office with warehouse component at a great rate. Excellent signage opportunity!!	19642322
60th & Ames	Mid-K Plaza (formerly Ames Place)	5921 Ames Ave	Adcock	6,324	\$10.00	NNN (\$1.00)	Last bay remaining on this outstanding redevelopment project at 60th & Ames Avenue. Great traffic counts and close to the new Walmart. Center is anchored by Mid-K Beauty Supply. Join GEN X Clothing, MP Asian Market and Pishon Boutique opening fall of 2016.	17756726
67th & Center	Aksarben Village - Bldg. 3	2285 S 67th Street	Marek / Mensinger	2,497	\$27.00	NNN (\$9.75)	Aksarben Village combines high end office space, vibrant retail space, entertainment, public spaces and loft style living, all in the heart of midtown Omaha. Only available retail bay on this block.	15218976
67th & Center	Aksarben Village - Bldg. 4	2111 S 67th Street	Marek	0	\$23.00	NNN (\$6.95)	FULLY LEASED	15218962
67th & Frances	Aksarben Village - Zone 8	1926 South 67th St	Marek / Mensinger	1,382	\$27.00	NNN (\$6.50)	Zone Eight in Aksarben Village is a three-story, 110,000 SF office and retail property just north of the 10 screen Aksarben Cinema. The office space is substantially occupied by the corporate offices of Gordmans, a leader in value-priced clothing and accessories with almost 90 stores in 18 states. Join Tog's Contemporary Clothing, 18/8 Fine Men's Salon and Aksarben Day Spa. One bay remaining.	19586254
70th & Farnam	Crossroads Crossing *	72nd & Farnam (SEC)	Cornell	0	\$35.00		FULLY LEASED	

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72nd & Pacific	Shoppes at Aksarben	72nd & Pacific Street	Marek / Mensinger	0	\$0.00	FULLY LEASED		
76th & Dodge	Crossroads Plaza *	7610 West Dodge Road	Adcock / Smith	2,966	\$15.00	NNN (\$5.95)	Take advantage of this centrally located center located along one of Omaha's most highly trafficked corridors. Join this highly desirable location. Don't miss the 60,482 cars per day.	16714963
84th & Hwy 370	Midlands Place - Sublease	312 Olson Dr., #101	Mensingher	1,250	\$28.43	NNN (\$3.92)	Medical/Spa sublease opportunity. Move in with no work needed. Built-out as new medical spa space. Great opportunity to get into growing market.	19280926
84th & 370	Midlands Place	84th Street & Hwy 370	Incontro	22,266	Varies	NNN (\$5.04)	Join an exciting mix of local and national tenants in this spectacular new mixed use development. Beautiful buildings and common gathering areas will have manicured landscaping with a water feature. Strong traffic counts and income levels make Midlands Place the perfect location for your business. With incredible signage and visibility on Highway 370 and 84 th Street.	18486375
90th & Maple	The Village Shopping Center	3010-3120 N 90th St	Adcock	12,749	\$9.50	NNN (\$2.50)	Under new ownership!! Fareway anchored center with outstanding traffic counts. Join Dollar General, Firestone and other successful businesses at this great location. Landlord to deliver bays in white box condition and ready for Tenant finishes. Pad site available.	19609457
108th & Mockingbird	Galleria Plaza	108th & Mockingbird	Root/Malm	2,552	\$12.00	NNN (\$3.40)	Prime retail space on 108 th Street just north of Q. This space has visibility, location, great demographics and plenty of traffic as well as small shop availability. 52,000 vehicles daily at the intersection of 108 & Q. 3 mile stats; 73,500 pop, \$77,500 Avg HHI, over 30,000 households	14021839
108th & Q	Empire Park Shopping Center	10930 Q Street	Adcock	1,200 - 6,420	\$12.00	NNN (\$3.81)	Grocery anchored shopping center on the northwest corner of 108th & Q Street. The center benefits from strong demographics and traffic counts in the surrounding trade area. ½ Price rent for 6 months on a 5 year lease!	45496
108th & W. Center	Hilltop Plaza	2933 South 108th Street	Root	945 - 11,263	\$12.00	NNN (\$3.78)	Highly visible neighborhood center with quick accessibility to I-680. Very competitive rates. Across from Rockbrook Village in the 108 th & West Center Rd area. Great park at your door small office or retail suites available. Also available a former bridal retail showroom well designed for fashion boutique.	14363623
108th & W. Center	Rockbrook Village	108th & West Center	Incontro	1,200-3,480	\$15.00	NNN (\$3.09)	Rockbrook Village is a unique mixed-use collection of specialty shops, service providers, office space and high end restaurants. The Center is well located on West Center Road and I-680 and enjoys traffic counts of 138,000 per day on I-680 and another 51,000 cars on Center Street. Tenants include Taste, Pasta Amore, Category One, Garden Café, Jaipur & Corkscrew to name a few.	14071065
144th & F	Westport Village	14440 F Street	Incontro	2,418	\$14.50	NNN (\$6.00)	Join Cilantro's, New Dawn Nutrition, Hinze Chiropractic and More Sew For You in this beautiful shopping center. Great frontage on 144th with huge LED sign for tenants and huge traffic counts.	16203594
144th & W Center	Harvey Oaks Shopping Center	NWC, 144th & West Center Road	Adcock	1,050 - 1,788	\$13.00	NNN (\$5.34)	Newly remodeled grocery anchored shopping center on the NWC of 144 th & West Center Road. Phenomenal retail trade area with millions of square feet of retail space along West Center Road.	16318476



Retail Space For Lease

Location	Property Name	Property Address	Agent(s)	Sq. Ft. Available	Lease Rate	NNN / FS	Comments	LoopNet #
153rd & W Maple Rd	Torrey Pines Plaza	15236 West Maple Road	Adcock	1,580	\$10.00	NNN (\$5.87)	Great location with high visibility! Tenant mix includes Gentle Doctor Animal Hospital, Godfather's Pizza and Torrey Pines Dental. 15236 is a former office with Maple Road frontage.	18970586
156th & Harrison	Millard Park Plaza	15665 Harrison Street	Adcock	2,160	\$14.00		Last bay available!! Located on the corner of 156th & Harrison, Millard Park Plaza is situated on a busy lighted intersection with great access and incredible visibility. Good tenant mix of well established office and retail users. Storefront and monument signage available on Harrison Street.	16799470
Blair-Lincoln Hwy & S 1st St	Shopko Building, Former	150 South 1st Street	Fleming	42,094	\$5.28	NNN	Only available large stand alone building in the area. Currently offered as a sublease through 10/16/2020. Building has an office mezzanine and a stock room with one dock high delivery door. Plenty of parking is available for customers.	18678631
Lincoln - 66th & O St	East Park Plaza	200 N 66th Street	Mensingher	31,070	\$12.00 - \$20.00	NNN (\$2.56)	East Park Plaza is a Grocery Anchored Power Center in the heart of Lincoln. The center is adjacent to Gateway Mall and enjoys great traffic and visibility from O Street. Offering available space ranging from small shop space to junior anchor box space.	18949341

INVENTORY REPORT

Bold = New Listing * = Management Property

Industrial Space For Lease								
Location	Property Name	Property Address	Agent(s)	Sq. Ft. Available	Lease Rate	NNN / FS	Comments	LoopNet #
9th & Dodge, NEC	Central Supply Building	109 North 9th St	Harding	18,000	\$3.00	FSG	Very clean warehouse facility. 16,000 SF floor plates. Located just south of CenturyLink Arena/Convention Center.	19267440
16th & Mike Fahey St	LV Commercial Property Investments, LLC	1512-14 Mike Fahey Street N 16th Street	707 Harding / Fleming	12,858	\$4.50	NNN (\$.95)	Office and warehouse facility strategically located in downtown Omaha at the heart of T.D. Ameritrade Park, CenturyLink Arena and Convention Center, Hot Shops and Slowdown.	17684617
25th & Douglas, NWC	All Makes Land	2566 Douglas St	Miller	22,280	\$4.00		Paved and fenced parking lot between highly traveled Douglas Street and Dodge Street. Excellent visibility and access.	19520819
111th & I St	Oriental Trading Warehouse	11112 "I" Street	Fleming	130,851	\$4.50	NNN (\$1.50)	State of the art Class "A" warehouse featuring 40' ceiling height, fully racked with approximately 20,000 pallet positions, 11 dock doors and ESFR sprinkler system.	19141298
132nd & C	Elegante I	13205-13421 C Street	Adcock	0	\$0.00	\$0.00	FULLY LEASED	14051306
132nd & C	3740 South 132nd Street	3740 S 132nd St	Adcock	6,713	\$4.00 - \$8.00	NNN (\$1.54)	Great location with visibility from 132nd Street. 3,353 SF office/retail space with an additional 3,360 SF of storage (\$4.00 PSF). Abundant parking!	19860636
132nd & Giles	Castelar Plaza	13239 Portal Drive	Breathnach	2,500	\$5.75	NNN (\$1.40)	Affordable office and warehouse space. Close to I-80. Outside storage available in secure fenced yard.	20030302
133rd & L	Millard Business Center II	4610 South 133rd Street	Adcock	3,013 - 7,680	\$6.50 - \$8.00	NNN (\$3.18)	Well-appointed office/flex building conveniently located directly off of 132 nd and L Street and just minutes from the interstate. Suites range in size from 3,013 to 7,680 and offer a combination of dock/drive doors. Very affordable rents for this great location!	13521638
135th & Centennial	8844 South 135th Street	8844 S 135th St	Breathnach	10,000	\$7.77	NNN (\$2.22)	Location on I-80 with a traffic count of 150,000 +/- . Main showroom has heating and A/C. Ample parking with ability to expand on adjacent lot.	19686971
I-80 & Hwy 370	11651 South 154th St	11651 South 154th St	Miller/ Breathnach / Ash	120,000	\$5.25	NNN (\$1.75)	Brand new class A industrial building completed in January 2016. Prime location just off I-80 and Hwy 370. Building features include large truck court, 34' - 32' clear height, ESFR sprinkler, high efficiency lighting and both dock/drive in doors. Can accommodate 30,000 SF up to 120,000 SF. Ability to build an additional 184,000 SF building for qualified tenant.	19137584
Blair-N 16th St & Front St	1548 Front Street	1548 Front St	Breathnach / Potthoff	66,093	\$3.50	NNN (\$1.80)	Investment opportunity with office & industrial capabilities. Three floor office space attached to 25,000 sf of industrial/warehouse space. Office space is in great condition. Warehouse space has both heating and air conditioning. Current owner would consider leasing space from new owner.	19963526 19963575
Council Bluffs	2101 South 35th Street	2101 S 35th St	Adcock / Breathnach	10,200-20,090	\$4.50	NNN (\$1.76)	Former manufacturing facility available with easy access off Interstate 80 or 29. Abundant power! HVAC throughout most of the facility. Can be demised to 10,200 SF.	19524007
Council Bluffs	3211 Nebraska Avenue	3211 Nebraska Ave	Potthoff	24,087	\$4.00	NNN (\$1.27)	Clean warehouse space located just northeast of the I-29/I-80 interchange. The entire building is 156,336 sf with 24,087 sf vacant. Property features both dock/drive doors, 24' ceiling height, fenced in truck court, wet sprinkler system and quick access to the interstate. Property is for sale or lease.	19318235



Industrial Space For Lease

Location	Property Name	Property Address	Agent(s)	Sq. Ft. Available	Lease Rate	NNN / FS	Comments	LoopNet #
Waterloo, NE	2755 River Road Drive	2755 River Road Drive	Ash/Breathnach	80,000	\$4.50	NNN (\$1.00)	Former All American Fund Raising warehouse available for lease. Up to 80,000 sf available. Office area serviced with A/C and heat, most of the warehouse serviced with heat only. Two minutes to West Dodge Road. Outside storage available. Contact agent for sizing and configuration options.	19989871



Office Buildings For Sale								
Location	Property Name	Property Address	Agent(s)	Sq. Ft. Available	Sale Rate	Zoning	Comments	LoopNet #
Bellevue - W Mission & Jefferson St	201 W Mission	201 West Mission Ave	Breathnach	2,439	\$150,000		Former bank with drive through on main street in old town Bellevue. Recently updated and well maintained. Ideal for small office user.	19854464
24th & Harney St	2215 Harney Street Bldg	2215 Harney St	Incontro	16,000	\$3,750,000		The 2215 Harney Street Building is a spectacular office building in Downtown Omaha, one minute from I-480. It offers more than 16,000 sf of first floor and loft space and basement storage. The site includes 1.14 acres of land with over 100 parking stalls.	19880348
142nd & Millard Ave	14214 U Street Building	14214 U Street	Mensingher	7,614	\$625,000		Security National Bank occupied multi-tenant building on the corner of 142 nd & Millard Avenue. Strong owner-user opportunity or value-add investment. General office or medical space located in the first floor of the Security National Bank building. Pylon and building signage available along Millard Avenue. New roof in 2011.	19982185
144th & F	Twenty Five B Building	3930 South 147th St	Miller /Incontro	20,238	\$2,200,000		Partially occupied 20,000 sf brick office building located near 144 th & F Streets. Buildings can be sold individually or together and can be connected via a walk-way.	17880586
144th & F	Altech Business Park Condos - Phase II	Lot 1 Replat 10 (144th & F)	Incontro / Miller	20,150 sf	\$115.00 PSF		Join the existing Altech Business Park Condos, now continuing into Phase II development. Beautiful brick, single story buildings conveniently located with great area amenities including restaurants, 24 Hour Fitness, day care and shopping.	17897646
147th & F	Altech Plaza	3919 South 147th St	Incontro / Miller	4,500	\$629,500		This beautiful brick office park condo offers a move-in ready plan for a 4,500 RSF office. A nicely done large conference room area, kitchen and open seating makes this space ready to occupy. Multiple restaurants, a walking trail, 24 Hour Fitness and an established daycare provide an ideal employee environment. The building is approximately 9,000 SF and the 4,500 SF condo on the north only is for sale or lease.	19639566

Retail Buildings For Sale

Location	Property Name	Property Address	Agent(s)	Sq. Ft. Available	Sale Rate	Zoning	Comments	Loopnet #
30th & Dodge	2955 Dodge Street Building	2955 Dodge St	Schroeder	1,532	\$325,000	DS	Centrally located on the SEC of 30th & Dodge Street, this property has great visibility and convenient interstate access. Only one block east from Midtown Crossing, the area features many shops and restaurants within walking distance.	19890957
30th & Bedford	3224 North 30th Street	3224 N 30th St	Breathnach	1,764	\$75,000	GI	Gas station with three service bays. Located on 30th Street. 11,500 cars daily drive by this location.	18379941
42nd & Hwy 370	China Road Building	4006 Twin Creek Drive	Adcock/Incontro	6,274	\$1,150,000		Join this busy trade area for an ideal restaurant building. Well built China Road Building offers a large dining room, lounge & huge covered outdoor patio overlooking a park. Large windows take advantage of a great view and 9/1,000 parking makes this a must visit restaurant site.	19119001
108th & Q Street	108th & Q - Pad Site	10760 Q Street	Root	4,080	\$470,000.00		Great parcel for sale for a small restaurant/drive-thru. Located just off the intersection of 108th & Q. Current highest and best use may be as a pad-site for construction of a drive-thru.	19469138
Bellevue, NE	608 Galvin Road	608 Galvin Road (former Long John Silvers)	Incontro	2,337	\$432,345.00		The perfect drive thru site with great visibility, adjacent to Bellevue University. Join Baker's, Shopko and Wendy's at this incredible restaurant site. Great ingress/egress and daily traffic counts of 25,650 cars passing each day.	19400415
Lincoln, NE - 70th & A	Grandmother's, Former	6940 A Street	Zoob/Mensing	7,536	\$1,350,000		Former Grandmother's restaurant for over 30 years on the hard corner in a high traffic area of Lincoln. New ten year lease signed with escalations throughout the term. New tenant has seven other locations within the Midwest. Great 1031 Exchange or pure investment property. New tenant making substantial interior improvements	19633354

Apartments / Duplexes For Sale

Location	Property Name	Property Address	Agent(s)	Sq. Ft. Available	Sale Rate	Zoning	Comments	Loopnet #
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Industrial Buildings For Sale

Location	Property Name	Property Address	Agent(s)	Sq. Ft. Available	Sale Rate	Zoning	Comments	Loopnet #
9th & Dodge	Central Supply	109 North 9th Street	Harding	83,160	Offer		Great loft/apartment/hotel development opportunity right next to the Qwest Center. 16,632 SF floor plates with 5 floors plus a basement.	19267440



INVENTORY REPORT - Investment / Development Properties

60th & Ames Ames Place 5951 Ames Avenue Adcock 22,360 \$895,000.00

Bold = New Listing * = Management Property
 Property for sale or lease. Great owner/user property with abundant parking and high visibility. Area is under revitalization plans and experiencing strong community commitment to redevelopment. 17702672

Industrial Buildings For Sale Cont'd

Location	Property Name	Property Address	Agent(s)	Sq. Ft. Available	Sale Rate	Zoning	Comments	Loopnet #
148th & F	3807-3809 South 148th St	3807-3809 S 148th St	Adcock	2,000 - 4,000	\$7.50	MU	Altech flex building. New construction building to deliver 2nd Quarter. Landlord to deliver premise in white box condition with 1 restroom per bay. Amerspec will occupy 6,000 sf with 2,000 - 4,000 available.	19642222
Council Bluffs	3211 Nebraska Avenue	3211 Nebraska Ave	Potthoff	156,336	\$2,750,000.00		Clean warehouse space located just northeast of the I-29/I-80 interchange. The entire building is 156,336 sf with 58,145 sf vacant. Property features both dock/drive doors, 24' ceiling height, fenced in truck court, wet sprinkler system and quick access to the interstate. Property is for sale or lease.	19318172
Blair-N 16th St & Front St	1548 Front Street	1548 Front St	Breachnach / Potthoff	66,093	\$900,000.00		Investment opportunity with office & industrial capabilities. Three floor office space attached to 25,000 sf of industrial/warehouse space. Office space is in great condition. Warehouse space has both heating and air conditioning. Current owner would consider leasing space from new owner.	19963526 19963575

Land For Sale/Development

Location	Property Name	Property Address	Agent(s)	SF / Acres Available	Sale Rate	Zoning	Comments	Loopnet #
19th & Dodge	19th & Dodge Lot	1918 Dodge Street	Harding	66,796 SF	\$42 PSF		One of the last full city blocks available in downtown Omaha. Access is excellent via Dodge and Douglas Streets and I-480.	15474507
84th & Hwy 370	Gold Coast Heights	Hwy 370 & 84th St	Adcock/Miller	8.09 ac	\$6.00 PSF	CC	This eight lot development provides a developer maximum flexibility to	16561772
884th & Hwy 370, NWC	Trumble Land	84th St & Hwy 370, NWC	Breachnach	110.36 ac	\$120,000 / ac		Prime real estate located on hard corner of 84th & Hwy 370. Ideal for multiple uses including multi-family, office and retail. Centrally located at the heart of Sarpy County. Surrounding area located for tremendous growth. Over 400,000 people withing a 10 mile radius. Close to Shadow Lake Town Center, Midlands Hospital and Werner Park.	19969365
90th & Fort	9103 Fort Street	9103 Fort Street	Marek	2.44 ac	\$425,145	CC	2.44 acre parcel just west of the 90 th & Fort Street intersection.	15754406
108th & Blair High Road	108th & Blair High Road Land	9224 N 108th Street	Adcock	4.82 ac	\$524,898	GI	Great access and visibility in an up and coming area.	15725389
126th & Hwy 370	Pennant Place	126th & Hwy 370	Miller / Incontro	59.933 ac	\$13,050,000.00		Incredible mixed-use development opportunity next to Werner Park, an 8,600 seat world class ballpark that is home to the AAA Omaha Storm Chasers. Pennant Place offers the best of all worlds for developers seeking a site in the pro-business climate in Papillion, Nebraska. Significant rooftop growth, with strong demographics.	19381736



168th & Fort	Copper Valley Multifamily Land	168th & Fort St, SEC	Fleming	12.25 ac	\$1,500,000.00	R6	12.251 acres of R-6 multifamily land offered at \$2.81 PSF. Final plat, subdivision agreement, conceptual layout, and top/grading plan available upon request. Current concept shows 10.51 acres after street constructions	19050127
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Land For Sale/Development cont'd.

Location	Property Name	Property Address	Agent(s)	SF / Acres Available	Sale Rate	Zoning	Comments	Loopnet #
108th & Rainwood	Rainwood Pointe Development	SEC Rainwood Rd & Blair High Rd (Hwy 133)	Fleming	1.72-11.39 ac	\$4.00-\$8.00 PSF	MU	Join InterSystems, Scott Enterprises and Applied Underwriters in this new mixed use development. Well located retail and industrial land located in Irvington. Ready to build with excellent access to infrastructure and I-680. Build-to-suit or land for sale.	15688077
107th & O St	10711 O Street - Land	10711 O Street	Adcock	42,700 SF	\$119,500	GO	Great location just south of 108th & L Street. Easy interstate access. Nice site for office or multi-family.	18946481
114th & State St	SEC, 114th & State Street	114th & State Street	Miller/Fleming	152.57 ac	\$7,616,000		Excellent development parcel with access to I-680 less than one mile away. Site is anticipated to be single-family development with potentially a small portion available for commercial development.	19761876
119th & I St	Liquid Bulk Trailer Land	119th & Street	Breathnach	7 ac	\$1,372,140	GI	Approximately 7 acres of flat ground, higher elevation overlooking I-80 and "L" Street.	19665669
144th & F	Altech Business Park - Land	144th & F Street	Incontro / Miller	12.25 ac	\$7.50 - \$8.00 PSF	LI	Altech Business Park is a rare find in the middle of suburban Omaha. Great	17881101
144th & Chandler	Chalco Rail Logistics Land	SWC 144th & Chandler	Miller / Wagner	54.58 ac	\$1.50 PSF		This prime development site consists of two distinct parcels: 16+ acres on the SW corner of 144th & Chandler, ideal for retail development. □ An additional 42+ acres suited for industrial or flex development. Property sits on 144th Street approximately two miles north of Interstate 80. Significant traffic counts exist on this main access point for many travelers from Omaha to Lincoln. Property sits high, with outstanding visibility on both 144th and Chandler. Larger site is adjacent to BNRR rail, with the ability for the addition of a rail siding.	16542295
156th & Harrison	156th & Harrison	156th & Harrison	Zetzman / Root	2.64 ac	\$675,000	BN	2.64 acres located on South 156th & Harrison. Business Neighborhood zoning offers different development opportunities. Price reduced!	14547520
168th & Maple	Maple Valley	168th & Maple, SEC	Marek/Harding	1.8 ac	\$19.75 PSF	MU	Great visibility. New turn lane coming soon. Last hard corner on Maple Street corridor.	18084180

Land For Sale/Development cont'd.

Location	Property Name	Property Address	Agent(s)	SF / Acres Available	Sale Rate	Zoning	Comments	Loopnet #
180th & West Dodge Rd	West Dodge Hills	180th & West Dodge Rd	Fleming /Incontro / Mensinger	1 - 24 ac	\$15.00 - \$18.00	MU	The infrastructure is in place on West Dodge Road's newest mixed use development. Situated prominently on the SWC of 180th and West Dodge Road, West Dodge Hills benefits from its proximity to Village Pointe and the other surrounding traffic generators.	17749631
192nd & Blondo, SWC	Honeysuckle Pointe Multifamily Land	192nd & Honeysuckle Dr	Fleming/Miller	21.85 ac	\$3,250,000.00		The property is located approximately one-half mile north of West Dodge Road on the northwest corner of 192nd & Honeysuckle Drive. Generally flat, this site slopes down to the north, with excellent visibility from 192nd Street. The property has excellent access and is located in a rapidly growing area of Omaha.	19102844
204th & Blue Sage Pkwy	NWC, 204th & Blue Sage Pkwy	NWC, 204th & Blue Sage Pkwy	Miller	21 ac	\$5.50 PSF		17 ± acres of land bound by 204 th Street on the east, Blue Sage Parkway to the south and a creek bed to the north and west.	19666784
Bellevue-22nd & Pratt	22nd & Pratt Ave	Lot 2 One Cornhusker Place Replat 1	Marek	1.08 ac	\$376,360	BG	1.08 acre parcel just south of 22 nd & Cornhusker Road. The property is in a great retail area with Menard's as an anchor.	15754464
Bellevue-25th & Capehart	Tregaron Towne Centre	25th & Capehart	Incontro	1-11.7 ac	\$7.50-\$13.00	MU	Mixed use development offers easy access with great visibility and high residential traffic in the rapidly expanding Bellevue community. Pads available from 1,019-11,794 just off Hwy 75, close to Offutt AFB, Northrup Grumman, Lockheed Martin & future Bellevue Medical Center.	15519063
Bellevue-25th & S. Capehart	25th & Capehart Land		Mensingher / Breathnach	6.22 ac	\$300,000	BWH	Terrific opportunity for retail, storage units or services. Easy access to Hwy 75. 6.22 acres of land for development near Offutt, new Walmart Neighborhood Market and hospital. Ideal for storage units or multi-family.	18226901
Bellevue-25th & S.	12914 S 25th Street Building	12914 S 25th Street	Mensingher /	1,247	\$225,000		Former medical office building with easy access to Capehart and Hwy 75.	19956599



INVENTORY REPORT - Investment / Development Properties

Location	Address	Address	Address	Size	Price	Use	Description	ID
Bellevue - Hwy 75 & Chandler	Kennedy Town Center	25th & Chandler	Breathnach / Potthof	8.6 ac	\$950,000	PUD	Located next to Hwy 75. Ten minutes to Midtown Omaha, ten miles to Shadow Lake.	19507965
Bellevue - Hwy 75 & Platteview Rd	Hwy 75 & Platteview Road	Hwy 75 & Platteview Road	Breathnach	8 ac	\$603,000		Approximately eight acres of multifamily land located just south of Bellevue at Hwy 75 and Platteview Road. Great visibility and access to and from Hwy 75. Additional 4 acres may be purchased with this property.	19949728
I-80 & Hwy 370	I-80 & Hwy 370 Industrial Land	156th & Gold Coast Drive	Miller / Breathnach / Ash	5 - 20 ac	\$4.50 psf	I-2	Up to 10 acres of land zoned for industrial construction. Excellent proximity to I-80 and Hwy 370 interchange in an area approximately seven hours drive-time to Chicago, Minneapolis and Denver. Property is ready for construction.	19138051
Lincoln	Stonebridge Creek Land	I-80 & N 27th Street	Waldbaum	146.79 ac	Varies		Nearly 150 acres with the best interstate exposure in Lincoln. Can be developed with truck stop, hotel, offer industrial uses and flex. Includes 25 acres of residential, multi-family and townhome land.	16909514
Lincoln	5108 North Cotner Blvd	5108 North Cotner Blvd	Breathnach / Waldbaum	.69 ac	\$60,086.00	HI	Parcel priced to move. Ideally located one block south of Highway 6. Easy access to I-80.	18004096
Valley, NE	Hwy 275 & Meigs Street	Hwy 275 & Meigs Street	Miller / Incontro / Breathnach	29.48 ac	\$5.00 PSF	C-3	This high visibility property has a variety of uses for most types of development. Enjoy easy access in this developing friendly community.	19377611

Bold = New Listing * = Management Property



> Omaha Featured Listings

NOVEMBER 2016



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> MOBA Building, 156th & West Maple Road



> 8507 North 30th Street



> Castelar Plaza, 133rd & Giles Road



> 2755 River Road - Waterloo, NE

> *Click on an image to view featured property information.*

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MOBA BUILDING

4141 NORTH 156TH STREET, OMAHA, NE 68116

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Building information

Type of Listing:	Office for Lease	Intersection:	156 th & Maple
Price:	\$8.00 - \$15.00/RSF	LoopNet #:	20021099
Operating Type:	NNN		
Est. Expenses:	\$7.28/SF (2016)		
Available:	Immediately	Construction:	Steel/brick/glass
Total SF Available:	14,300 SF	A/C:	GFA
Total Building SF:	31,162 SF	Roof:	Flat
Year Built:	2010	Sprinkler:	Yes
# of Floors:	Three (3)	Restrooms:	Two (2) per floor
Parking:	2.5:1,000	Elevators:	One (1)

Overview

Beautiful office building located in northwest Omaha. Landscaping adds to the amenities that tenants and guests alike will enjoy.

Lower level is currently an event center with a full-service kitchen. A full service bank occupies a portion of the first floor.

<u>Suite #:</u>	<u>SF Available:</u>
Lower level	10,800 RSF
100	3,512 RSF

Length of Lease:	Negotiable
TI Allowance:	Negotiable
Rent Escalator:	Negotiable
Lease Form:	Landlord's

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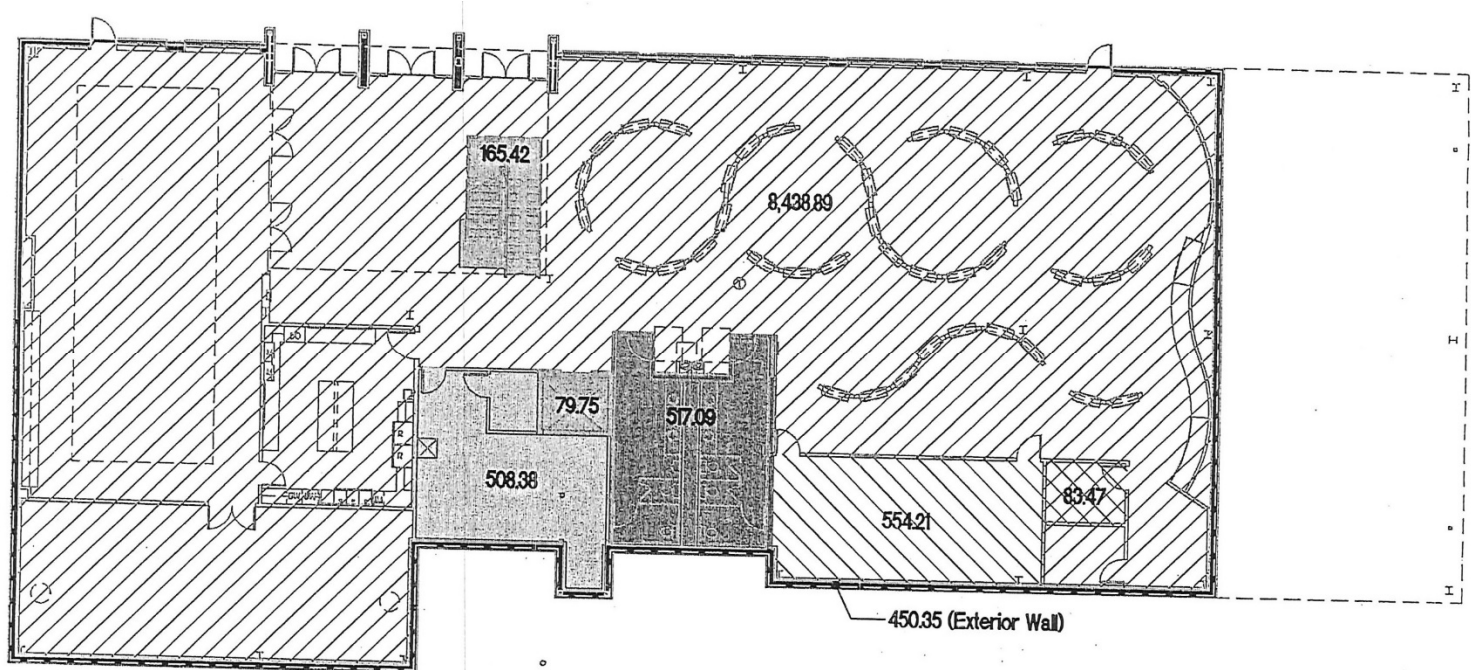


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Floor plan

Lower level – 10,800 SF

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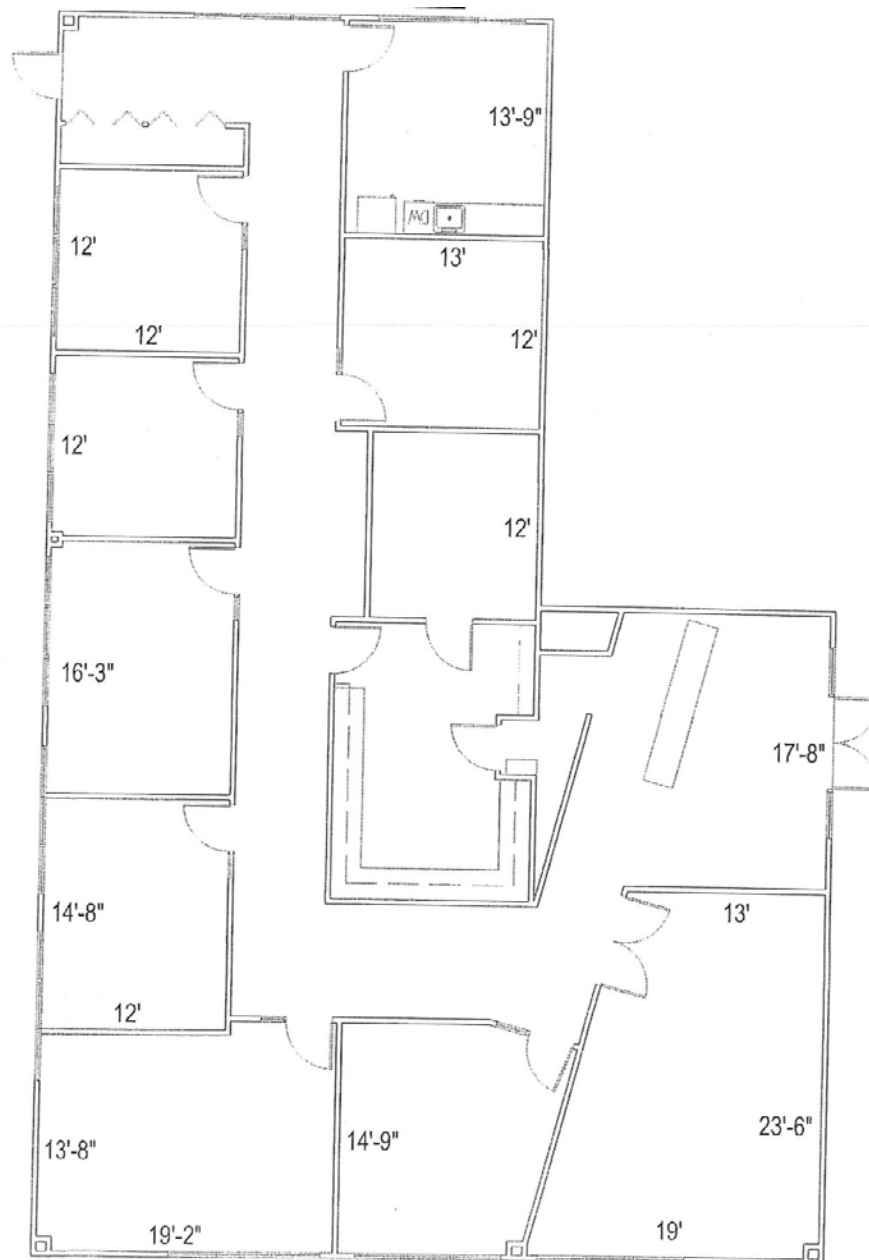


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Floor plan

Suite 100 – 3,512 SF

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Building information

Type of Listing:	Retail for Lease	Intersection:	30 th & Willit
Price:	\$2,500/MO	LoopNet #:	20016982
Operating Type:	Modified Gross		
Available:	Immediately		
Total SF Available:	3,990 SF (2,415 main/1,575 lower)		
		Heat & A/C:	Yes
Total Building SF:	3,990 SF	Ceiling Height:	12'
Year Built/Renovated:	1900 / 2012	Sprinkler:	Yes
Parking:	Curbside & two private	Restrooms:	Four (4)

Length of Lease:	Negotiable
TI Allowance:	Negotiable
Rent Escalator:	Negotiable
Lease Form:	Landlord's

Overview

Now available for lease!

Completely updated building with sprinkler, new restrooms and kitchen area in lower level. Ideal for daycare or retail user.

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FOR LEASE > RETAIL SPACE

8507 NORTH 30TH STREET

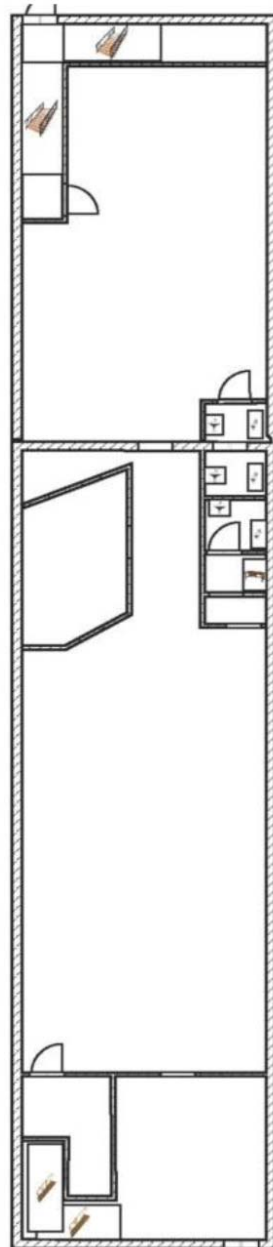
OMAHA, NE 68112



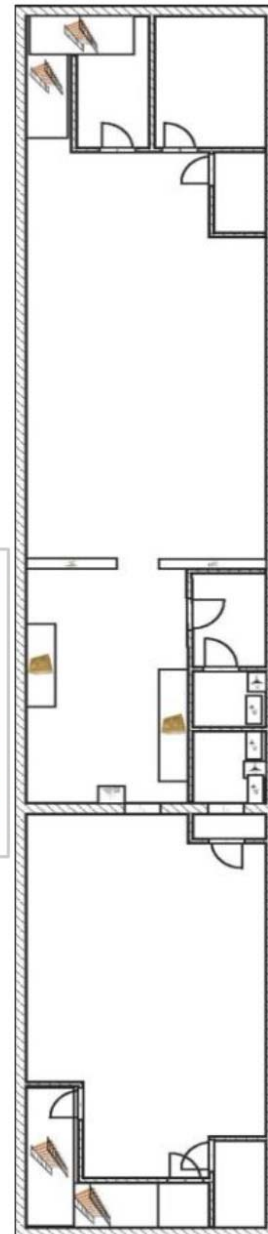
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Floor plan

MAIN LEVEL



BSMNT



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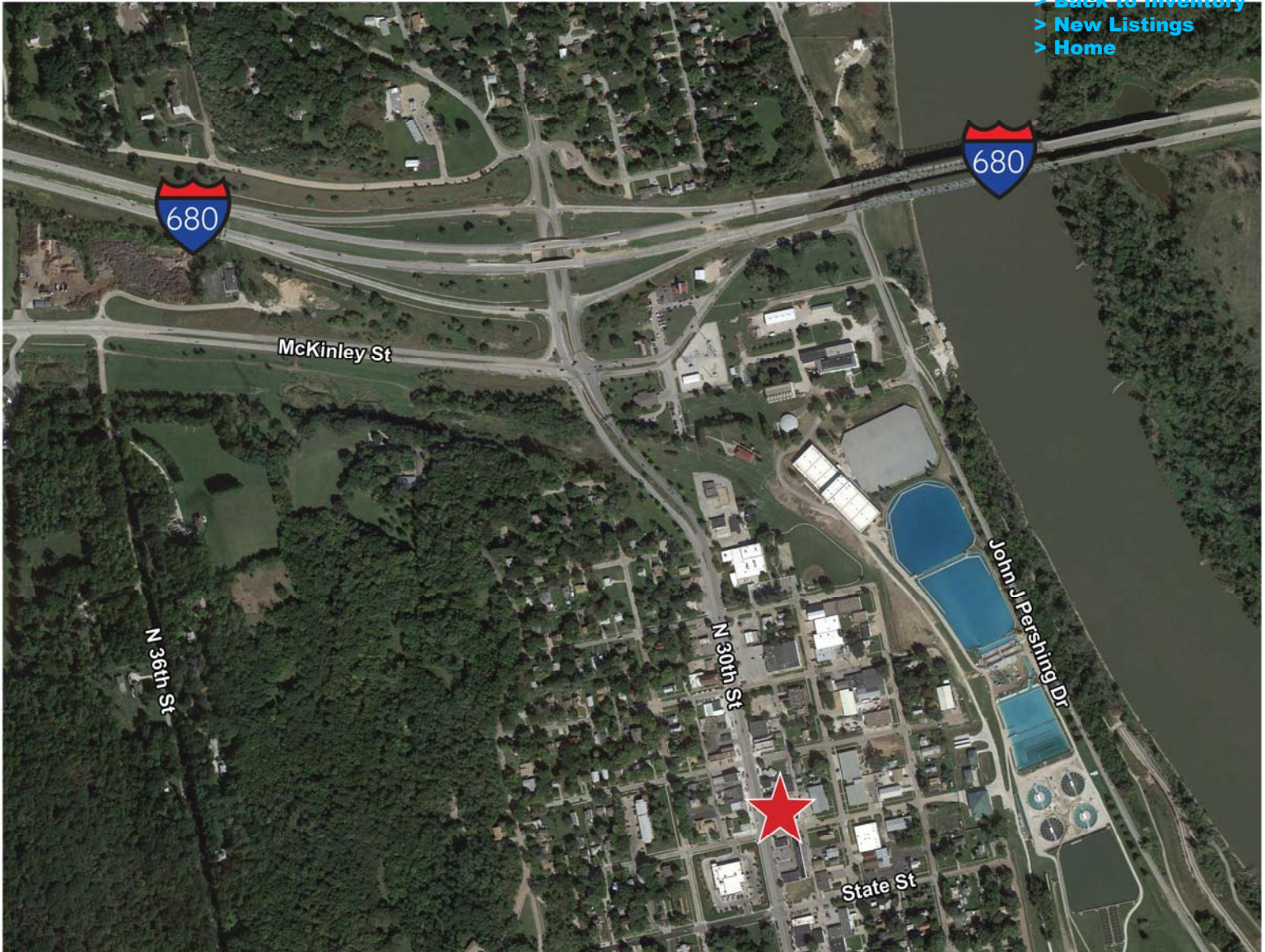
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CASTELAR PLAZA

13239 PORTAL DRIVE, LA VISTA, NE 68138



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Building information

Type of Listing:	Industrial for Lease	Intersection:	132 nd & Giles
Price:	\$5.75/SF	LoopNet #:	20030302
Operating Type:	NNN	Drive-In Doors:	One (1)
Est. Expenses:	\$1.40/SF (2015)	Dock-High Doors:	None
Available:	Immediately	Construction:	Block
SF Available:	2,500 SF	Heat & A/C:	Space heater/AC in office
Total Building SF:	28,000 SF	Roof:	Metal
Office Area:	470 SF	Power:	Yes
Year Built:	2006	Floor Drain:	Yes
Zoning:	Light Industrial	Sprinkler:	No
Ceiling Height:	16'	Restrooms:	Yes
Column Spacing:	17'	Lot DIM/Size:	

Suite #:	SF Available:	Length of Lease:	Negotiable
B101	2,500 SF	TI Allowance:	Negotiable
		Rent Escalator:	Negotiable
		Lease Form:	Landlord's

Overview

Affordable office and warehouse space. Close to I-80. Outside storage available in secure fenced yard.

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FOR LEASE > INDUSTRIAL SPACE

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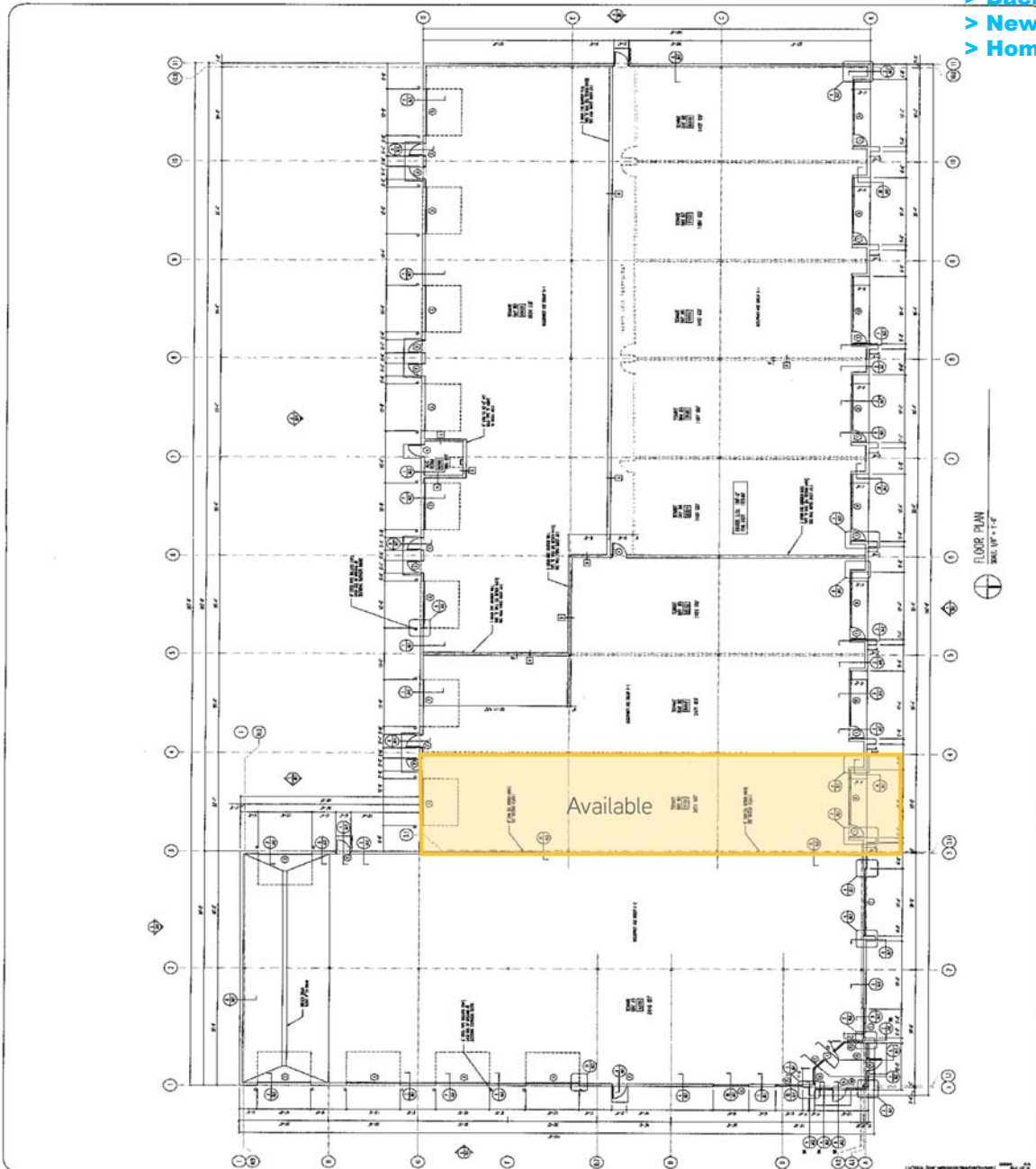
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Floor plan

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[Building photos](#)



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RIVER ROAD WAREHOUSE

2755 RIVER ROAD DRIVE, WATERLOO, NE 68069



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Building information

Type of Listing:	Industrial for Lease	Intersection:	S Front St & River Rd Dr
Price:	\$4.50/SF	LoopNet #:	19989871
Operating Type:	NNN		
Est. Expenses:	\$1.00/SF (2016)	Drive-In Doors:	Three (3)
Available:	Immediately	Dock-High Doors:	Four (4)
Total SF Available:	80,000 SF	Construction:	Steel
Total Building SF:	80,000 SF	Heat & A/C:	Yes (a/c in office)
Office Area:	7,000 SF	Roof:	Pitched standing seam
Year Built/Renovated:	1979 / 2002	Power:	800 amp 3 phase
Zoning:	BC	Floor Drain:	
Ceiling Height:	14' – 32'	Sprinkler:	No
Column Spacing:	24'	Restrooms:	Yes
		Lot DIM/Size:	7 acres
		Length of Lease:	Negotiable
		TI Allowance:	Negotiable
		Rent Escalator:	Negotiable
		Lease Form:	Landlord's

Overview

Former All American Fund Raising warehouse available for lease. Up to 80,000 sf available. Office area serviced with A/C and heat, most of the warehouse serviced with heat only. Two minutes to West Dodge Road. Outside storage available.

Contact agent for sizing and configuration options.

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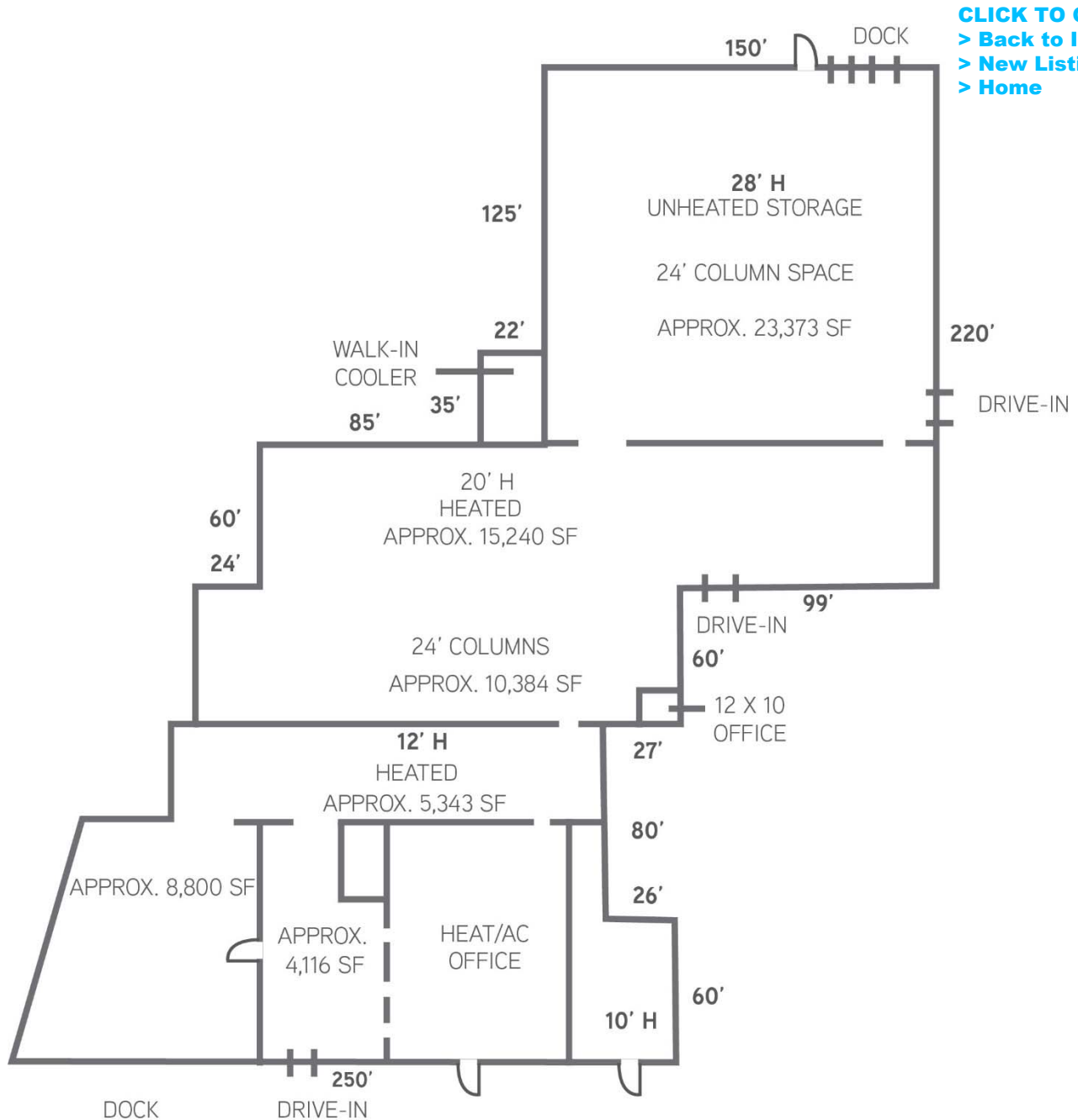
RIVER ROAD WAREHOUSE

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Site plan



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RIVER ROAD WAREHOUSE

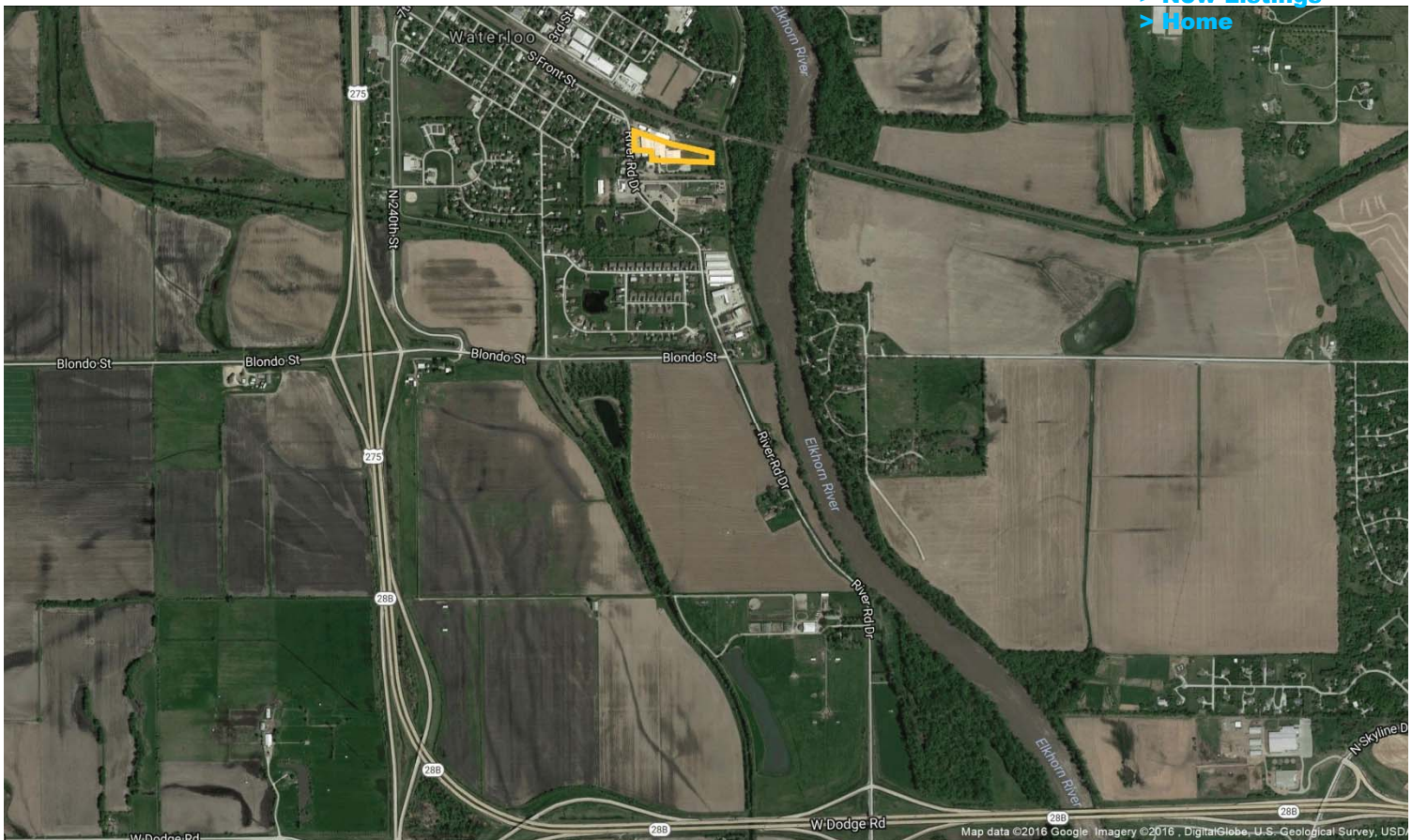
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