

Market Overview

Office

The 48.7 million sq. ft. Omaha office market ended the 2nd quarter of 2026 with a vacancy rate of 7.4 percent, which was down from last quarter. Absorption over the past 12 months was 207,000 sq. ft. Rental rates were down slightly to \$25.59. Approximately 1.7 million sq. ft. of office space is under construction at this time, a little less than last quarter.

- ▼ **Vacancy Rate:** 7.4%
- ▲ **Net Absorption:** 207,000 SF
- ▼ **Asking Rates:** \$25.59 PSF

Industrial

Omaha's industrial sector continues to be strong. The total market size is 116 million sq. ft. Approximately 3.8 million sq. ft. of industrial space is currently under construction, up from the previous quarter. Industrial vacancy is 3.1 percent, which is up from last quarter. Rental rates are \$8.76, up a little from last quarter. The 12-month net absorption is -780,000 million sq. ft., which despite being negative, is better than last quarter.

- ▲ **Vacancy Rate:** 3.1%
- ▲ **Net Absorption:** -780,000 SF
- ▲ **Asking Rates:** \$8.76 PSF

Retail

Approximately 65.4 million sq. ft. of retail space was considered for this report, which is based on CoStar data. At this time, 1.2 million sq. ft. of retail space is under construction, which is up dramatically from last quarter. Vacancy went up to 4.7 percent. Rental rates were \$18.64 per square foot. The 12-month net absorption was 117,000 sq. ft. at the end of the quarter, up from the previous period.

- ▲ **Vacancy Rate:** 4.7%
- ▲ **Net Absorption:** 117,000 SF
- ▼ **Asking Rates:** \$18.64 PSF

New Developments

During the second quarter, the City of Omaha the \$125 million, 6,500 Union Omaha stadium and adjacent \$191 million mixed-use development plan with 500 residential units and 39,000 sq. ft. of retail. The state of Nebraska also approved turnback financing for the stadium. Noddle Companies started vertical construction of Nebraska Medicine's 3-story, 125,000 sq. ft. Gretna Landing Health Center near 192nd & Highway 370. Groundbreaking took place at Gretna Crossing, a 70-acre retail development on the south side of 192nd & Highway 370. The development will have up to 500,000 sq. ft. of retail, restaurant and service space. Building permits were issued in the second quarter for multiple retailers at the Avenue One Goodlife District including Arhaus, Pottery Barn, Williams-Sonoma. L.L. Bean and Yard House.

Top Leases

17819 Pierce Plaza
Omaha, NE 68130

Deal Type: Retail Lease
Size: 11,208 SF
Agent(s): Eric Wieseler



19210 Q Street - Omaha, NE 68135 - Retail Lease - 6,070 SF - Brian Thomas

8601 W Dodge Road - Omaha, NE 68114 - Office Lease - 4,479 SF - Deb Graeve-Morrison, Maddie Duggan

14607 Chandler Road - La Vista, NE 68138 - Industrial Lease - 12,630 SF - Kyle Pelster, Vic Pelster

11741 Centennial Road - La Vista, NE 68128 - Industrial Lease - 20,000 SF - John Meyer, Trenton B. Magid

23905 Southwest Street - Waterloo, NE 68069 - Flex Lease - 5,000 SF - Kristi Andersen

8025-8027 S 83rd Ave - La Vista, NE 68128 - Retail Lease - 5,000 SF - Will Schneidewind

8000-8110 S 84th Street - La Vista, NE 68128 - Retail Lease - 4,500 SF - Randy Wieseler

2416 23rd Street - Columbus, NE 68601 - Retail Lease - 1,662 SF - Trenton B. Magid, Spencer Morrissey

6365 S 118th Street - Omaha, NE 68137 - Retail Lease - 4,875 SF - Kyle Pelster, Vic Pelster

Top Sales

7071 N 87th Street
Omaha, NE 68122

Deal Type: Industrial Sale
Size: 22,180 SF
Transaction Value: \$4,500,000
Agents: Trenton B. Magid, John Meyer



5905 & 5921 F Street - Omaha, NE 68117 - Industrial - 22,139 SF - \$3,300,000 - Todd Schneidewind, Will Schneidewind

6942 N 97th Circle - Omaha, NE 68122 - Industrial - 25,355 SF - \$2,887,500 - John Meyer, Hilke Meyer

9370-9374 N 45th Street - Omaha, NE 68152 - Industrial - 5,925 SF - \$1,250,000 - John Meyer, Trenton B. Magid

711 N 108th Court - Omaha, NE 68154 - Office - 8,338 SF - \$1,189,000 - Chris Falcone

127 S 37th Street - Lincoln, NE 68510 - Office - 5,200 SF - \$900,000 - Chris Falcone

3207, 3209, 3213 N 90th Street - Omaha, NE 68134 - Retail - 5,250 SF - \$690,000 - Mary Purcell

1218 Royal Drive - Papillion, NE 68046 - Land - 0.768 AC - \$360,000 - John Meyer, Trenton B. Magid

811 Main Street - Murray, NE 68409 - Land - 2.29 AC - \$110,000 - Bryan Hartmann