

New Developments

Just before the 4th quarter ended, crews finished demolition of the W. Dale Clark library at 14th & Farnam Street. That will pave the way for construction to begin on Mutual of Omaha's 44-story headquarters building this month.

The City of Omaha approved \$440 million in bonds for the planned downtown-midtown street car.

The Child Saving Institute announced a \$46 million expansion of its campus at Saddle Creek Road & Dodge Street.

Children's Hospital & Medical Center announced an \$89 million pediatric behavioral health hospital just west of its existing buildings.

Construction has started on a 5-story, mass-timber-built office building at 1501 Mike Fahey Street in the Builders District.

Omaha & Council Bluffs 4Q2022

Market Overview

Office

This report is based on CoStar data, which takes into account 47.6 million sq. ft. of office space in the Omaha market. There is 480,000 sq. ft. of office space under construction at this time, up from last quarter.

- ▲ **Vacancy Rate:** 7.7%
- ▼ **Net Absorption:** -83,000 SF
- ▲ **Asking Rates:** \$23.75 PSF

Retail

Approximately 64.3 million sq. ft. of retail space was considered for this report. At this time, 361,000 sq. ft. of retail space is under construction, which is up from the end of the prior quarter.

- ▼ **Vacancy Rate:** 4.6%
- ▲ **Net Absorption:** 937,000 SF
- ▲ **Asking Rates:** \$15.43 PSF

Industrial

The industrial sector continues to thrive. The total market size is 103 million sq. ft. More than 2.7 million sq. ft. of industrial space is under construction right now, which is just a little less than last quarter.

- ▼ **Vacancy Rate:** 2.0%
- ▼ **Net Absorption:** 5.3 million SF
- ▲ **Asking Rates:** \$7.27 PSF

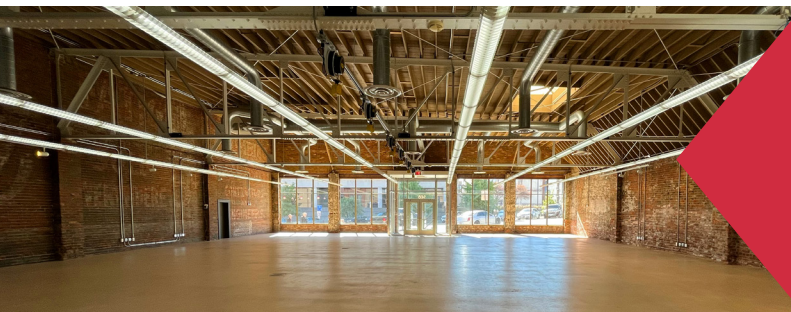
Recent Leases

Type	Size	Address	Agent(s)
Office	10,906 SF	13321 California Street, Omaha, NE 68154	Chris Falcone / Deb Graeve-Morrison
Flex	12,878 SF	SEC S 99th Cir & Portal Rd, Papillion, NE 68124	Gabby Estivo
Industrial	40,926 SF	4330 S 102nd Street, Omaha, NE 68127	John Meyer / Trenton B. Magid
Industrial	40,566 SF	2300 Bass Pro Drive, Council Bluffs, IA 51501	Tom Failla / John Meyer / Trenton B. Magid
Retail	11,012 SF	324 & 326 S 72nd Street, Omaha, NE 68114	Gabby Estivo / Jordan Estee
Industrial	20,000 SF	11741 Centennial Road, La Vista, NE 68128	John Meyer
Industrial	10,750 SF	13326 B Street, Omaha, NE 68144	Spencer Morrissey / Trenton B. Magid
Retail	2,740 SF	5012 N 27th Street, Lincoln, NE 68504	Ed Petsche
Retail	1,863 SF	2201 N 90th Street, Omaha, NE 68164	Spencer Morrissey
Flex	6,000 SF	3305 S 66th Ave Cir, Omaha, NE 68106	Jorge Sotolongo / Sam Estivo
Retail	1,875 SF	16919 Audrey Street, Omaha, NE 68136	Ed Petsche
Retail	1,495 SF	4261 S 144th Street, Omaha, NE 68137	Todd Schneidewind / Maddie Graeve
Flex	7,200 SF	14725 Grover Street, Omaha, NE 68144	Kyle Pelster / Vic Pelster
Retail	2,565 SF	2055-2059 N 156th Street, Omaha, NE 68116	Chris Falcone
Retail	2,065 SF	2910-3020 S 84th Street, Omaha, NE 68124	Trenton B. Magid / Jordan Estee

Recent Sales

Type	Size	Address	Agent(s)	Transaction Value
Office	12,781 SF	3201, 3213, 3223 S 24th Street, Omaha, NE 68108	Jorge Sotolongo	\$2,750,000
Office	5,800 SF	1237 Golden Gate Drive, Papillion, NE 68124	Maddie Graeve	\$1,025,000
Religious / Education	23,295 SF	4102 & 4110 S 13th Street, Omaha, NE 68107	Jorge Sotolongo	\$1,000,000
Flex	3,584 SF	2440 Production Drive, Roca, NE 68430	Spencer Morrissey	\$432,000
Office	1,030 SF	3000 Farnam Street, Omaha, NE 68131	Spencer Morrissey	\$140,000

Featured Listings



1416 Howard Street

Office / Retail for lease - 8,712 SF
Turn of the century exposed brick walls
20 on-site, attached parking stalls available

Trenton B. Magid (402) 510-5263
Maddie Graeve (402) 255-6527

15306 Capehart Road

11.66 AC of land for sale
Facebook Data Center located directly to the East
Convenient access to Highway 370 & I-80 Intersections

Jordan Estee (402) 255-6079
John Meyer (402) 255-6067



About NAI NP Dodge

NAI NP Dodge is the commercial real estate division of NP Dodge, Omaha's largest full service real estate company. The firm is the longest running, family-owned real estate company in the United States, with five consecutive generations of ownership dating back to 1855. NAI NP Dodge offers leasing and property management services for office, retail, industrial buildings and mini-storage facilities. Sales include all types of land, owner/user facilities and investment properties.