

Market Overview

Office

The 48.5 million sq. ft. Omaha office market ended the 4th quarter of 2025 with a vacancy rate of 7.3 percent, which was down from last quarter. Absorption over the past 12 months was -82,600 sq. ft. Rental rates were up to \$25.82. Approximately 1.5 million sq. ft. of office space is under construction at this time, a little less than last quarter.

Industrial

Omaha's industrial sector continues to be strong. The total market size is 114 million sq. ft. Approximately 2.8 million sq. ft. of industrial space is currently under construction, down substantially from the previous quarter. Industrial vacancy is 2.9 percent, which is the same as last quarter. Rental rates are \$8.53, down one penny from last quarter. The 12-month net absorption is 1.2 million sq. ft., which is up from last quarter.

Retail

Approximately 65.4 million sq. ft. of retail space was considered for this report, which is based on CoStar data. At this time, 483,000 sq. ft. of retail space is under construction, which is up from last quarter. Vacancy went down to 4.3 percent. Rental rates were \$18.68 per square foot. The 12-month net absorption was 197,000 sq. ft. at the end of the quarter, down from the previous period.

▼ **Vacancy Rate:** 7.3%

▼ **Net Absorption:** -82,600 SF

▲ **Asking Rates:** \$25.82 PSF

▬ **Vacancy Rate:** 2.9%

▲ **Net Absorption:** 1.2 million SF

▼ **Asking Rates:** \$8.53 PSF

▼ **Vacancy Rate:** 4.3%

▼ **Net Absorption:** 197,000 SF

▲ **Asking Rates:** \$18.68 PSF

New Developments

During the fourth quarter, the Avenue One development announced that upscale retailers West Elm, Arhaus, Williams-Sonoma and Pottery Barn plan to open stores at the 192nd & West Dodge Road site in 2027. The City of Omaha created a program to incentivize the construction of upscale hotels near major attractions such as the CHI Health Center. The Union Omaha professional soccer team, in partnership with the City of Omaha, announced plans to develop a \$114 million stadium as well as a 20-acre, mixed-use development district northeast of Charles Schwab Field in North Downtown. Escape Lounges announced that will open Eppley Airfield's first-ever airport lounge when the \$1 billion new terminal opens.

Recent Leases

Type	Size	Address	Agent(s)
Office	3,233 SF	11515 S 39th Street, Bellevue, NE 68123	Brian Thomas / Will Schneidewind
Office	3,019 SF	11707 M Circle, Omaha, NE 68137	Maddie Duggan
Retail	2,250 SF	307 N 114th Street, Omaha, NE 68154	Todd Schneidewind / Will Schneidewind
Office	1,200 SF	1005 S 76th Street, Omaha, NE 68114	Hilke Meyer
Retail	1,831 SF	18010 R Plaza, Omaha, NE 68135	Hilke Meyer
Office	2,998 SF	3418-3426 W Broadway Street, Council Bluffs, IA 51501	Kyle Pelster
Retail	1,612 SF	304-328 S 72nd Street, Omaha, NE 68114	Gary Petersen / Will Schneidewind / Spencer Morrissey
Office	1,987 SF	226 N 114th Street, Omaha, NE 68154	Hilke Meyer
Office	920 SF	8701 W Dodge Road, Omaha, NE 68114	Chris Falcone / Deb Graeve-Morrison
Retail	1,000 SF	3030 W Broadway, Council Bluffs, IA 51501	Trenton B. Magid
Industrial	6,000 SF	14539 Industrial Road, Omaha, NE 68144	John Meyer / Will Schneidewind
Retail	1,800 SF	8414 Q Street, Omaha, NE 68127	Gary Petersen
Retail	1,885 SF	2401 Lincoln Road, Bellevue, NE 68005	Maddie Duggan
Office	1,755 SF	5634 S 85th Circle, Omaha, NE 68137	Hilke Meyer
Office	225 SF	11319 P Street, Omaha, NE 68137	Brian Thomas
Retail	965 SF	1810 N 120th Street, Omaha, NE 68154	Todd Schneidewind / Maddie Duggan

Recent Sales

Type	Size	Address	Agent(s)	Transaction Value
Industrial	45,500 SF	8951 S 126th Street, La Vista, NE 68138	John Meyer / Trenton B. Magid	\$5,175,000
Office	16,968 SF	2002 N 204th Street, Elkhorn, NE 68022	Todd Schneidewind / Will Schneidewind	\$2,410,000
Retail	6,776 SF	501 S 13th Street, Omaha, NE 68102	Chris Falcone	\$1,439,000
Industrial	9,500 SF	450 Grant Street, Blair, NE 68008	Brian Thomas / Will Schneidewind	\$1,225,000
Office	3,984 SF	3304 & 3305 N 190th Plaza, Omaha, NE 68022	Chris Falcone	\$1,065,000
Flex	5,000 SF	5805 S 118th Circle, Omaha, NE 68137	Maddie Duggan / Brian Thomas	\$1,000,000
Industrial	4,080 SF	8818 Washington Circle, Omaha, NE 68127	Bryan Hartmann, CCIM	\$925,000
Multifamily	7,052 SF	8620 N 31st Street, Omaha, NE 68112	John Meyer / Aaron Adams	\$840,000
Industrial	2,400 SF	13515 C Street, Omaha, NE 68144	Bryan Hartmann, CCIM	\$750,000
Land	1.43 AC	14703 Wright Street, Omaha, NE 68144	Maddie Duggan / Trenton B. Magid	\$650,000
Retail	3,740 SF	6511 Maple Street, Omaha, NE 68104	Brian Thomas / Aaron Adams	\$531,000

Featured Listings



Daycare For Sale / Lease - 20261 Atlas Plaza

Fully built-out daycare with storm shelter and playground
Excellent growth corridor (204th & Fort)
Agent has equity

Eric Wieseler
(402) 689-6478



Retail For Sale / Lease - 10801 Blondo Street

Owner-user or Investor opportunity
18,720 SF retail building with 9,360 SF on the street level
Prime location on the corner of 108th & Blondo

Todd Schneidewind **Will Schneidewind**
(402) 255-6088 (402) 320-0561