



REGENCY  
LANDING



WORK + DINE + PLAY  
*Have it all at Regency Landing*

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## Regency Landing

Centrally located in the heart of the Omaha metropolitan area, Regency Landing is a high-profile, Class A mixed-use opportunity that has been years in the making. The project is bound by I-680 and Pacific Street with massive exposure to over 200,000 cars per day and enjoys significant visibility to the West Dodge Expressway. The site is minutes away from West Omaha, and a 20-minute drive to Eppley Airfield and downtown Omaha. Dense, high-income residential neighborhoods surround Regency Landing in addition to the best amenities Omaha has to offer.



REGENCY LANDING

## Rare Opportunity

For the past 50 years, this parcel has been home to increasingly obsolete office, retail, and full-service hotel operations. Initially developed in the western reaches of Omaha, this prized location sits in the heart of the market. It boasts the best demographics in the region, creating an opportunity to develop an 11-acre in-fill project. With the main objective to fully harness the intrinsic value of this irreplaceable real estate, our mission requires the deliberate programming of the best design, users, and project execution to deliver a trophy project that the region can be proud of for generations to come.







REGENCY  
LANDING





## Community-Driven Development



## Community Connection

The heart of Regency Landing lies in the local community it serves. At Regency Landing, we focus on family-centric events aimed to bring neighbors together, creating connections, and building an inviting atmosphere for all ages. Each event held provides a platform for guests to network, interact, and strengthen the bonds that make Regency Landing such a unique place.

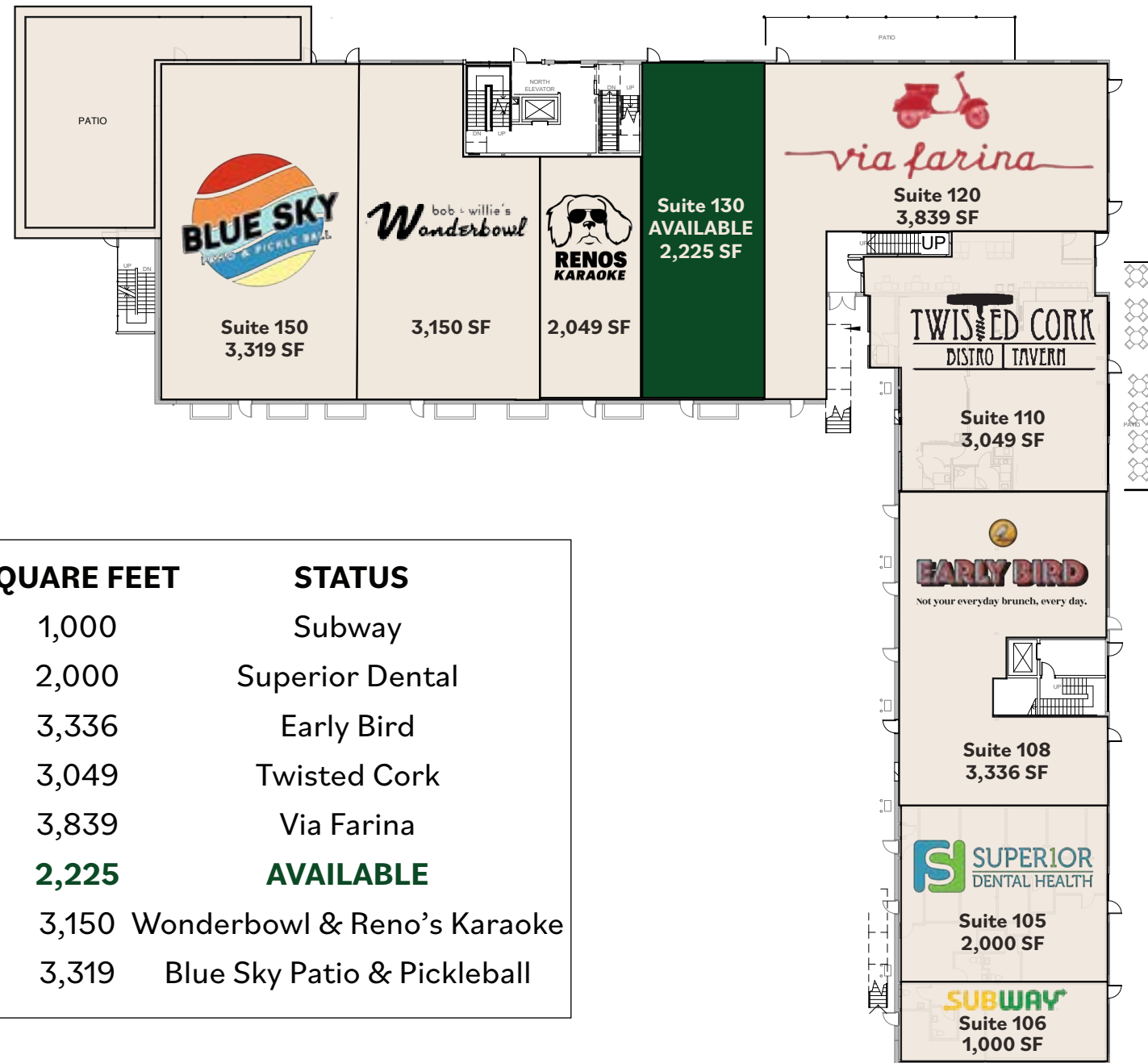
## Regency Landing Popshop Series

To date, two Regency Landing Popshop events have taken place. The Popshop series brings a fusion of local food vendors, makers, shopping, and businesses to the development for a vibrant and engaging community experience. Check out some of our event photos highlighted on this page!



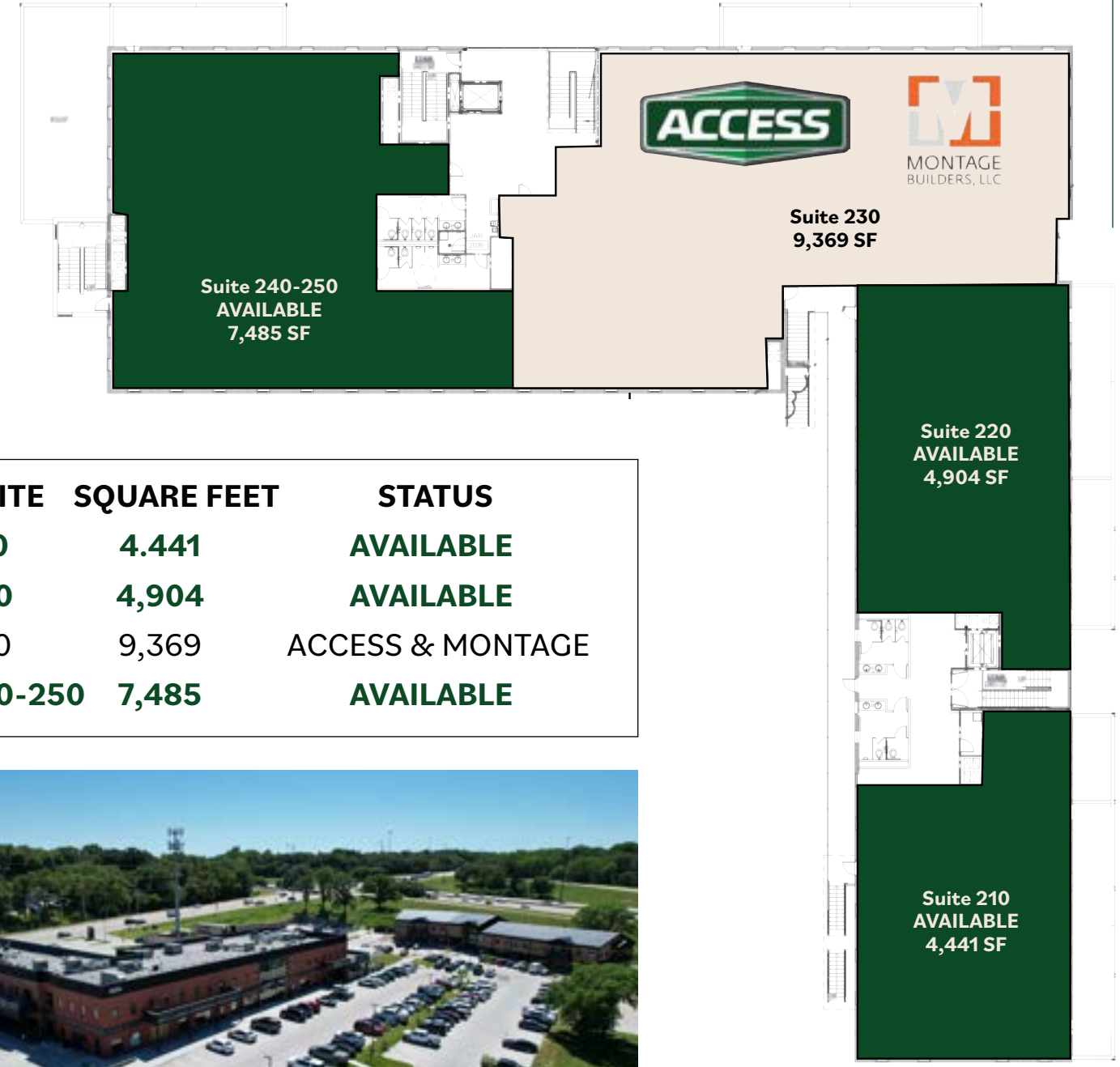


**FIRST  
FLOOR**



SUITE	SQUARE FEET	STATUS
106	1,000	Subway
105	2,000	Superior Dental
108	3,336	Early Bird
110	3,049	Twisted Cork
120	3,839	Via Farina
<b>130</b>	<b>2,225</b>	<b>AVAILABLE</b>
140	3,150	Wonderbowl & Reno's Karaoke
150	3,319	Blue Sky Patio & Pickleball

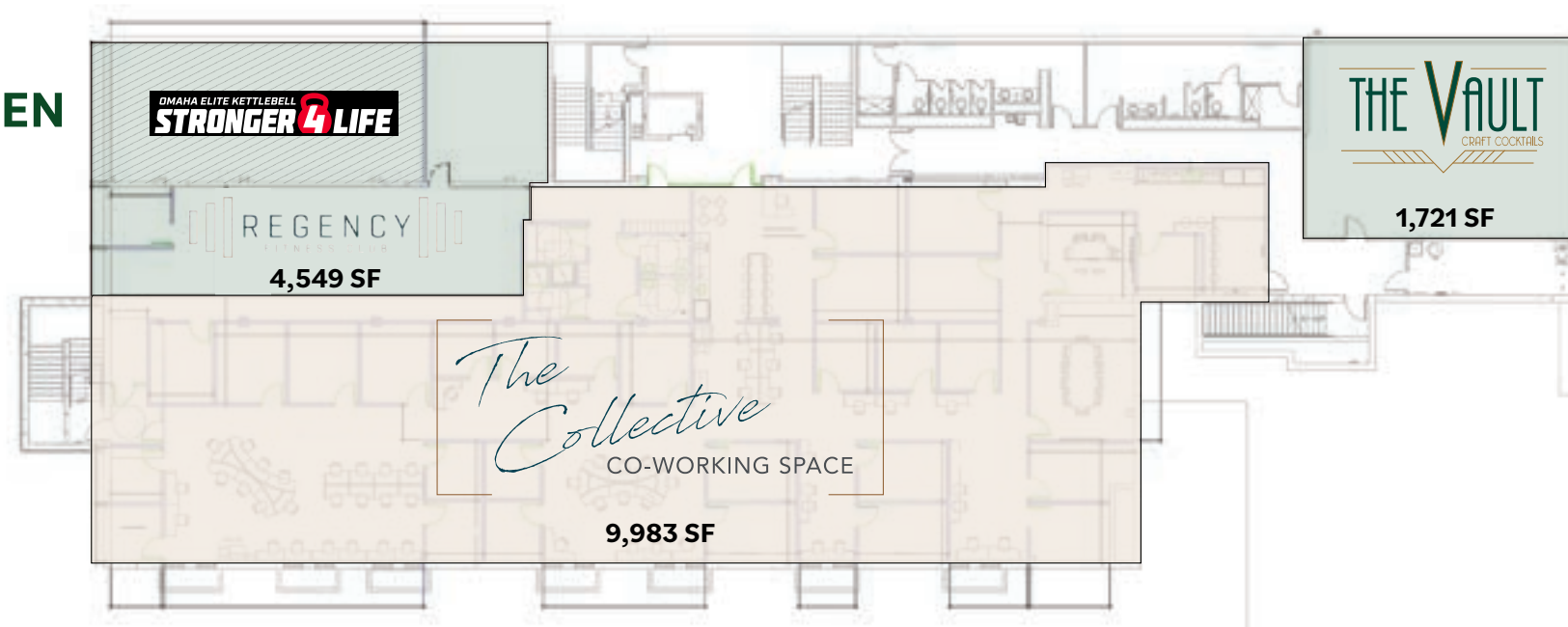
**SECOND  
FLOOR**



SUITE	SQUARE FEET	STATUS
<b>210</b>	<b>4,441</b>	<b>AVAILABLE</b>
<b>220</b>	<b>4,904</b>	<b>AVAILABLE</b>
230	9,369	ACCESS & MONTAGE
<b>240-250</b>	<b>7,485</b>	<b>AVAILABLE</b>



**GARDEN  
LEVEL**



*The Collective*

The Collective is a shared work space that provides office space and services for freelancers, entrepreneurs, and companies in a warm and inviting environment. The Collective features 22 private offices and 40+ shared desks. Monthly and annual membership to The Collective are available.

*The Collective Amenities*

Memberships to the Collective include:

- High Speed Internet
- Conference Rooms
- Audio and Visual Rooms
- On-Site Fitness Center
- Mailboxes
- Coffee Bar
- Bike Storage
- Printing Station
- 24/7 Access



*The Vault Speakeasy* | Opening August 2024

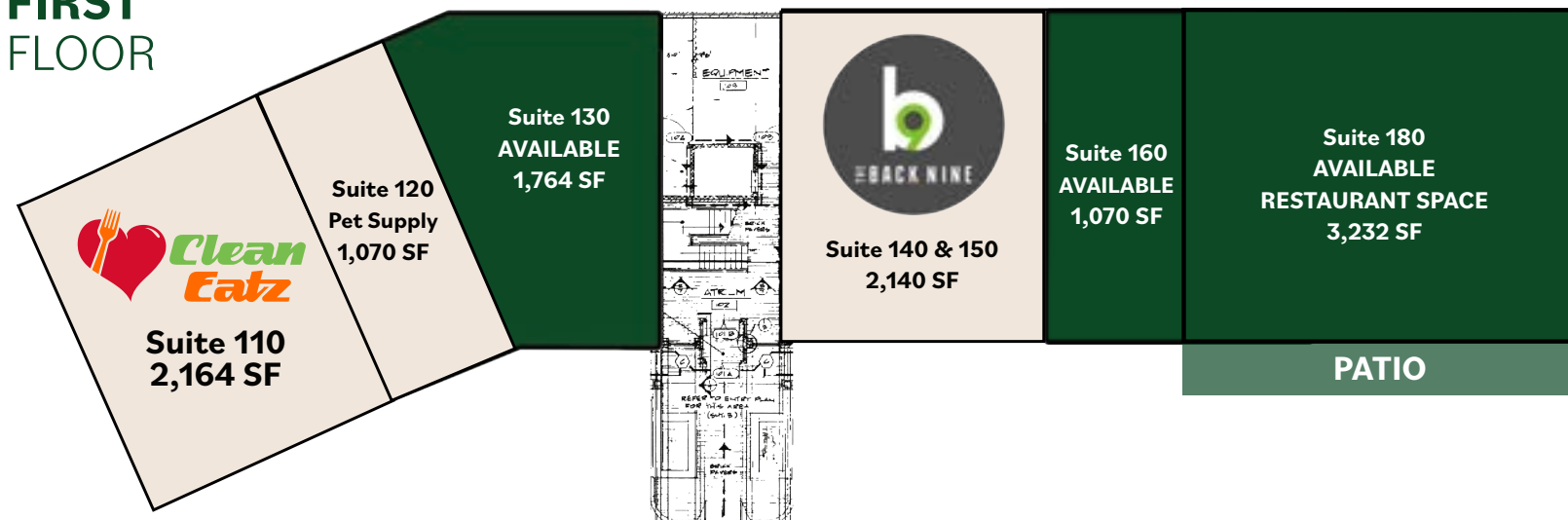




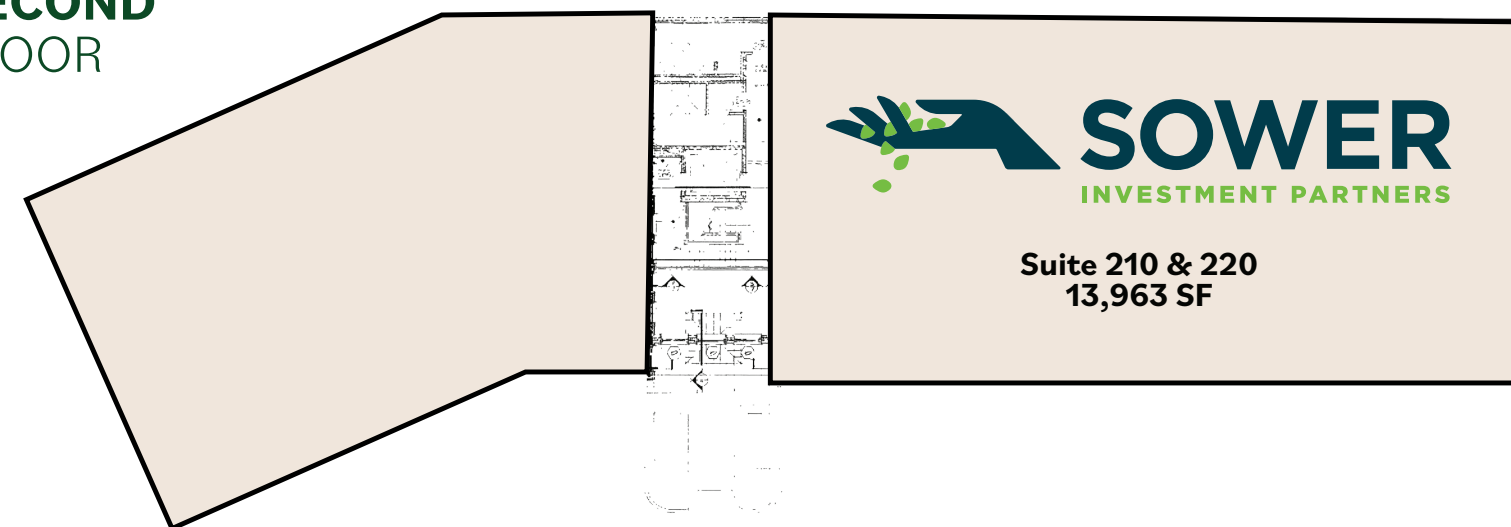


# REGENCY LANDING

## FIRST FLOOR



## SECOND FLOOR



### SUITE SQUARE FEET

### STATUS

110	2,164	Clean Eatz
120	1,070	Pet Supply Store
<b>130</b>	<b>1,764</b>	<b>AVAILABLE</b>
140-150	2,140	The Back Nine
<b>160</b>	<b>1,070</b>	<b>AVAILABLE</b>
<b>180</b>	<b>3,232</b>	<b>AVAILABLE</b>



### SUITE SQUARE FEET

### STATUS

210	6,069	Sower Investment
220	7,894	Partners





## *Development Details*

  
REGENCY LANDING



### *Dining and Retail Highlights*

Regency Landing will provide a mixture of new and redeveloped retail space totaling approximately 23,347 square feet. A precise merchandising plan will include retailers, service providers, and restaurant users on the ground floors. Set within an urban setting, the retail and restaurant opportunities are fueled by the surrounding dense daytime population and market-leading demographics.

### *Office Highlights*

Approximately 32,713 square feet of modern office space will be redeveloped in the existing building with complete replacement of lobbies, mechanical systems, elevators, and common areas.

### *Regency Landing Amenities*

- High Speed Internet
- Touchless Entry
- HVAC controls with advanced HEPA Filtration
- Contemporary open ceilings
- Papio Creek trail system adjacent to the project with access provided from the site
- Fantastic views of Regency Lake
- On-Site Fitness Center
- A dense and walkable urban setting
- EV Charging Station
- Surface parking
- Curated merchandising plan of breakfast, lunch and dinner amenities
- Patio/balcony space for restaurant and office

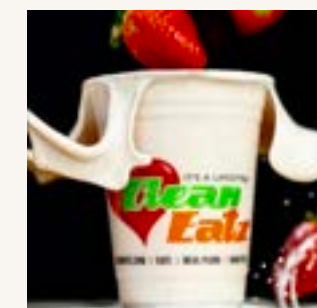


10730 Pacific Street, Omaha, Nebraska



### Location Highlights

- Over 200,000 Vehicles Per Day
- A 20-minute drive from anywhere in Omaha
- A 45-minute drive from Lincoln, NE
- High visibility from Interstate-680 and Pacific Street
- Two points of ingress/egress from Pacific with a signalized full-movement intersection upgrade at 107th Street
- Convenient access to Interstate-680 from Pacific Street
- Close proximity to the most affluent neighborhoods in Omaha
- Entertainment and food options within a 3-minute drive include Westroads Mall, Whole Foods Market, Top Golf, Flemings Steakhouse, Bonefish Grille





# REGENCY LANDING

## Current Tenants



Two pickleball courts, four season covered patio, rotating food options, and full bar attract customers of all ages!



“Always Wild, Always Natural” Local Bistro serving local Nebraska food & Pacific Northwest wines and seafood.



A shared work area that provides office space and services in a warm and inviting environment. Featuring 25 private offices and 40+ desks.



ACCESS Commercial, LLC  
A full-service commercial real estate and construction organization which exists to positively impact partners, customers, families and communities.



Found inside of Blue Sky, Noli's pizza is inspired by the Italian Pizzeria slices of New York City. Featuring local + seasonal ingredients.



Scooter's serves premium coffee, espresso, lattes, and smoothies. Committed to high-quality drinks, speed of service, and a BIG smile.



Located inside of The Collective, this onsite fitness center features state-of-the-art workout equipment in a high-end facility.



A full-service, Class A general contractor offering services in construction management, design-build, and general contracting.



Satisfy your munchies with Omaha's best cheeseburgers, hot dogs, and fried chicken! Located inside of Blue Sky.



Clean Eatz is more than a restaurant that offers healthy food. They are heart-driven to change “livez” through clean, balanced food.



Dramatically transform your strength, energy, and confidence through personalized kettlebell workouts.



SIP was founded with the goal of bringing together alternative investments in a structured manner.



The Vault is a speakeasy themed bar specializing in craft cocktails.



Superior offers first-class patient care through every step of the dental journey.



Omaha's best brunch restaurant serving breakfast, lunch, cocktails, and donuts.



The Back Nine is home to the top private golf simulator driving range community. They offer year-round indoor golf with 24/7 access.



Relaxed restaurant specializing in contemporary pasta dishes & unique, wood-fired specialty pizza.



Omaha's only Private Themed Room Karaoke and Lounge.



SITE DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
TOTAL POPULATION	6,174	79,844	266,390
DAYTIME POPULATION	9,447	111,349	209,461
AVERAGE HH INCOME	\$184,314	\$92,584	\$89,458
MEDIAN HH INCOME	\$114,359	\$70,585	\$71,120





HIGH QUALITY OF LIFE and LOW COST OF BUSINESS has made Omaha, Nebraska ideal for small businesses and Fortune 500 firms alike. These are also just a few of the reasons that the metro has been recognized nationwide as one of the country's top up-and-coming tech hot spots.

- #1 **City for College Grads**  
ZIPRECRUITER, 2018
- #1 **Beyond Silicon Valley: 5 Up-and-Coming Tech Hotspots**  
LIVABILITY, 2018
- #2 **Fastest-Growing US Cities for Tech Professionals**  
ZDNET, 2020
- #3 **Most Up-and-Coming City in America**  
TIME MAGAZINE, 2017
- #3 **U.S. Cities Where Millenials are Moving and Staying**  
FINANCIAL ADVISOR, 2019
- #5 **Top States For Business**  
FORBES
- #5 **Best Cities for Young Professionals**  
YAHOO FINANCE, 2020

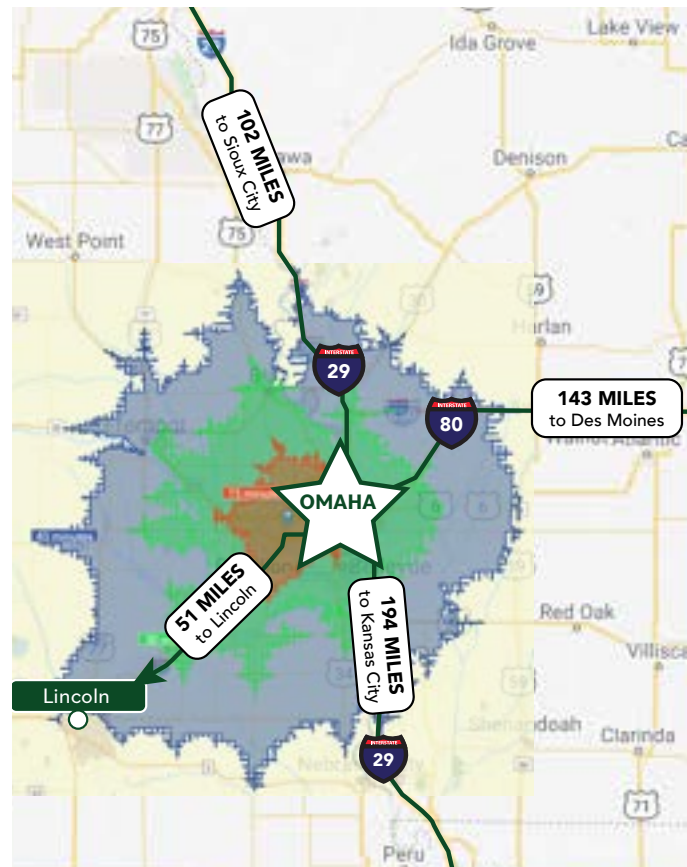


Omaha is Nebraska’s largest and fastest-growing metropolitan area. Omaha is characterized by a booming, robust, and diverse economy with excellent business opportunities.

Omaha is home to over two dozen insurance headquarters, including Mutual of Omaha, and Berkshire Hathaway. Omaha has a world-class concentration of medical facilities, including the University of Nebraska Medical Center, Methodist Health Systems, and CHI Health. The largest employer in the area is Offutt Air Force Base, which is home to the U.S. Strategic Command Center.

Omaha is consistently ranked on “Best Cities” lists year after year: Omaha was named the Best City for College Grads by Ziprecruiter, and #1 City Beyond Silicon Valley as an Up and- Coming Tech Hotspot. Omaha was ranked number three Most Up-and-Coming City in America by Time Magazine in 2017 and a Top Destination on the Rise by Trip Advisor. Greater Omaha was number one in Castlight Health’s The U.S. Healthcare Affordability Index, and Omaha was ranked number two in CNBC’s Best U.S. Cities for Millennial College Students.

*(Source: Greater Omaha Chamber)*



### Omaha’s growing economy is home to headquarters of five Fortune 500 and three Fortune 1000 companies.

#### FORTUNE 500

Berkshire Hathaway Inc. (#6)  
 Union Pacific Railroad (#149)  
 Mutual of Omaha (#300)  
 Peter Kiewit Sons’ Inc. (#307)  
 TD Ameritrade (#486)

#### FORTUNE 1000

Green Plains Inc. (#773)  
 Valmont Industries (#827)  
 Werner Enterprises (#880)

#### ANCHOR COMPANIES

Conagra Brands  
 Facebook  
 First Data  
 Google  
 LinkedIn  
 PayPal





**1.0M**  
MSA Population

The Greater Omaha **population** has grown 8.3% since 2010 outpacing the national rate of 5.8%

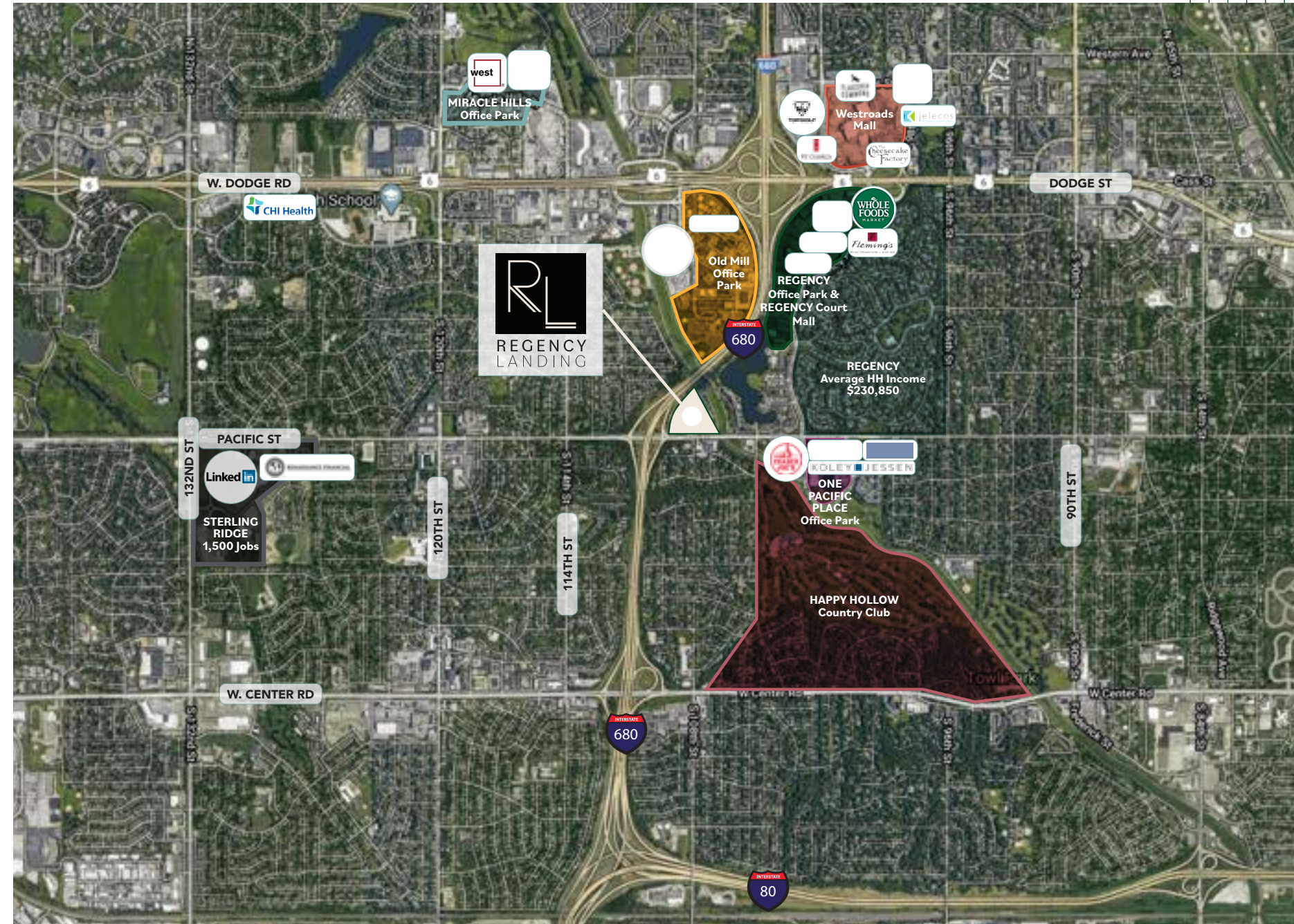
*(Source: Greater Omaha Chamber)*

**89.8**  
Cost of Living Index Score

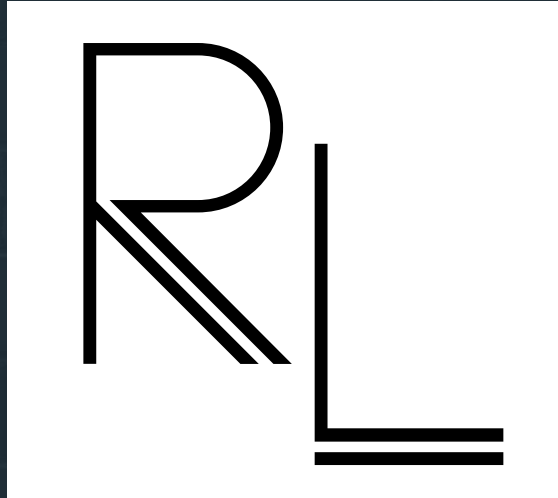
Omaha's **low cost of living** and competitive wages create higher spending power. *(National Average = 100)*

**9.0%**  
Employment Growth

Greater Omaha's skilled workforce has outpaced the nation in **economic growth** for the past five years. *(National Average = 6.7%)*







# REGENCY LANDING

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