



WORK + DINE + PLAY
Have it all at Regency Landing

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.



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.











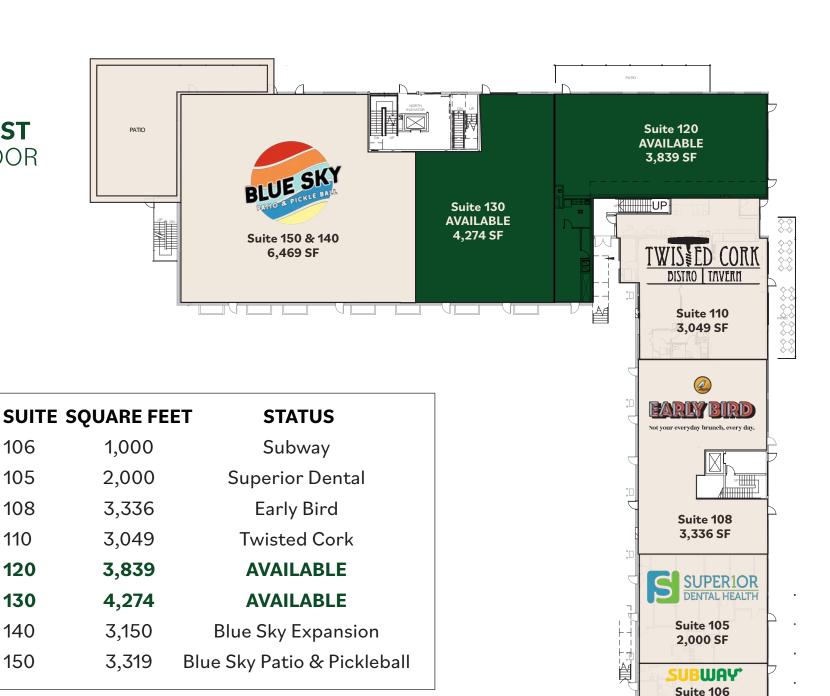












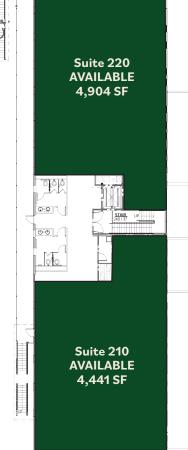
1,000 SF





SUITE	SQUARE FEET	STATUS
210	4.441	AVAILABLE
220	4,904	AVAILABLE
230	9,369	ACCESS & MONTAGE
240-25	0 7,485	AVAILABLE











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









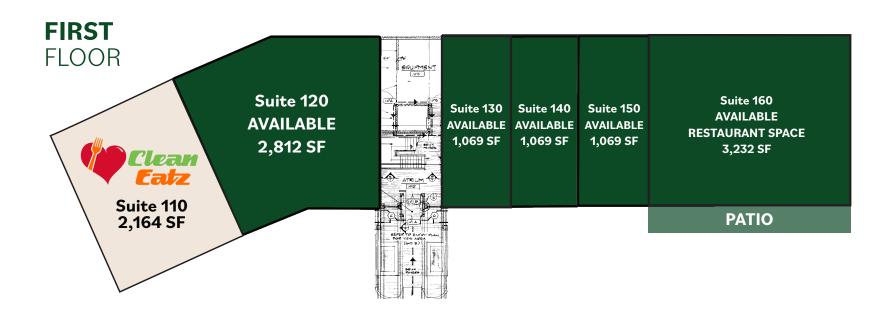
The Vault Speakeasy





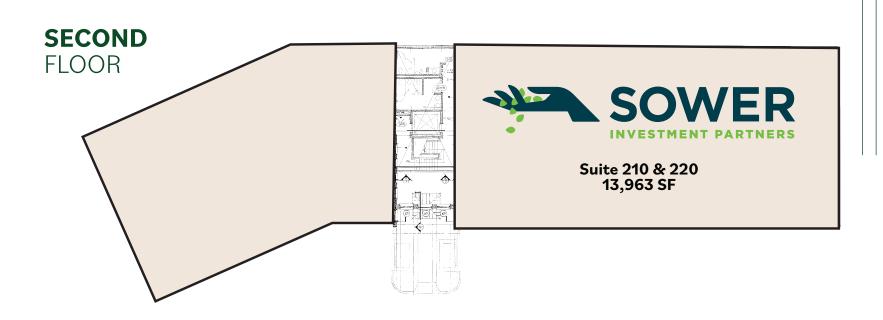






SUITE	SQUARE FEET	STATUS
110	2,164	Clean Eatz
120	2,812	AVAILABLE
130	1,069	AVAILABLE
140	1,069	AVAILABLE
150	1,069	AVAILABLE
160	3,232	AVAILABLE



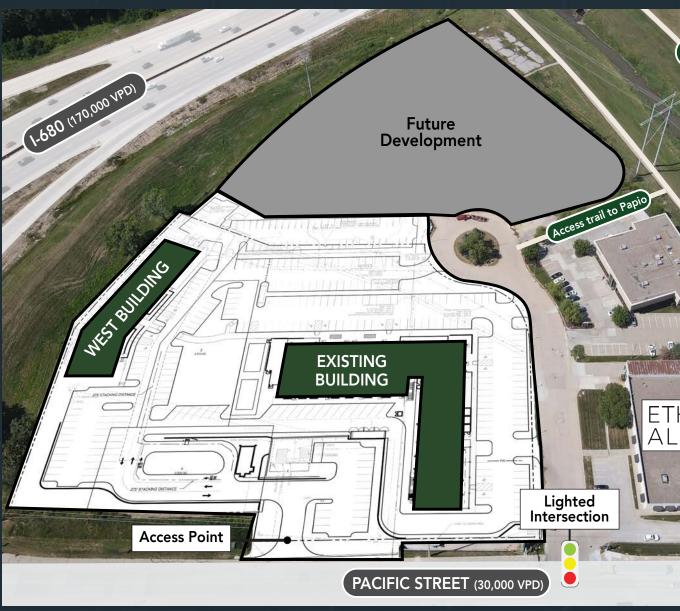


SUITE	SQUARE FEET	STATUS
210	6,069	Sower Investment
220	7,894	Partners



Development Details







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















Current Tenants



Two pickelball 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.



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.



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



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, designbuild, 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.



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



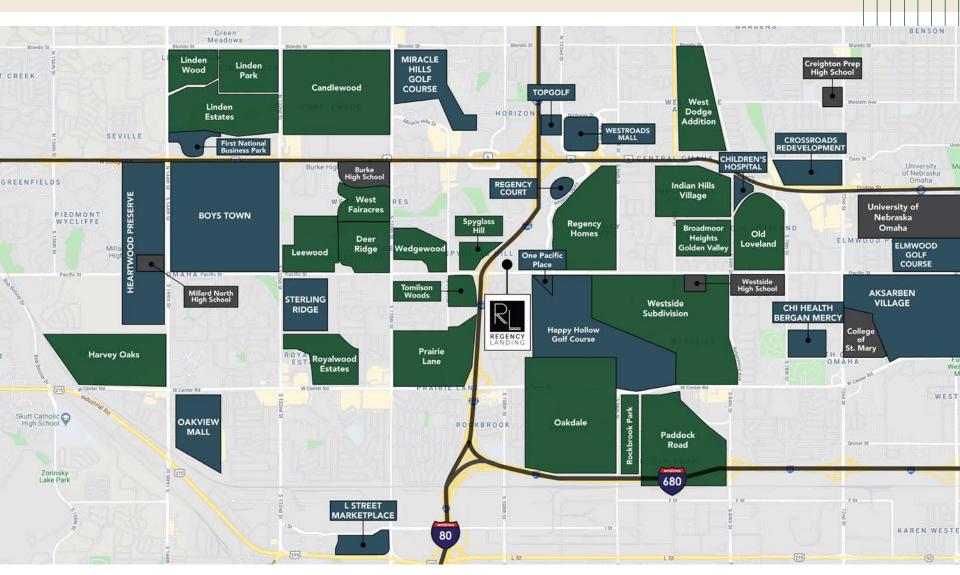
Superior offers first-class patient care through every step of the dental journey.



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



The Sower Capital team has the capability to identify, underwrite, and execute investment grade development and redevelopment opportunities.



266,390
9 209,461
\$89,458
\$5 \$71,120
3

Omaha, Nebraska







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.

- **City for College Grads**ZIPRECRUITER, 2018
- Beyond Silicon Valley: 5 Up-and-Coming Tech Hotspots
 LIVABILITY, 2018
- #2 Fastest-Growing US Cities for Tech Professionals
 ZDNET, 2020
- H3 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



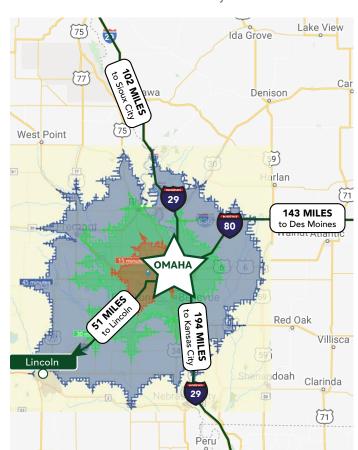
Omaha is Nebraska's largest and fastest-growing metropolitan area. Omaha is characterized by a booming, robust, and diverse economy with excellent business opportunities.

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 Sytems, 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







The Greater Omaha

population has grown 8.3%

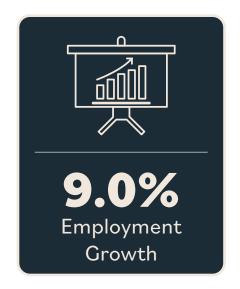
since 2010 outpacing the

national rate of 5.8%



Omaha's **low cost of living** and competetive wages create higher spending power.

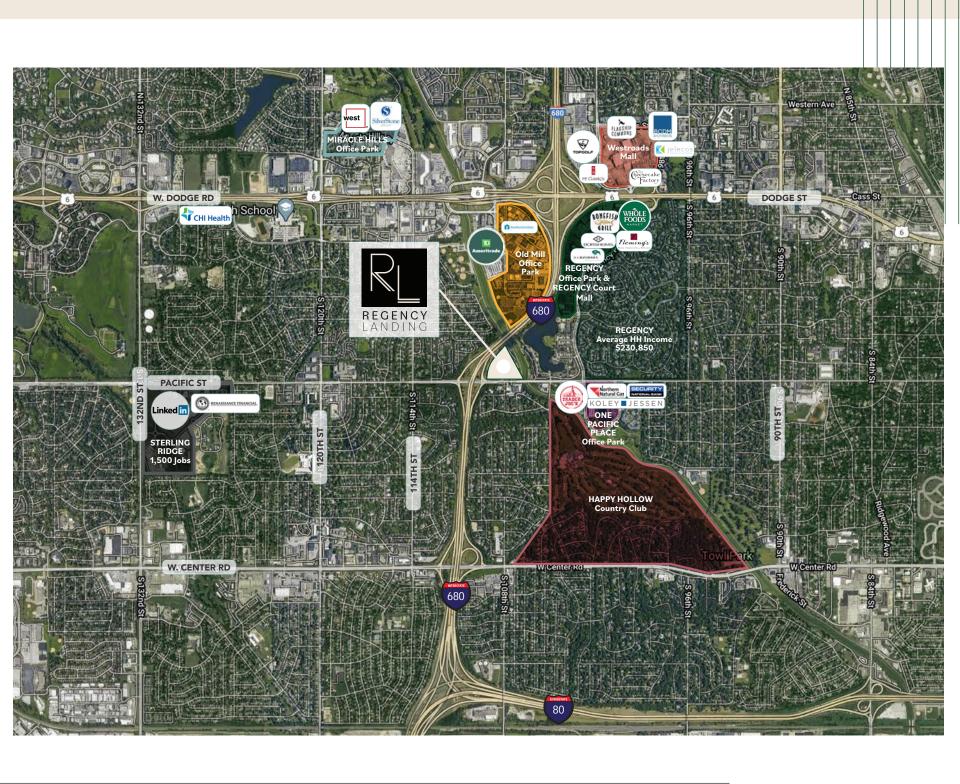
(National Average = 100)



Greater Omaha's skilled workforce has outpaced the nation in **economic growth** for the past five years.

(National Average = 6.7%)

(Source: Greater Omaha Chamber)





10730 PACIFIC STREET, OMAHA, NEBRASKA

Kirk Hanson C (402) 616-2580 kirk@accesscommercial.com

Rocky Pryor
C (402) 216-7887
rocky@accesscommercial.com

1303 S. 72nd Street, Suite 209 | Omaha, NE 68124 www.ACCESSCOMMERCIAL.com

Facebook.com/ACCESSCommercial | Instagram.com/ACCESSRetail

