



REGENCY
LANDING



WORK + DINE + PLAY
Have it all at Regency Landing



REGENCY LANDING

Development Details



Work + Dine + Play

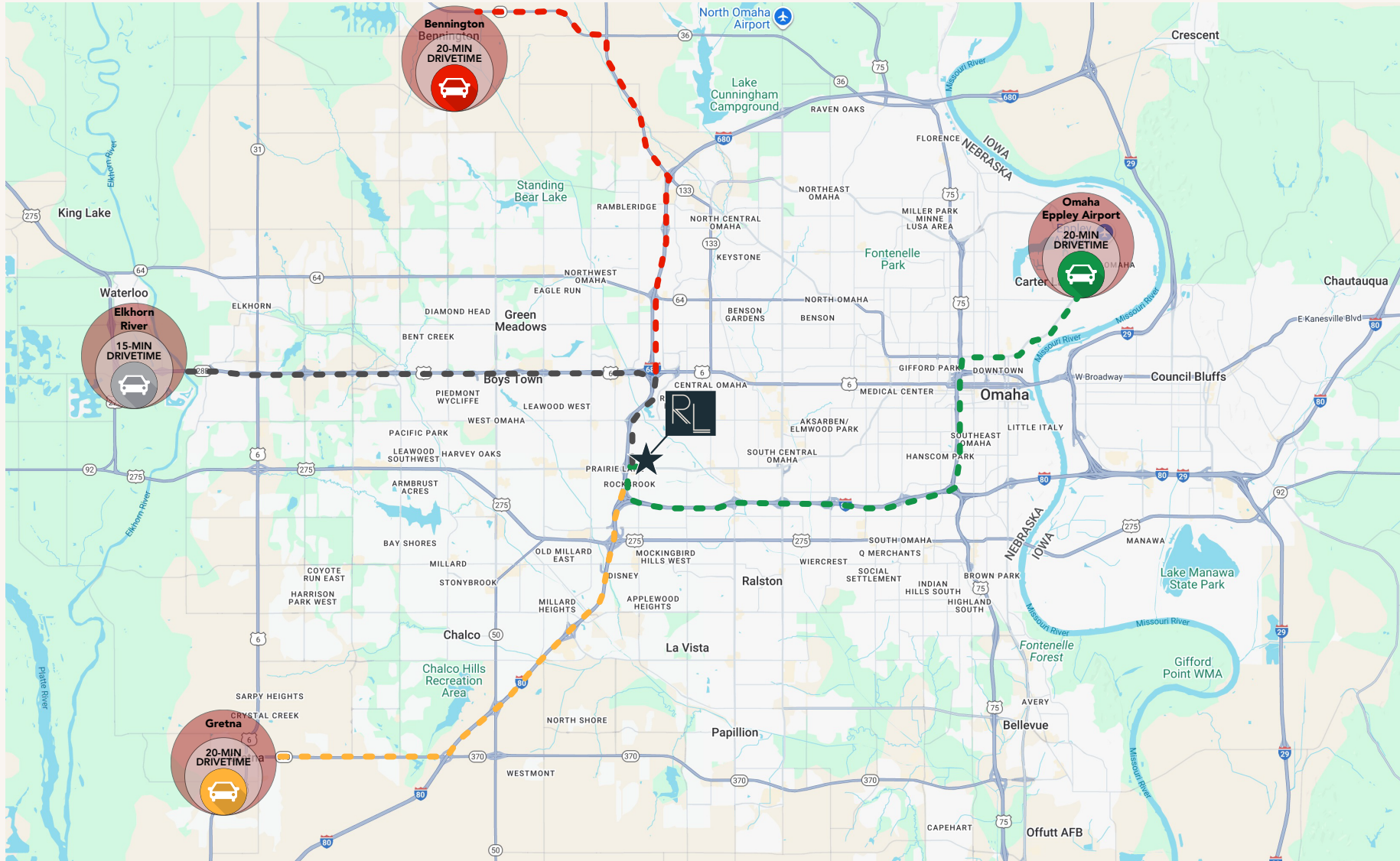
Local Aerial Map





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Drive Time Map

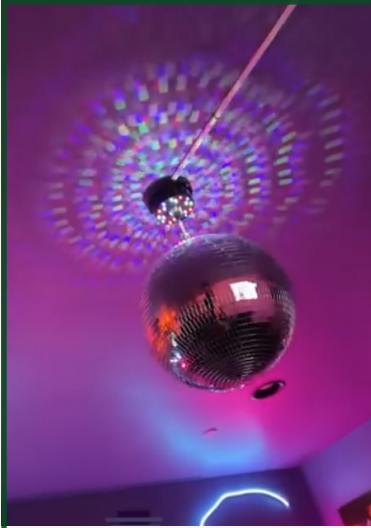


Work + Dine + Play





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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, Santiagos Mexican Food serves up fresh, flavorful Mexican eats.



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.



MONTAGE BUILDERS, LLC

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



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



Omaha's Exclusive Women's Club
A membership, private club for women who are craving connection, luxury, & fun.



Let EGIS Technologies Manage, Monitor and Protect your Network Infrastructure, so you can focus on growing your business.



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 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.



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FIRST FLOOR



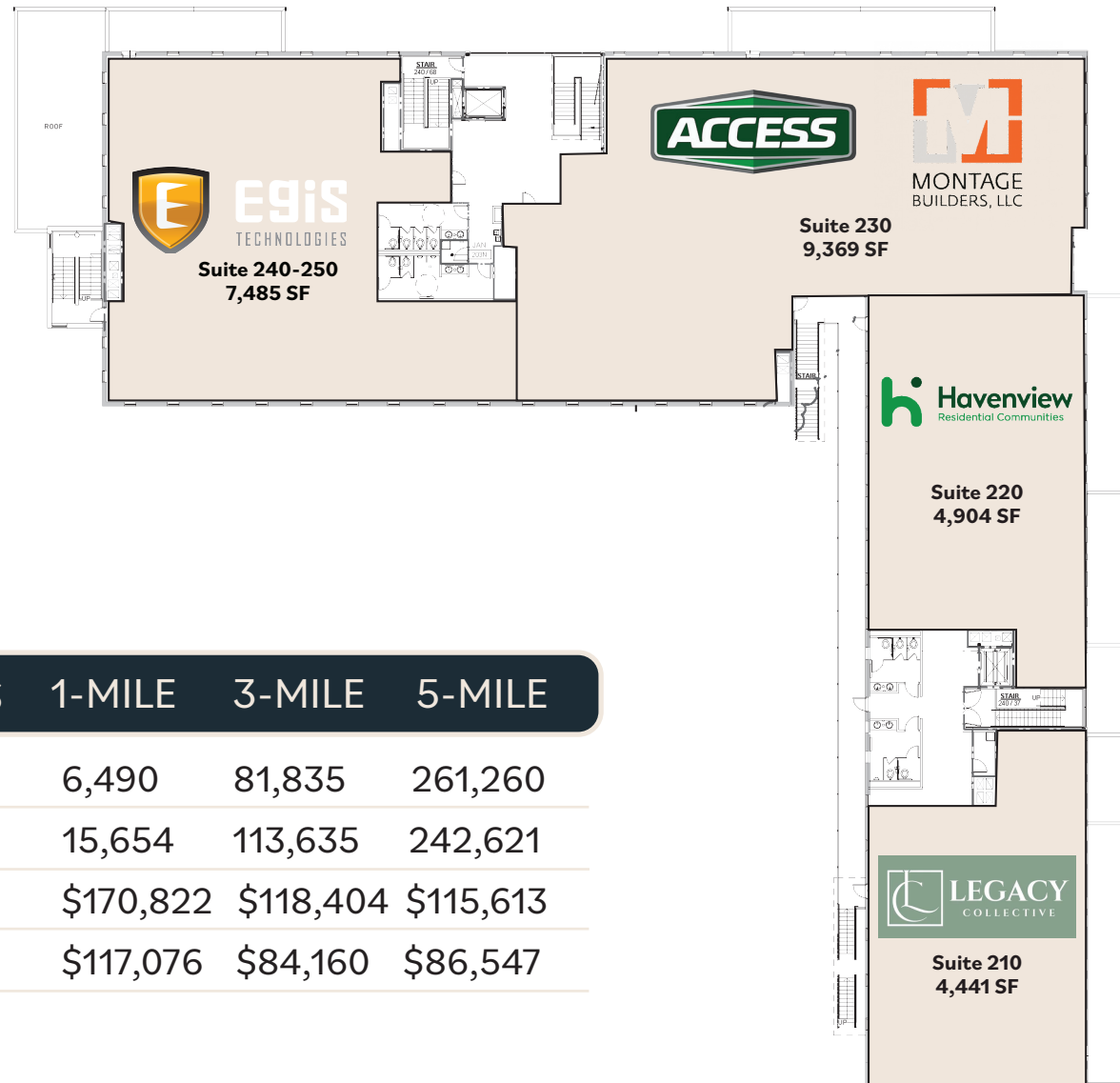
Location Highlights

- 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

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SECOND FLOOR



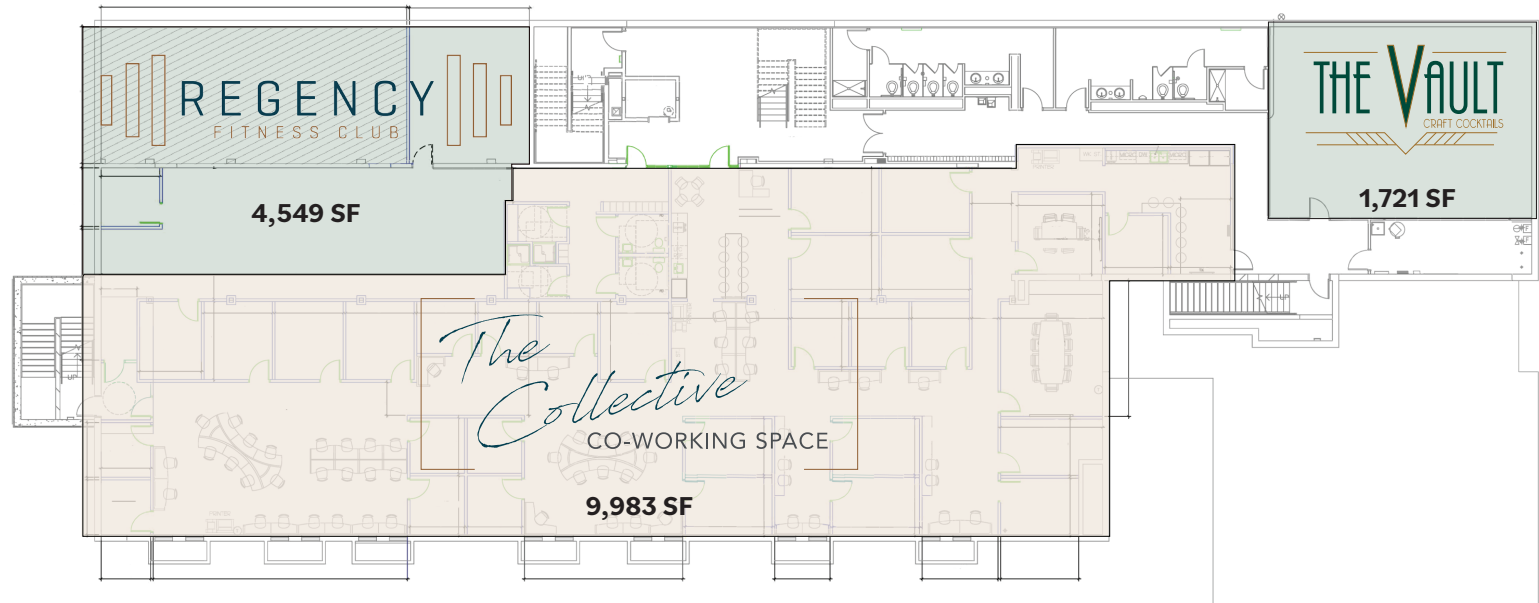
SITE DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
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TOTAL POPULATION	6,490	81,835	261,260
DAYTIME POPULATION	15,654	113,635	242,621
AVERAGE HH INCOME	\$170,822	\$118,404	\$115,613
MEDIAN HH INCOME	\$117,076	\$84,160	\$86,547



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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



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The Vault Speakeasy



Regency Fitness Club

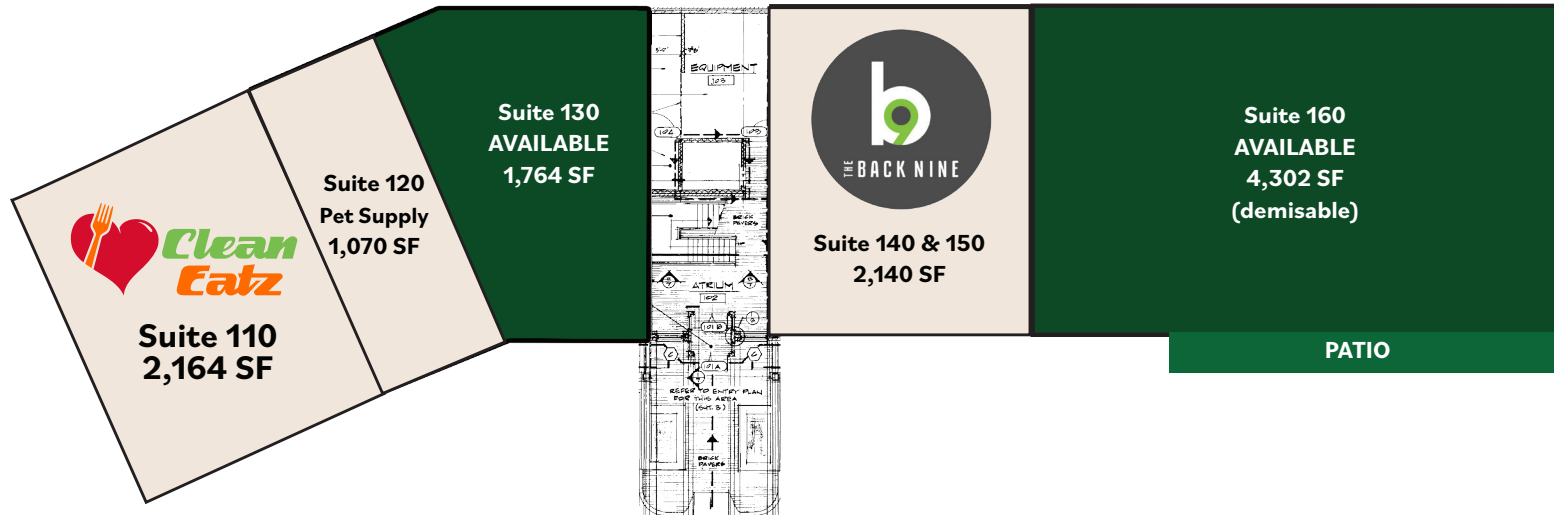




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West Building

FIRST FLOOR



SECOND FLOOR



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LISTING TEAM



Kirk Hanson

Principal

Kirk is responsible for all business development and brokerage activities for Access and affiliated companies. He holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).



Rocky Pryor

Broker Associate

Rocky Pryor is a dynamic brokerage associate at ACCESS Commercial specializing in retail leasing and landlord representation across the Buffalo Range. For over 7 years, Rocky has completed more than 60 lease and sale transactions, totaling more than \$50 million in value. Rocky represents Sower Capital Management and other developers, working with local and national brands to secure strategic locations across the region. He is known for his market insight, proactive communication, and ability to align business goals with real estate opportunities.



REGENCY LANDING

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ACCESS Commercial, LLC