

# The World Group Leader



WORLD GROUP

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## Chicago Tribune & The N.Y. Times

Two of the nation's largest daily newspapers have recently published feature articles on Omaha. The New York Times ran an article titled, "Journey: 36 Hours in Omaha" on October 23, 2003. The feature focused on tourist activities in the metro area.

The Chicago Tribune article, "Omaha Sheds Stodgy Image in Making Over Downtown," ran in the October 12, 2003 edition. The reporter highlighted Omaha's \$2 billion worth of downtown redevelopment and said the scale of Omaha's progress is the envy of the Midwest.

## Destination Midtown Seeks Redevelopment

Historic neighborhoods are in line for new businesses, residents and entertainment if the organizers of a redevelopment group have their way. Destination Midtown is a partnership of the City, Chamber of Commerce, neighborhood groups and area businesses, said Jim Vokal, City Council President and CBCWG Vice President. Midtown is part of Vokal's district.

The group is conducting a \$360,000 study, lead by Omaha-based HDR Inc, of the geographical area bounded by Saddlecreek Road, 20th, Center and Cuming streets known as "Midtown."

"The purpose is to revitalize Midtown by creating new business and improving the major corridors," Vokal said. "We hope to make it a destination point for residential living and to create 'friendly' neighborhood centers."

Over the years, several Midtown houses have been con-



The University of Nebraska Medical Center is one of the institutional "anchors" in the Destination Midtown study area.

verted to multi-family buildings. Project leaders are looking at code changes to prevent this in the future. "When you convert a house into multi-family, you have too many people and cars on the property, which leads to crime and code infractions," Vokal said.

Since the inception of Destination Midtown, HDR has conducted workshops with businesses and residents to identify problems and de-

velop vision. After workshops are complete, the group will begin implementing their plan. The plan will make recommendations for development along the major Midtown corridors.

If successful, Destination Midtown will probably attract several small businesses. Even so, the large players in the area such as Creighton, the Med Center, Mutual of Omaha and Kiewit are playing a major supporting role, Vokal said.

## Former Omaha Construction Company Owner Joins CBCWG



**Coldwell Banker Commercial World Group** is pleased to announce that John R. Luce has joined the firm as a Market Consultant. He started with the company on August 11, 2003.

As a licensed real estate agent, he will provide sales and leasing services for retail, office and in-

dustrial properties. Luce, 44, is the former Chief Executive Officer of The John Luce Company, an Omaha-based general contractor. An Omaha native, Luce has extensive experience in commercial and design-build construction.

John is married to Mandy Luce. Their son, Ethan, is 10 months old.

## News Briefs: Annual Commercial Real Estate Workshop Moves Downtown!

The 15th annual **Commercial Real Estate Workshop** is moving downtown to the new Qwest Center Omaha. The \$291 million convention center and arena opened in September.



On Friday, May 7, 2004, almost 300 commercial real estate professionals will spend an entire day learning and networking. Give us a call if you're interested in attending!

### Vokal Announces Reelection Plans

Our own Jim Vokal, who also serves as President of the Omaha City Council, announced in July that he intends to

run for reelection. His current term ends in 2005.

### New Property Management Asst.

Sarah Salamone joined our property management department in August. She has had a successful career working for several Omaha companies and is particularly gifted in her computer abilities. Sarah and her husband Cassidy have three daughters.

### Always Ready to Give His Opinion

Jeff Beals, Vice President of Operations, has been appointed to Chicago-based *Midwest Real Estate News'* editorial board starting January 1, 2004.

### Conferring in the Windy City

Trenton B. Magid, President, and Jeff

Beals attended the **Coldwell Banker Commercial** regional conference in Chicago September 21-23.

### Big Time Exposure at the Big "O"

CBCWG had a booth at the "Buy the Big 'O' Show" on October 14, 2003.



The annual "Buy the Big 'O' Show" was held at the Qwest Center Omaha.

## Team Member Profile: Elaine Clark, CMA

Elaine Clark, CMA, has served as Accounting Manager at CBCWG since March. Prior to joining us, Elaine worked as a Billing Supervisor, Accounting Manager and Accountant at four Omaha companies.

Elaine became a Certified Management Accountant in 1995. She received a BSBA in Accounting from the University of Nebraska at Omaha in 1993 (magna cum laude). Active in her profession, Elaine has served as president of the local chapters of American Society of Women Accountants and Institute of Management Accountants.

Born in Wyoming, Elaine grew up in Omaha. She and her husband, Randy, have a cat named Smokey. In her free time she enjoys caring for animals, reading and traveling.



More than 400 vendors and 8,000 guests attended the annual business-to-business marketing event. Rick Anderson, one of local area's best-known photographers provided our background picture, a stunning shot of the Omaha skyline at sunset.

### An Experience with Omaha's Finest

During the evening of August 13th, Trenton B. Magid and Jeff Beals had the privilege of going on a "police ride-along" with Lt. Bill Muldoon of the Omaha Police Department's southeast precinct. Both found the experience to be a valuable eye-opener. It gave them added respect for all of our dedicated law enforcement officers.

## What's Happening in the Local Market? — New Restaurants & Retailers!

Here are some of the new businesses that have opened or soon will open locations in the Omaha market:

- ◆ Acura Dealership (144th & F)
- ◆ Buckle B (Westroads)
- ◆ Burlington Coat (126th & Center)
- ◆ Claire's (Village Pointe)
- ◆ Coldwater Creek (Village Pointe)
- ◆ Colton's Steaks (156th & Maple)
- ◆ Country Inn & Suites (C. Bluffs)
- ◆ Elephant Bar (Village Pointe)
- ◆ Flattop Grill (Village Pointe)
- ◆ Harold's Mens (One Pacific Place)
- ◆ Holiday Inn Express (Carter Lake)
- ◆ Home Expressions (Oakview)
- ◆ Hy-Vee (156th & Maple)
- ◆ J.Jill (One Pacific Place)
- ◆ Jos. A. Bank (Village Pointe)
- ◆ Le Gourmet Chef (Westroads)
- ◆ Maid Rite (Bellevue)
- ◆ Nothing But Noodles (171st & Center)
- ◆ New York Burrito (Brandeis Bldg.)
- ◆ Pac Sun (Mall of the Bluffs)
- ◆ Pancho's Grill (Village Pointe)
- ◆ Pier One (Village Pointe)
- ◆ Planet X Extreme Entertainment (84th & Center)
- ◆ QuikTrip (60th & L)
- ◆ Quizno's (Council Bluffs)
- ◆ Scooter's Java Express (Westroads)
- ◆ Star Cinema (Council Bluffs)
- ◆ Sylvan Learning Center (Oakview)
- ◆ Tanners Bar & Grill (156th & Maple)
- ◆ Ted's Montana Grill (156th & Maple)

## Omaha News Round-Up: Interesting Tidbits about Nebraska's Largest City



Construction continues on the zoo's Hubbard Gorilla Valley.

### Take a Walk Among the Gorillas

Already nationally acclaimed for having the world's largest indoor jungle and desert dome, Omaha's Henry Doorly Zoo will soon unveil its next blockbuster attraction. The \$14 million Hubbard Gorilla Valley is expected to open Spring 2004, said zoo spokesperson Julie Neemeyer.

"This new primate habitat is specially designed for our growing gorilla troop," Neemeyer said. "You, the visitor, will be on exhibit for them. You'll zig-zag and 'pop' into their valley. You'll walk over, around, stand side-by-side and get nose-to-gorilla-nose with these majestic and always entertaining creatures.

The exhibit will cover 3 acres of indoor/outdoor space and will house up to 30 gorillas. A glass tunnel will allow visitors to walk through the valley. There will even be an opportunity to interact with gorillas in a game of tug-of-war.

The major part of the exhibit will display a large, socially compatible gorilla troop. A smaller exhibit will include gorilla babies. A third exhibit will house animals that would co-habit with gorillas in the wild. The facility

will contain 7 waterfalls.

Already known among zoologists for producing the world's first test-tube gorilla, the Omaha zoo will become more of a leader in gorilla conservation because of the new facility.

### Celebrities Among Us

Many Omahans are surprised that so many well-known politicians, athletes, celebrities and business leaders are from Omaha. Below are a few who were born or spent part of their lives in River City:

- ◆ Gerald R. Ford (U.S. President)
- ◆ Warren Buffett (Investor)
- ◆ Malcolm X (Social Activist)
- ◆ Henry Fonda (Actor)

- ◆ Tom Brokaw (News Anchor)
- ◆ Fred Astaire (Performer)
- ◆ Gale Sayers (Football Player)
- ◆ Marlon Brando (Actor)
- ◆ Bob Gibson (Baseball Player)
- ◆ Bob Boozer (Basketball Player)
- ◆ Nick Nolte (Actor)
- ◆ Chris Klein (Actor)
- ◆ Chip Davis (Manheim Steamroller)
- ◆ Johnny Carson (TV Personality)
- ◆ Connor Oberst (Musician)
- ◆ Members of 311 (Musicians)
- ◆ Paula Zahn (Journalist)
- ◆ Lawrence Welk (TV Personality)
- ◆ Father Flanagan (Boystown)
- ◆ Tom Mangelsen (Photographer)
- ◆ Alexander Payne (Film Director)

### The Expanding Metropolitan Pie

The U.S. Census Bureau has decided to add 3 new counties to the Omaha Metropolitan Statistical Area (MSA) for a new total of 8 counties. The official MSA population is now almost 800,000. The following is a list of the 8 counties and their populations as of July 2002, the most recent numbers available:

- Harrison (IA)** — 15,585 (**NEW**)
- Mills (IA)** — 14,714 (**NEW**)
- Pottawattamie (IA)** — 88,157
- Cass (NE)** — 24,839
- Douglas (NE)** — 472,744
- Sarpy (NE)** — 129,319
- Saunders (NE)** — 19,894 (**NEW**)
- Washington (NE)** — 19,211

## Downtown Building is One of Five New Property Management Accounts

**Coldwell Banker Commercial World Group** is proud to announce five new property management accounts:

**The Service Life Building (1904 Farnam St.)** — This 7-story building adjacent to City Hall was built in 1927 but has a number of modern amenities. The historic lobby is beautifully preserved. The ground floor is home to the popular Manhattan's Deli. The new owner is making a number of improvements including a conference room available to all the tenants. Several small office suites are available for lease.

**Flex Building (8945 J St.)** — This building features great office and warehouse space with easy interstate access. A



The Service Life Building at 1904 Farnam St.

1,440 sq. ft. bay is available for lease.

**Flex Building (3307 S. 67th St.)** — This is a two-level building features

small office and warehouse spaces. The location is just off 72nd & I-80.

**352 Plaza (352 N. 114th St.)** — We are now proud to manage the complex in which our offices are located. Other tenants include Mid City Bank, Fernando's and PIP Printing. We won't have to go far to keep an eye on this place! Two spaces are available.

**The Shoppes at Lakeside (168th & West Center Rd.)** — This 36,000 sq. ft. shopping center is still under construction. When it is completed in Spring 2004, it will be a beautiful addition to southwest Omaha. Architectural features include a tall monument sign with a waterfall.

Omaha's commercial real estate news source!

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Tucker B. Magid, Principal  
Jeff Beals, Vice President of Operations  
Dale R. Novacek, CPM®, Vice President of Property Management

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Robert Pollard, CPM®, RPA, Assoc. Broker  
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As the official newsletter of **Coldwell Banker Commercial World Group**, *The World Group Leader* is Omaha's commercial real estate news source. It is printed quarterly for clients and friends.

**Coldwell Banker Commercial World Group** is a full-service commercial real estate firm, specializing in office, retail and industrial properties.

Our services include commercial sales and leasing, property and asset management, financial and investment services, site selection, tenant representation, landlord representation, real estate consulting, asset disposition, development and construction management.

**Coldwell Banker Commercial World Group** was founded in 1997, and in 2001, affiliated with **Coldwell Banker Commercial**, one of the largest commercial real estate companies, with approximately 325 offices world-wide.

*Our team of talented professionals has more than 100 years of combined real estate experience.*

**Coldwell Banker Commercial World Group** has represented hundreds of sales and leasing clients and manages approximately 2 million square feet of commercial property.

For questions, comments or story ideas for future editions of *The World Group Leader*, please contact the editor, Jeff Beals, at (402) 697-8899 or (402) 510-7468.



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Each Office Is Independently Owned and Operated.

## Coldwell Banker Commercial World Group Announces Several New Listings

**St. Joe Highrise (2205 S. 10th St.)** — 1,000-8,000 sq. ft. office space for lease just south of downtown Omaha.

**Land (233rd & Pflug Rd.)** — 40 acres for sale east of the Holy Family Shrine.

**The Greenery (4816 S. 60th St.)** — 2,800 sq. ft. building on .9 acres for sale. Great for a greenhouse business!



2205 S. 10th St.

**Former Northside Produce Co. (6029 N. 16th St.)** — 49,000 sq. ft. building for sale or lease. Refriger-

ated meat-processing plant & warehouse with several dock doors.

**Eagle Heights (10834 Emmet St.)** — 5,200 sq. ft. office space for lease.

**Spreitzer Building (9229 S. 97th St.)** — 5,000 sq. ft. flex building on 1.73 acres for sale in the Papillion area.

**Dairy Twist (2211 Lincoln Rd.)** — An established Bellevue business for sale.

**Wintergreen Apartments (6636 N. 51st Plz.)** — Complex for sale with 28 multi-level buildings & 213 units.

**Overlook Plaza (14345 Fort St.)** — 1,117-10,457 sq. ft. for lease in new building to be completed in 2004.

**Papillion Business Park (729 Frontier Dr.)** — Three 1,500 sq. ft. bays for lease. Great for start-up companies!

**Hoich Enterprises Building (5919 S. 118th Cir.)** — 1,500 sq. ft., 2nd-level, office space for lease. Close to I-80!

**Land (156th & Sapp Bros. Dr.)** — 17.66 & 4.09 acres for sale near I-80.



5919 S. 118th Cir.

**Grayhawk South (144th & Maple St.)** — 1,200-40,000 sq. ft. retail/flex/office space for lease. Build-to-suit available.

**Southport East Plaza (126th & I-80)** — New 5.62-acre retail development. Perfect for banks, hotels, c-stores, etc.!

**Westgate Professional Building (2808 S. 80th Av.)** — 2,300 sq. ft. 1st-level office for lease. Ample parking!