

The World Group Leader



WORLD GROUP

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Omaha: Where the Billionaires Roam

Three of the 400 richest Americans live in Omaha, according to *Forbes* magazine, which also claimed that 313 Americans are now billionaires. Omaha's Warren Buffet of Berkshire Hathaway is America's second richest person with a fortune of \$41 billion just behind Microsoft's Bill Gates, who weighs in with \$48 billion. Other Omaha billionaires are Ameritrade's Joe Ricketts at #165 and former Kiewit chairman, Walter Scott, Jr., at #234. While Omaha comprises only .01 percent of the U.S. population, it is home to almost a full percent of its billionaires.

Suburban Growth Explodes Along W. Maple

West Maple Road, the primary arterial in northwest Omaha, has been a magnet for retail and residential growth ever since the State of Nebraska converted it to a four-lane highway several years ago.

Starting in the mid-1990's, the corridor experienced rapid growth as the nation's first SuperTarget opened near 132nd & West

Maple. Other major retailers such as Borders, Baker's, Petco, K-Mart, Office Depot and Kohl's also made the corridor their home. More recently, Home Depot and Lowe's opened shops near 144th Street. At 156th & West Maple, crews are currently working on a new Hy-Vee grocery store slated to open in 2005.

As we near the beginning of 2005, growth along West Maple shows no signs of stopping. In May, Wal-Mart purchased a \$4.3 million, 22-acre parcel of land at The Thomsen Mile, a 145-acre, mixed-use development northwest of 168th & West Maple. **Coldwell Banker Commercial World Group** represented the Seller in this land deal. Wal-Mart has

started construction on a 203,000 sq. ft. super center, which it plans to open by September 1, 2005. Amenities will include a Wal-Mart gas station and a

may be combined. **Coldwell Banker Commercial World Group** is the leasing agent for The Shoppes at Thomsen Mile.



Artist's rendering of the 203,000 sq. ft. Wal-Mart Super Center scheduled to open next summer at The Thomsen Mile northwest of 168th & West Maple Road.

drive-through pharmacy. Like some of the other new Wal-Mart stores in the metro area, The Thomsen Mile location will feature an attractive façade, which will complement the surrounding neighborhoods. The Wal-Mart Super Center will join other entities at The Thomsen Mile, including Dillon Brothers Harley Davidson, a planned Mormon Church and two residential subdivisions.

Adjacent to the new Wal-Mart, The Shoppes at Thomsen Mile will soon rise. These retail buildings will feature a desirable mix of national and local tenants, which would include restaurants, retailers and a bank. Bays range from 1,200 to 2,800 sq. ft. and

Another new development along West Maple lies southwest of 144th & West Maple and is known as The Shoppes at Grayhawk. Owned by Hoich Real Estate, this high-profile retail center is managed by **Coldwell Banker Commercial World Group**. Existing tenants include Lowe's, Michael's, Red Robin, 3-Day Blinds, US Cellular, Maggie Moos, Donut Professor, Buffalo Wild Wings, TCBY, Crane Coffee, Chipotle and many others. Because the existing buildings at The Shoppes at Grayhawk are almost full, construction has just started on an additional 39,000 sq. ft., two-story building next to Michael's. When completed, the center will total 277,000 sq. ft. Available space starts at 1,420 sq. ft.

News Briefs: Quick Updates of Happenings at CBCWG

Spring Ridge Plaza II Opens

CBCWG and Hoich Real Estate celebrate the opening of Spring Ridge Plaza Phase II at 180th & Pacific



Street at an open house on Friday, October 8th. Almost 200 guests enjoyed beautiful weather and great appetizers from the Grillhouse restaurant as they learned about this exciting new property. 973 to 11,319 sq. ft. are available for lease.

CBCWG Adds New Talent

As the company grows, several new faces have been brought in to bolster our experienced team of real estate professionals:

Beverly J. Ellis, CPM®, who has been with the company since 2000, has been promoted to Director of Property Management. Bev now supervises all facets of our growing Property Management Department, which already manages 2 million sq. ft. of real estate.



Candice "Candy" Bruns, RPA, became our new Senior Property Manager on November 8th. A seasoned professional, Candy has worked for two other Omaha commercial real estate firms and has been in the industry for 17 years.



Christy Hagler, who came to us from General Growth Properties is a Market Consultant. As a licensed agent, Christy provides sales and leasing services for commercial properties.



Other CBCWG newcomers include; **Dave Gibbs**, Property Manager; **Ryan Callinan**, Special Operations; **Eric Choat**, Administrative Assistant; **Rob Cook**, Service Tech; and **Ed Smith**, Service Tech.

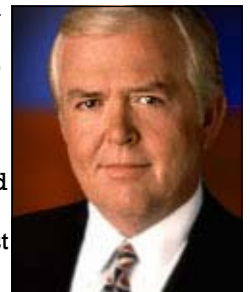
What's Happening? New Restaurants & Retailers!

Here are some of the new restaurants and retail businesses that have opened or soon will open locations in the area:

- ◆ 2nd Wind Exercise Equipment (Shoppes at Grayhawk/70th & Dodge/140th & West Center)
- ◆ American Eagle Outfitters (Village Pointe)
- ◆ Barista's (168th & Center/Papillion)
- ◆ Beauty Brands (78th & Dodge)
- ◆ Bed Bath & Beyond (72nd & Pacific)
- ◆ B's Blooms & Boutique (Village Pointe)
- ◆ California Closets (Countryside Village)
- ◆ Camille's Sidewalk Café (Shoppes at Lakeside)
- ◆ Cheeburger Cheeburger (132nd & Dodge)
- ◆ Chico's (Village Pointe)
- ◆ Cici's Pizza (Oakview & Miracle Hills)
- ◆ Dick Blick Art Supplies (78th & Dodge)
- ◆ Donut Professor (Shoppes at Grayhawk)
- ◆ Finish Line (Village Pointe)
- ◆ Firebirds Rocky Mtn. Grill (Village Pointe)
- ◆ Honey Baked Ham & Café (144th & West Center Road)
- ◆ Holiday Inn Express (177th & West Center Road)
- ◆ J. Jill (Village Pointe)
- ◆ Jeanne Marie (Village Pointe)
- ◆ Johnny's Italian Steakhouse (Village Pointe)
- ◆ Justice (Village Pointe)
- ◆ Madame Suren (Village Pointe)
- ◆ Maggie Moos (Old Market/168th & West Center)
- ◆ Mimi's Café (Village Pointe)
- ◆ Modele (Village Pointe)
- ◆ New York & Co. (Westroads)
- ◆ Noodles & Co. (168th & West Center)
- ◆ Paradise Bakery & Café (Village Pointe)
- ◆ Performance Volkswagon (126th & I-80)
- ◆ Perkins (108th & L Street)
- ◆ Qdoba (120th & Blondo/72nd & Pacific)
- ◆ Rave (Westroads)
- ◆ Roja Mexican Grill (168th & West Center)
- ◆ Roly Poly Sandwiches (175th & West Center)
- ◆ Skeeter Barnes (Mall of the Bluffs)
- ◆ The Melting Pot (Village Pointe)
- ◆ Tuffy's Shoes (Shoppes at Lakeside)
- ◆ Wendy's (127th & L Street)
- ◆ White House/Black Market (Village Pointe)
- ◆ Wild Noodles (72nd & Pacific)

Grow Omaha Update: CNN's Lou Dobbs Joins CBCWG's Talk Show!

Grow Omaha on News-Talk 1290 KKAR, the metro area's only economic development radio program, welcomed CNN's Lou



Dobbs as a guest on the Oct. 23rd show. Dobbs discussed his new book, *Exporting America*. A recording of this show is available at www.growomaha.com. CBCWG's Jeff Beals and Trenton Magid are co-hosts of Grow Omaha, which has become one of Omaha's most interesting talk shows. Beals and Magid recently contracted with KKAR for an additional 52 weeks as co-hosts of Grow Omaha!

Local Info Page: 4 Things You Should Know about River City:

A Top Concert Venue

The “naysayers” are eating crow as the new Qwest Center Omaha is off to a fast and successful start. Both the convention center and arena sides are bringing visitors and dollars into the community.



According to *Pollstar*, the Qwest Center Omaha ranked fifth nationally in concert ticket sales from January to June of 2004. The list below shows the name of the center, the city and the number of tickets sold during the period:

1. **HP Pavilion** (San Jose) 270,738
2. **Wachovia Spectrum** (Philadelphia) 238,882
3. **Wachovia Center** (Philadelphia) 234,119
4. **Savvis Center** (St. Louis) 227,978
5. **Qwest Center (Omaha)** 193,259
6. **Key Arena** (Seattle) 192,992
7. **Palace** (Auburn Hills, MI) 175,205
8. **Save Mart Center** (Fresno) 171,852
9. **Xcel Energy Center** (St. Paul, MN) 171,363
10. **St. Petersburg Times Forum** (Tampa, FL) 163,345

Sky-High Public Relations

Northwest Airlines featured Omaha in one of its 2004 in-flight magazines. *NWA World Traveler* has a circulation of 350,000 and is read by 2.1 million passengers per month. In talking about Lewis & Clark's journey in 1804, the author article writes:

“They couldn't have dreamed that in 2004 this city, hunkered down on America's Great Plains, would be a thriving metropolis of forward-thinkers, of *Fortune 500* commerce, of arts lovers and sports enthusiasts. They couldn't have known that this place would evolve into a city that would coddle its own, and who would like nothing more than to invite the rest of the country for a visit.”



Later, the author says, “If there's one thing to take away from Omaha, it's that this place — no matter where you're from — feels like home. Omaha sits in nearly the exact middle of America. It feels as if its roots spread out across the U.S., in one way or another. It's an oasis on a rugged prairie.”

California Company Goes East

Pacific Life Insurance Company an-

nounced that it will open a 250-person regional headquarters office



in downtown Omaha. The California-based company plans to create 250 new jobs in Omaha over the next three years. Company officials said they chose Omaha for the new office because of the breadth and diversity of its workforce and the availability of financial-services workers.

This IS Rocket Science

Believe it or not, Omaha is becoming a hub of U.S. space and defense technology. Ever Space Command, formerly of Colorado Springs, combined with USSTRATCOM at Offutt Air Force Base in 2002, space and defense companies have been increasing their presence in the metro area. In October, Omaha hosted the Strategic Space conference, in which government officials and executives from throughout the industry converged on Omaha.



Northrop Grumman, one of world's largest defense contractors, is building a 110,000 sq. ft. 3-story office in Bellevue for 400 employees.

Luce & Goaley Provide Leasing Services for Robert Miller Properties

CBCWG's John R. Luce and Daniel J. Goaley are providing leasing services for Robert Miller Properties' real estate portfolio.

Miracle Hills Square Shopping Center is an 87,000 sq. ft. retail strip north-east of 114th and West Dodge Road.



RMP

Robert Miller Properties

Tenants include Clancy's, Lonestar, Tier One and many others. 1,600 to 6,000 sq. ft. are available for lease.

Two modern office buildings in Southwestern Plaza, near 142nd & Dayton Circle offer 1,250 to 7,800 sq. ft. for lease. The buildings are fairly new, feature extensive technology and have ample parking.

Altech Plaza #1 at 3738 South 149th Street is an attractive new office/flex building with plenty of windows on all four sides. Two 1,300 sq. ft. bays, finished with five offices, are available for lease. Other space, up to several thousand sq. ft., can be built to suit tenants' needs.



Omaha's commercial real estate news source!

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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 125 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 Jeff Beals at (402) 697-8899 or (402) 510-7468.



WORLD GROUP

Each Office Is Independently Owned and Operated.

Vann Properties Feature Top-Notch Office Space in Great Locations

Daniel J. Goaley of **Coldwell Banker Commercial World Group** is the new leasing agent for Vann Properties' office buildings in west Omaha. Vann Properties is a respected, long-time Omaha real estate investment and



Regency Westpointe
10330 Regency Parkway Drive

management company. The three office properties include The Mark, One Professional Square and Regency Westpointe.

The Mark, 9290 West Dodge Road, is a four-story, class "A" office building with a commanding presence along Omaha's most important thoroughfare. Spaces of 1,620; 2,512; and 3,339 sq. ft. are now available for lease at competitive, full-service rates. The available suites contain high-end finishes and favorable layouts.

The Mark offers ample surface parking with covered garage parking available to tenants. Extra amenities include a covered front portico for dropping off and picking up passengers and a beautiful water feature in the first-floor lobby.

One Professional Square, 10824 & 10826 Old Mill Road, is located in one of Omaha's largest and most important office districts. 2,000 to 11,600 sq. ft. is available for lease at full-service rates, which include five-day janitorial services.

Regency Westpointe, 10330 Regency Parkway Drive, is a three-story class "A" office building in the prestigious Regency area with visibility from Interstate 680. This property is currently



The Mark
9290 West Dodge Road

full with prestigious tenants, but should space become available, CBCWG will distribute leasing information to the community.