

# The World Group Leader



WORLD GROUP

## Where Imagination Meets Opportunity

### Inside

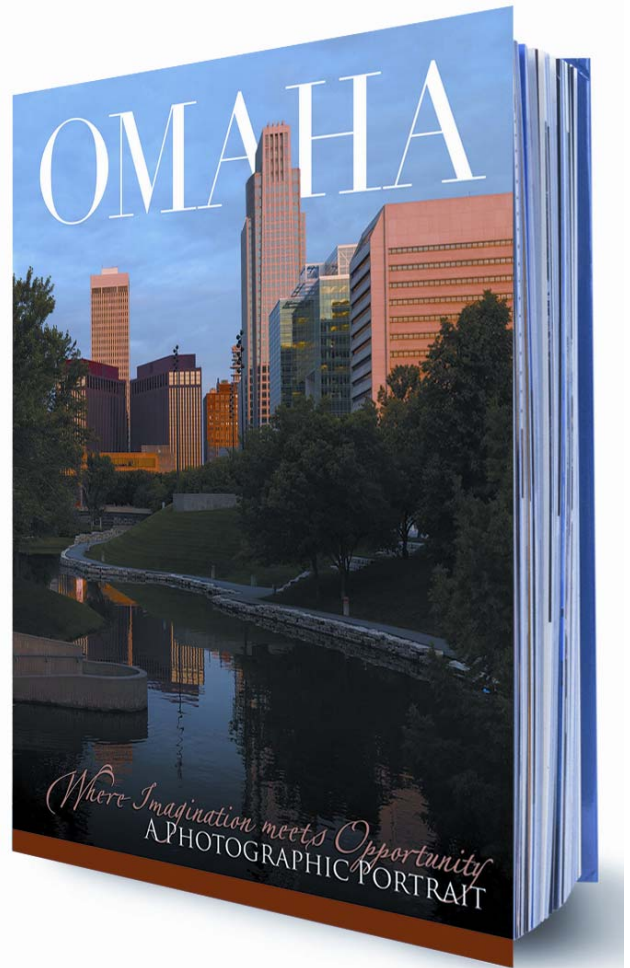
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Omaha is about to be presented in an entirely new light. The Greater Omaha Chamber of Commerce has commissioned Atlanta-based Riverbend Books to create the official coffee table book of Omaha. To produce the book, a talented team of world-class photographers spent 10 months in Omaha, shooting more than 50,000 photos.

The result is a 512-page, full-color, photographic book known as *Where Imagination Meets Opportunity — A Photographic Portrait of Omaha*. Copies are scheduled to be distributed in November.

The book will provide a "tour" of Omaha through hundreds of pictures of Omaha people and places. From the Zoo, to the Old Market, to the western suburbs, the publisher hopes to paint a unique picture of Nebraska's largest city.

Riverbend Books has a long history of producing promotional, "coffee table" books for communities around the country, but the publisher is taking a big leap with the Omaha book. At one-and-a-half inches thick, *Where Imagination Meets Opportunity* will be the largest book the company has ever published. Why is the book so big? In typical Omaha fashion, local businesses and organizations stepped for-



A sample cover of Omaha's official coffee table book due to be published in November. The actual cover is a surprise.

ward to purchase sponsor pages, and people across the city submitted editorial and photo ideas. In short, there's a lot going on in Omaha, and Omaha people are proud of it!

Riverbend Books is now taking orders. Only a limited number of copies will

be published, and no second printing is planned, so orders should be placed right away. Purchasers are welcome to order multiple copies. Some companies plan to give copies to all their clients and employees. To order any number of books, use this e-mail address: [Omaha@bookhouse.net](mailto:Omaha@bookhouse.net).

### City Population Statistics Announced

Earlier this summer, The U.S. Census Bureau released 2004 population estimates for municipalities.

Several Nebraska cities are listed below with their 2004 populations in parenthesis. The number after the parenthesis is the rate of growth from 2003 to 2004.

- Bellevue (47,347) 1.8%
- Blair (7,706) 0.0%
- Boystown (915) 4.9%
- Elkhorn (8,040) 2.5%
- Gretna (4,510) 15.0%
- La Vista (14,685) 6.0%
- Lincoln (236,146) 0.6%
- Omaha (409,416) 1.3%**
- Papillion (19,497) 3.7%
- Ralston (6,220) 0.0%
- Valley (1,829) 0.0%

# Coldwell Banker Commercial World Group Happenings

## New Firm at Millennium Plaza

A new company known as Digital Defense Group, will have its world headquarters in Omaha at Millennium Plaza, 158th & West Dodge.



Millennium Plaza

CBCWG's Fred Scott is the leasing agent for this class "A" office building and arranged this 10-year deal. The new company will sell portable security devices and will bring 25 engineers to Omaha from around the country.

## Promotions for Two

Because of their growing responsibility, two CBCWG staff members have been promoted. Sarah Grieb moved from Property Management Assistant to Property Manager. Jennifer Turkel moved from Brokerage Assistant to Office Manager.

## The Wall Street Journal

CBCWG's marketing efforts have gone global as two of our investment properties were advertised in the July 27th edition of *The Wall Street Journal*. With a circulation of 1.8 million, CBCWG was able to gain great publicity for the Washington Avenue Complex in



Washington Ave. Complex

Des Moines and the Park Avenue Apartments in Omaha.

## A Busy Time for Vokal

Jim Vokal, Vice President, hasn't been getting much sleep lately. He and his wife, Liz, are the proud parents of a baby boy, their second child. Will Vokal was born on June 25, 2005. Earlier this spring, Vokal was reelected as a member of the Omaha City Council. His peers on the Council selected him as Vice President. He served as the Council's President from 2003 to 2005.

## The Thomsen Mile

Activity continues to be robust at The Thomsen Mile, a 145-acre, mixed-use development at 168th & West Maple. Wal-Mart plans to open its 203,000 sq. ft. super-center in September. Wells Fargo will open a branch in front of Wal-Mart. Next door, construction will soon



A 3-D image of 168th & West Maple

begin on The Shoppes at Thomsen Mile. On the west side of the development, a new Mormon Church is almost complete. Other prime lots and bays remain. For information, call Trenton B. Magid at (402) 697-8899.

## New Restaurants & Retailers in Omaha

Here are some of the retailers and restaurants that have recently opened or are expected to in the near future:

- ◆ Amazing Pizza Machine (Millard)
- ◆ Applebee's (72nd & Sorensen)
- ◆ Baby Gap (Village Pointe)
- ◆ Beauty Brands Salon (Oakview)
- ◆ Belly Bump (168th & Center)
- ◆ Beyond Paradise (168th & Center)
- ◆ Big O Bookstore (72nd & Pacific)
- ◆ Blinds, Etc. (175th & Center)
- ◆ Complete Nutrition (168th & Center/Council Bluffs Manawa)
- ◆ Data Doctors (168th & Center)
- ◆ Dave & Busters (132nd & Center)
- ◆ Exotic Flavors (144th & Maple)
- ◆ Factory Direct Appliance (144th & I-80)
- ◆ Gambino's Pizza (Dundee)
- ◆ Game Stop (180th & Center)
- ◆ GapBody (Village Pointe)
- ◆ GapKids (Village Pointe)
- ◆ Great Wraps (Westroads)
- ◆ Hollywood Diner (156th & Maple)
- ◆ Hu Hot (177th & Center)
- ◆ Indigo Joe's (72nd & Dodge)
- ◆ Jason's Deli (72nd & Dodge)
- ◆ Jobbers Canyon Brewery (Old Market)
- ◆ Kuhlman Co. (One Pacific Place)
- ◆ Lazlo's (Fremont)
- ◆ Le Peep (177th & Center)
- ◆ Olympic Pool & Spa (175th & Center)
- ◆ Omaha Chocolate Co. (168th & Center)
- ◆ On a Whim (Legacy)
- ◆ Scarlet & Cream Letter Club (Village Pointe)
- ◆ Scooter's Java (Downtown)
- ◆ Starbuck's (Downtown)
- ◆ Subway (156th & Maple/168th & Maple)
- ◆ TGIFridays (156th & Maple)
- ◆ The Body Shop (Oakview)
- ◆ The Gap (Village Pointe)



**Tune in to**  
**Grow Omaha**  
**News-Talk 1290 KKAR**  
**Saturdays 8:00 a.m.**

# Growth and Development Activity Pops Up All Over Omaha!

## A Bird's Eye View

Arizona-based Aerials Express has updated its aerial photographs of the Omaha-Lincoln area. Aerials Express provides high-definition aerial photography for a number of cities. The program allows the user to zoom in to a single building or zoom out far enough to see the entire region. CBCWG is an Aerials Express client and uses their photographs for various marketing purposes.

## Scream, Baby!

FunPlex, a 15-acre amusement park at 70th & Q, plans to build the state's only rollercoaster. If all goes well, the \$2 million rollercoaster will open next summer. Modeled after a popular ride in Ontario, CA, the FunPlex coaster will be

2,300 ft. long and 90 ft. high, more than twice as tall as the rollercoaster at Peony Park, an amusement park at 76th and Cass that closed in 1992.

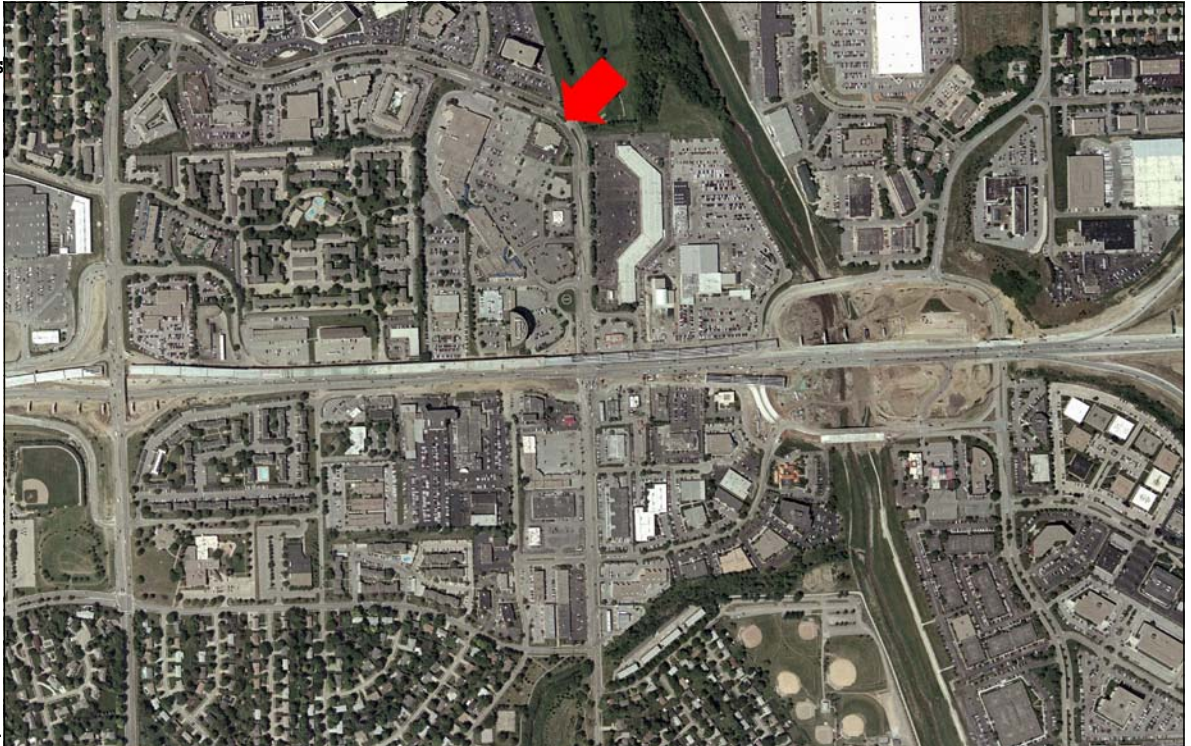
## O! Campaign

Omaha's effort to establish a brand identity, using a bright red "O!" is really taking off, as the O! logo can be seen all over town. The Upstream Brewery is now marketing an O! beer. The Greater Omaha Chamber of Commerce and the Convention and Visitors Bureau purchased national television ads, which ran during the College World Series and the Cox Clas-



sic golf tournament. In addition to featuring flattering scenes of Omaha, the commercials included lots of carefully placed "O!" symbols. For info, go to [www.ososurprising.com](http://www.ososurprising.com).

ger count was 9.6 percent ahead of 2004. If the trend continues, Eppley will serve over 4 million in 2005, an all-time high. Eppley is one of the Midwest's fastest growing airports.



This aerial photograph, taken on May 24, 2005, shows construction taking place on the \$102 million West Dodge Elevated Expressway. Coldwell Banker Commercial World Group's new office is visible in the upper center (red arrow).

## Spring Ridge Plaza

People are taking notice of the 180th & Pacific area as several retailers have opened at Spring Ridge Plaza Shopping Center. Recent additions include Anytime Fitness, Music Plex, Gelato Jo's, The Drafthouse and Noodle Zoo. Only one bay remains for lease. For info, call CBCWG's John R. Luce.



Spring Ridge Plaza

## Eppley Soars

Omaha's Eppley Airfield continues to soar. At mid-year, Eppley's passen-

## Good Livin' in Papio

CNN recently chose the Omaha suburb of Papillion as Number 23 on its list of "Best Places to Live 2005." Congratulations Papio!

## Thinking Omaha is Rock Solid

The Brazilian Consortium of Stones (BCS) selected Omaha as the site of the group's first U.S. facility. BCS is a seven-company consortium, which operates granite quarries. Brazil is the world's leading exporter of manufactured stone.

## A 5-Star Metro

*Expansion Management* magazine named Omaha as a "5-Star Business Opportunity Metro." Seventy of the 320 U.S. metro areas made the list.

Omaha's commercial real estate news source!

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Fred Scott, Market Consultant  
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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.

**World Group, LLC** was founded in 1997, and in 2001, affiliated with **Coldwell Banker Commercial**, one of the largest commercial real estate companies in the world, with 237 franchises, 500 offices and 4,000 agents in 27 countries.

*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 in Nebraska and Iowa.

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



WORLD GROUP

Each Office Is Independently Owned and Operated.

## Coldwell Banker Commercial World Group Announces New Listings:

- ◆ **Council Bluffs Strip (3030 W. Broadway)** — 1,000 sq. ft. for lease in high-traffic, high-profile area.



3030 W. Broadway in Council Bluffs

- ◆ **Southport East Plaza (126th & I-80)** — 1,200 to 40,000 sq. ft. for lease in proposed retail center near PayPal. Lots are also for sale.
- ◆ **Hillsborough Plaza Lots 1 & 2 (147th & Maple)** — 7.39 acres for land-lease or build-to-suit next to Home Depot & several other retail & restaurant businesses.
- ◆ **Southwest Omaha Office Space (10854 John Galt Blvd.)** — 2,000 sq. ft. office condo for lease. Nice build-out with offices & open area.
- ◆ **Southwest Omaha Flex Building (13606 'A' Street)** — 1,500-3006 sq. ft. for lease with new office build-out.
- ◆ **Iowa Electric Building (1220 35th Ave. in Council Bluffs)** — 1,761-10,571 sq. ft. for lease in great exposure and signage.
- ◆ **Diamond Head Plaza (2051 N. 156th St.)** — 1,200 sq. ft. for lease in a successful strip center in front of a large grocery store.
- ◆ **Historic Lodge (8223 N. 30th St.)** — 9,200 sq. ft. for lease. Perfect for daycare or religious uses.
- ◆ **Davenport Plaza (222 N. 114th St.)** — 1,320 & 3,776 sq. ft. for lease with
- ◆ **Historic South Omaha District (4825 S. 25th St.)** — 11,200 sq. ft., 2-story building for sale. 3 storefronts.



Diamond Head Plaza