

The World Group Leader



WORLD GROUP

Grow Omaha Switches to 1110 KFAB

Omaha's only economic development radio talk show has moved to a new station. Grow Omaha is now part of the line-up at Nebraska's SuperStation, News Radio 1110 KFAB.

The show's format is unchanged, and it still airs Saturdays from 8:00 to 9:00 a.m. Grow Omaha moved to KFAB because of the station's powerful signal, large reach and long-standing tradition as one of Nebraska's premier stations.

Affectionately known as the "blow torch", KFAB covers the eastern two-thirds of Nebraska, the western half of Iowa and parts of several other states. By moving to KFAB, show sponsor and producer Coldwell Banker Commercial World Group, is taking the Grow Omaha message to thousands of additional listeners.

Hosted by Jeff Beals and Trenton Magid, Grow Omaha has been broadcasting live for almost three years and has built a large following. The target audience consists of executives, professionals, entrepreneurs, real estate investors, local leaders and community activists.

For more details on this unique radio program, visit the official website at www.GrowOmaha.com.



Trenton Magid (left) and Jeff Beals of CBCWG are co-hosts of Grow Omaha on Nebraska's SuperStation News Radio 1110 KFAB.

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A City Ready for the Future

According to economist Jeff Thredgold, who spoke at the Greater Omaha Chamber of Commerce's Economic Outlook Luncheon in November, there are seven key industries of the future. Fortunately, Omaha is well positioned in all of them:

1. Biomedicine
2. Energy
3. Entertainment
4. Financial Services
5. Technology
6. Telecommunications
7. Transportation

Popular Entertainment Venue Seeks Restaurant Partner



The Family Fun Center, an indoor entertainment center at 70th & Dodge St., is looking for a themed restaurant to be an additional tenant.

FFC has been providing quality entertainment for 25 years. Each week, thousands of people of all ages enjoy FFC's arcade games, laser tag, miniature golf and other attractions.

To provide an even better experience for its patrons, FFC is willing to lease up to 6,000 sq. ft., including half of the building's façade, to a suitable restaurant. This would allow customers to dine and be entertained in one location. Whatever restaurant joins FFC will enjoy high-profile signage and great visibility from one of Omaha's busiest intersections.

Coldwell Banker Commercial World Group Updates

Nancy Klauschie & Terry Shanahan Join CBCWG Team

Coldwell Banker Commercial World Group is pleased to welcome two new real estate agents to its brokerage team.

Nancy Klauschie came on board September 29th after serving as an agent at another Omaha real estate firm, where she provided broad-based brokerage services.

Prior to entering the real estate field, Klauschie spent 25 years in the insurance business, most recently serving as an Underwriting Manager for Zurich North America in Omaha. She also spent a number of years working for National Indemnity Company of Omaha. Klauschie is a native of Sutton, Neb. She and



Terry Shanahan

her husband, Dave, have a daughter and son ages 18 and 14.

Terry Shanahan joined CBCWG in October. In addition to his real estate brokerage work, he is owner of



Nancy Klauschie

Shanahan Management Group, LLC, which focuses on real estate investments and other entrepreneurial ventures.

From 2002 to 2006, Shanahan worked as a Financial Representative for Northwestern Mutual Financial Network in Omaha. A native Omahan, Shanahan received a Bachelor of Science degree in Business Administration with majors in Marketing and Entrepreneurship from Creighton University.

Klauschie and Shanahan provide sales and leasing services for retail, office and industrial properties.

New Retailers & Restaurants in Omaha

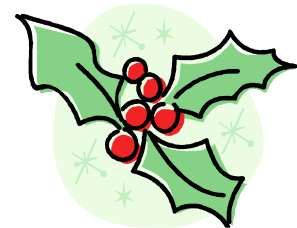
A list of new restaurant, retail, hotel & entertainment businesses is now available at www.GrowOmaha.com.

The following businesses have opened or are believed to be coming soon:

- ◆ ALDI (132nd & W. Center)
- ◆ Applebee's (72nd & Sorensen)
- ◆ Arby's (72nd & Giles)
- ◆ Beauty Supply (72nd & Giles)
- ◆ Blossom (143rd & U)
- ◆ Cambria Suites (180th & W. Dodge)
- ◆ Courtyard by Marriott Hotel (Ak-Sar-Ben)
- ◆ Fairfield Inn (NoDo)
- ◆ Gandolfo's (63rd & Center)
- ◆ Hampton Inn (177th & W. Center)
- ◆ Grow Nebraska (Oakview Mall)
- ◆ Hancock Fabrics (72nd & Ames)
- ◆ Holiday Inn & Suites (NoDo)
- ◆ Prestige World Class (169th & Pacific)
- ◆ Residence Inn (Old Market)
- ◆ Scooter's Coffeehouse (Bellevue)
- ◆ Scooter's Coffeehouse (108th & M)
- ◆ Scooter's Coffeehouse (78th & Dodge)
- ◆ Starbuck's (63rd & Center)
- ◆ Starbuck's (72nd & Hwy 370)
- ◆ Super Target (168th & W. Maple)
- ◆ Supper Thyme USA (156th & Pacific)
- ◆ Sweets of Eden (Downtown)
- ◆ Taco Bueno (177th & W. Center)
- ◆ Taco Bueno (72nd & Sorensen)
- ◆ Taco del Mar (63rd & Center)
- ◆ Value Place Hotel (C. Bluffs)
- ◆ Vincenzo's (Old Market)

New restaurant and retailer information is carefully gathered from reliable sources, but we can not guarantee the accuracy of this data.

Happy Holidays!



Coldwell Banker Commercial World Group wishes you a joyous holiday season and a prosperous New Year!

Metro Area Economic Development News & Trivia

Southport Update

Construction is booming in La Vista's Southport area. At Southport West, Cabela's recently opened a 128,000 sq. ft. outdoor superstore. Construction will start next year on a 257-room Embassy Suites attached to an



80,000 sq. ft. conference center.

At Southport East, PayPal, Inc. has a new 125,000 sq. ft. office building next to their existing operations headquarters. Omaha-based Securities America is beginning construction on an 87,000 sq. ft., multi-story office building for several hundred employees.

Two new shopping centers are coming to Southport East. Southport Square is a retail strip with a state-of-the-art Fantasy's Food 'N Fuel store. Southport Center will be located nearby and will consist of multiple retail buildings and a 116-room Hampton Inn, which is under construction. Premium spaces are available in these beautiful new shopping centers. Call Coldwell Banker Commercial World Group at (402) 697-8899 for more information.

Retire Downtown

Kyle Ezell, a Columbus, Ohio-based author has published a new book, *Retire Downtown: The Lifestyle Destination for Active Retirees and Empty Nesters*, in which Omaha is featured as one of the top 20 downtowns in America for "Ruppies" (Retired Urban People). It's good timing, considering that thousands of condo units are under development in Omaha's Central Business District and nearby neighborhoods like



Architect's rendering of Southport Square and the accompanying Fantasy's Food 'N Fuel building scheduled to open in 2007 at Southport East in La Vista. Leasing is being handled by Coldwell Banker Commercial World Group.

NoDo and Little Italy.

Toast to Omaha

The Junior League of Omaha and local publisher Kristine Gerber have come out with a unique cookbook. *Toast to Omaha* highlights some of the city's favorite and most famous recipes along with pictures and memorabilia from some of Omaha's best-loved and historically significant restaurants.

Big Plans in Midtown

Mutual of Omaha plans to invest \$250 million in a new development known as Midtown Crossing at Turner Park. It will occupy 15 acres immediately east of Mutual's headquarters building. The development will have 600 multi-family units and 200,000 sq. ft. of retail space in seven buildings, most of which will be nine stories tall. The developer plans to complete the project simultaneously instead of building in phases.

All Aboard!

A streetcar system may be coming soon to Omaha. The City is considering a \$55 million plan to build a 3.5-mile track, which would loop through downtown. Streetcars have produced a great deal of economic development in cities such as Portland, Memphis and Little Rock, Ark.

Sweet Home Omaha

In the October 29th edition, *The New York Times* discussed the advantages New Yorkers would enjoy if they moved to Omaha. The article was part flattering and part tongue-in-cheek, but it certainly did point out that Omaha is a great and affordable place to live, work and play.

A Banner Year

According to the Chamber, the Omaha area had a record 308 development announcements in 2006, representing 11,000 jobs and \$2 billion in capital investment.

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.

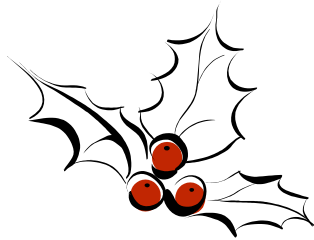
Coldwell Banker Commercial World Group is a full-service commercial real estate firm, specializing in office, retail and industrial properties. Our services include commercial sales and leasing, property and asset management, financial and investment services, site selection, tenant representation, landlord representation, real estate consulting, asset disposition 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 250 franchises, 500 offices and 4,200 agents in 27 countries.

Our local team of talented professionals has more than 150 years of combined real estate experience.

Coldwell Banker Commercial World Group is one of only a handful of Accredited Management Organizations (AMO®) in the state of Nebraska. This prestigious designation is administered by the Institute of Real Estate Management (IREM).

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



WORLD GROUP

Each Office Is Independently Owned and Operated.

Information furnished is from sources deemed reliable but is not guaranteed by us and is subject to change or withdrawal without notice.

Coldwell Banker Commercial World Group Company News Briefs

Welcome New Staff Member

CBCWG has a new administrative assistant. Jean Lahti joined the staff in December. She has worked at two other local real estate companies. Before moving to Omaha from New York several years ago, Lahti worked for several Wall Street companies.

Retail Expertise

Trenton B. Magid, President, is sharing his retail real estate expertise. Magid is a member of the 2007 Greater Omaha Chamber of Commerce Retail Advisory Group.

Now Under Management

CBCWG is the new manager for two high-profile properties. Regency



Regency Professional Plaza at
260 Regency Parkway Drive

Professional Plaza is an 18,416 sq. ft., two-story office building at 260 Regency Parkway Drive. Main Street Plaza is an almost 25,000 sq. ft., brand-new shopping center at 72nd and Main Street in the Ralston

area. Both buildings have premium spaces available at competitive rates.

Work & Work Out in One Place

Here's an interesting place to locate your office: above the Prairie Life Center at 2275 S. 132nd St. CBCWG is marketing up to 7,500 sq. ft. of finished office space above one of Omaha's nicest and most popular fitness clubs. While the space may be suitable for a number of uses, it would be perfect for medical offices.

Realogy to Be Acquired

Realogy, the company which owns the Coldwell Banker brand, is set to be acquired by Apollo Management for \$9 billion in the spring of 2007.