

Summary of Current Listings

July 2010



2523 South 140th Ave. – For Lease
5,000 sq. ft. restaurant space available in December. Just north of 144th & Center.



Prouty Place – For Sale
8,494 sq. ft. building on 16,319 sq. ft. of land. Located across from the Qwest Center.



6059 Maple Street – For Sale
2,058 sq. ft. in downtown Benson. Currently operated as Backshelf Books.



Richmont Pointe – For Lease
3,587–8,231 sq. ft. at 505 Cornhusker Road in Bellevue. Strong Commercial District.



WORLD GROUP

Coldwell Banker Commercial World Group
(402) 697-8899
780 North 114th Street
Omaha, Nebraska 68154



WORLD GROUP
 780 North 114th Street • Omaha, NE 68154
 (402) 697-8899 • Fax (402) 697-8585
 www.worldgroupllc.com

CONTACT INFORMATION:

	E-Mail	Cell Phone
Trenton Magid	tmagid@worldgroupllc.com	(402) 510-5263
John Luce	jluce@worldgroupllc.com	(402) 598-6549
Jim Vokal	jvokal@worldgroupllc.com	(402) 659-7731
Nancy Klauschie	nklauschie@worldgroupllc.com	(402) 578-2463
Ryan Blumkin	rblumkin@worldgroupllc.com	(402) 290-4203
Ben Pearson	bpearson@worldgroupllc.com	(402) 740-6791
Jeff Beals	jbeals@worldgroupllc.com	(402) 510-7468

PROPERTY	TYPE	SIZE	PRICE	AGENT	LOOPNET #	COMMENTS
----------	------	------	-------	-------	-----------	----------

RETAIL/COMMERCIAL PROPERTIES

501 SOUTH 13th STREET	Retail/Office	3,000 – 7,000 sq. ft.	\$13.95 p.s.f., NNN	Vokal	16306401	Prime Space in Omaha’s Old Market. Perfect for Any Retailer, Restaurant, Bar or Entertainment Concept. Basement Storage Included with 7,000 sq. ft. Tenant.
420 SOUTH 18th STREET	Retail/Special Purpose	9,900 sq. ft. + 1,728 sq. ft. Mezzanine	\$10.00 p.s.f., NNN	Blumkin	16689137	Perfect for Bar, Restaurant or Retail Store.
GROVER SQUARE 5016 Grover Street	Retail	1,200 – 2,400 sq. ft.	\$10.50 p.s.f., NNN	Pearson/ Luce	16148335	Nice Neighborhood Center. Join Godfather’s Pizza and Other Fine Tenants.
5518 NORTHWEST RADIAL HIGHWAY	Retail	2,550 sq. ft.	\$10.00 p.s.f., NNN	Pearson	16134607	Former Cal-Cars Site. 40-Car Lot Capacity with Indoor Show- room for up to 6 Cars. New Parking Lot & Paint. Also for Sale.

6154 "L" STREET	Free Standing Building	486 sq. ft.	\$3,500/mo., NNN	Klauschie	16378320	Former Car Lot Located on Busy "L" Street Auto Corridor.
6815 RAILROAD AVENUE	Free Standing Building	4,442 sq. ft.	\$3,250/mo., Modified Gross	Klauschie	16573402	Prior car lot. Great for same use or any sales, service or contractor.
FREDERICK SQUARE SHOPPING CENTER 84 th & Frederick Street	Retail	1,200 – 43,121 sq. ft.	\$7.00 - \$11.00 p.s.f., NNN	Magid	14632950	Tremendous Opportunity at One of Omaha's Most Established Corridors. Close to I-80 with Solid Demographics. Join Shopko. Below Market Rents!
PARK DRIVE PLAZA 8517 Park Drive	Retail	842 – 7,624 sq. ft.	\$11.50 p.s.f., NNN	Pearson/ Luce	15739835	Vanilla Box Space Ready for Occupancy. Nice Neighborhood Center. Newly Remodeled!
CHERRY HILLS VILLAGE 6910-7110 North 102 nd Circle	Retail/Office	750 – 3,750 sq. ft.	\$16.50 – \$19.80 p.s.f., NNN	Klauschie	15911491	4-Building Center Located just off Blair High Road & Interstate 680. Join Other Fine Tenants!
GOLD'S GYM BUILDING 10930 Emmet Street	Retail	25,740 sq. ft.	\$5.83 p.s.f., NNN	Magid	16126858	Former Church Space. One Block North of West Maple Road at 109th Street.
10935 EMMET STREET	Retail	1,638 sq. ft.	\$24.14 p.s.f., NNN	Magid	16519427	Current Oil Change Building with Office and Service Areas.
11204 DAVENPORT STREET	Retail/Office	2,177 – 4,870 sq. ft.	\$10.95 p.s.f., NNN	Pearson/ Magid	16609328	Clean, Move-In Ready Space Near 114 th & W. Dodge Road.
DAVENPORT SQUARE 11420 Davenport Street	Retail	1,700 sq. ft.	\$14.00 p.s.f., NNN	Pearson	15892399	Endcap Space in Established Center. Located just South of 114 th & Dodge.

MIRACLE HILLS SQUARE SHOPPING CENTER

615-777 North 114 th Street	Retail/Office	Suite 617 – 2,000 to 4,600 sq. ft. (Former Kohl's Pharmacy) Suite 729 – 4,000 sq. ft.	\$12.50 p.s.f., NNN \$11.00 p.s.f., NNN	Klauschie/ Magid	14049340	The Perfect Retail Shopping Center with Affordable Rates. Just North of 114 th & West Dodge Road.
BLONDO 120 SWC 120 th & Blondo Street	Retail	960 – 1,360 sq. ft.	\$13.50 p.s.f., NNN	Klauschie	14104568	Great Retail Opportunity at Busy 120 th & Blondo. Join a Great Mix of Tenants!
SOUTHPORT CENTER 12040 McDermott Plaza	Retail	1,213 – 4,726 sq. ft.	\$14.00 - \$17.00 p.s.f., NNN	Blumkin/ Magid	14960141	Retail Strip Center Near PayPal, Hampton Inn, Embassy Suites & Cabela's.
123 DODGE PLAZA 12320 West Dodge Road	Retail	1,400 – 13,650 sq. ft.	\$19.00 & \$21.00 p.s.f., NNN	Klauschie/ Magid	16039387	A New Retail Center to be Built in 2010. Located in Front of Costco and next to Menards.
SKY MASTERS VILLAGE 11260-11271 South 131 st Plaza	Retail/Office	1,312 – 10,500 sq. ft.	\$10.00 p.s.f., NNN	Blumkin/ Magid	16084984	New, Well-Built Center Located on the Southeast Corner of 132 nd & Hwy 370. Closest Existing Retail to Proposed Ball Park Site. Also for Sale.
WEST CENTER PLACE 2606 South 132 nd Street	Retail	1,420 – 4,756 sq. ft.	\$19.00 - \$22.00 p.s.f., NNN	Klauschie/ Magid	16594501	New Strip Center on 132 nd & W. Center Road. Great Visibility with Strong Tenant Mix.
MILLARD AUTOCARE MALL 13704 "P" Street	Retail	2 Bays of 1,500 sq. ft. 1 Bay of 2,404 sq. ft. 3,904 contiguous sq. ft.	\$7.95 p.s.f., NNN	Pearson	12754569	High Traffic Area. Perfect for Auto Related Services.
PRIMA 140 2523 South 140 th Avenue	Restaurant	5,000 sq. ft.	\$14.00 p.s.f., NNN	Klauschie	16708736	Restaurant Available 12-1-10. Furniture, Fixtures & Equipment Also for Sale.

MILLARD VILLA 14318 & 14326 "U" Street	Retail	1,200 – 2,480 sq. ft. LEASING SPECIAL! 3 Free Months Base Rent	\$8.50 p.s.f., NNN	Vokal	14330718	Former Check Cashing Bay, Insurance Bay and Florist Bay Available. Come Join the Newest Tenant, American Legion!
SOUTHWESTERN PLAZA SHOPPING CENTER 4251-87 South 144 th Street	Retail	Suite 4257 1,800 – 3,823 sq. ft. Suite 4267 2,990 sq. ft.	\$13.00 p.s.f., NNN	Klauschie	15963848	2 Bays Available in Southwest Omaha. Busy Center with Good Visibility. Includes Dental Offices.
MILLARD PARK PLAZA 157 th & Harrison Street	Retail/Office	1,440 – 2,880 sq. ft.	\$13.50 p.s.f., NNN	Magid	16008967	Two Building Center with Great Access and Visibility at 157 th & Harrison Street.
MISSION PINES SHOPS II 168 th & Harrison Street	Retail	1,226 – 6,130 sq. ft.	\$13.50 p.s.f., NNN	Luce	14648387	Strip Center with Great Visibility at 168 th & Harrison. Front Door Parking.
THE SHOPPES AT THOMSEN MILE 3838 North 168 th Street Northwest Corner, 168 th & West Maple Road	Retail/Office	1,200 – 36,000 sq. ft.	\$18.00 - \$23.50 p.s.f., NNN	Magid	11488570	Join Wal-Mart Supercenter, Game Stop, RadioShack & Payless ShoeSource. Building One is 100% Leased! Now Pre-Leasing Building Two.
THE THOMSEN MILE WEST Northwest Corner 174 th & West Maple Road Pad Sites, Retail & Office Lots Available	Retail/Office	1,200 – 125,000 sq. ft. 1 to 15 Acres	\$10.00 - \$20.00 p.s.f., NNN \$10.00 - \$16.00 p.s.f.	Magid	14258704 14258723	25-Acre Commercial Site under Development. Join Dillon Brothers Harley Davidson & Sherwin Williams.
HAWTHORNE COURT BUILDING III 17676 Welch Plaza	Retail	1,265 & 1,975 sq. ft.	\$15.00 p.s.f., NNN	Luce	14645797	Newer Retail Strip Center next to Hy-Vee. Abundant Parking. Across from Millard West High School.
HAWTHORNE COURT BUILDING V 17940 Welch Plaza	Retail	1,457 – 3,156 sq. ft.	\$16.00 p.s.f., NNN	Luce	15298079	New Retail Strip Center with Excellent Location in Growing West Omaha.
RIDGEVIEW I 18114 Wright Street	Retail	1,339 sq. ft.	\$16.95 p.s.f., NNN	Luce	15341809	Restaurant Space Located in Strip Center in front of Wal-Mart & Lowe's on 180 th & W. Center.

RIDGEVIEW II 18460 Wright Street	Retail	Bay 1 – 1,284 sq. ft. Bay 11 – 1,284 sq. ft.	\$14.50 p.s.f., NNN	Luce	16279168	New Strip Center in front of Lowe's on 180 th & Center. Join Other Fine Tenants.
RIDGEVIEW III 18202-10 Wright Street	Retail	1,303 – 6,327 sq. ft.	\$17.95 - \$19.50 p.s.f., NNN	Luce	15341947	New Construction in front of Wal-Mart & Lowe's on 180 th & W. Center. High Traffic & Visibility!
MIDTOWN MALL 106 North Jefferson Street Papillion, NE	Retail/Office	Bay 1 – 1,022 sq. ft. Bay 2 – 903 sq. ft. Bay 4 – 640 sq. ft.	\$7.50 p.s.f., NNN	Vokal	13309298	Attractive Building in the Heart of Papillion. Great Tenant Mix.
RICHMONT POINTE 505 Cornhusker Road	Retail	3,587 – 8,231 sq. ft.	\$14.75 p.s.f., NNN	Vokal	16730940	2-Story End Cap Bay Perfect for any Restaurant, Retail Use or Business Center.
3512 CHANDLER ROAD Bellevue, NE	Commercial	41,211 sq. ft.	\$2.25 p.s.f. Land Lease	Klauschie	14831141	Land Lease or Build-to-Suit in Bellevue. Perfect for Any Retail User.
370 SQUARE SHOPPING CENTER 11527 South 36 th Street Bellevue, NE	Retail/Office	1,900 sq. ft.	\$13.25 p.s.f., NNN	Vokal	14873529	Nice, Newer Build-Out, Ready for Occupancy.
STAR PARK PLAZA 7511 South 36 th Street Bellevue, NE	Retail	1,500 – 3,000 sq. ft. Drive-Thru Available	\$8.00 p.s.f., NNN	Klauschie	14831219	New Strip Center in Bellevue. Great Visibility and a Competitive Rate! Building Available Immediately.
MANAWA POWER CENTER 20 & 40 Power Drive Council Bluffs, IA	Retail	1,500 & 2,580 sq. ft.	\$14.00 p.s.f., NNN	Luce	13854880	20' Tall Highly Visible Buildings. Located Next to Sam's Club. Great Low Lease Rate! The 2,580 sq. ft. Space is a Former Restaurant that can be for a New Restaurant User or Any Other Use.
WEST BROADWAY CENTRE 3030 West Broadway Council Bluffs, IA	Retail	1,000 sq. ft.	\$13.50 p.s.f., NNN	Luce	14277011	Successful Strip Center on Busy West Broadway. Great Location with a High Traffic Count.

OFFICE PROPERTIES

501 SOUTH 13th STREET	Office/Retail	3,000 – 7,000 sq. ft.	\$13.95 p.s.f., NNN	Vokal	16306401	Prime Space in Omaha’s Old Market. Perfect for Any Retailer, Restaurant, Bar or Entertainment Concept. Basement Storage Included with 7,000 sq. ft. Tenant.
THE FEDERAL BUILDING 106 South 15 th Street	Office	5,000 – 120,000 sq. ft.	\$13.50 p.s.f., Full Service REDUCED!	Vokal	16521900	Historical Building Ready for Office Tenants! Landlord to Contribute to TI Allowance.
KEELINE BUILDING 319 South 17 th Street	Office	166 – 5,664 sq. ft.	\$9.75 p.s.f., Full Service	Vokal	15308295	7-Story Office Building Located in the Heart of Downtown. Affordable Rent and a Variety of Floor Plans.
SERVICE LIFE BUILDING 1904 Farnam Street	Office	305 – 2,030 sq. ft.	\$12.00 p.s.f., Full Service	Vokal	16544900	Great Downtown Historic Building with Smaller & Larger Suites for Any Office User.
5170 LEAVENWORTH STREET	Office	525 sq. ft.	\$550.00/mo. Full Service	Vokal	14976821	Affordable Space Ready for Occupancy!
MASTERS BUILDING 6315 Center Street	Office	613.33 sq. ft.	\$14.00 p.s.f., Full Service	Blumkin/ Magid	16587898	Well-Maintained Office Building across from Aksarben Village. Also for Sale.
EXECUTIVE PLAZA 6818 Grover Street	Office	Suite 203 – 521 sq. ft. Suite 301 – 418 sq. ft. Suite 302 – 625 sq. ft. Suite 303 – 750 sq. ft. Suite 305 – 996 sq. ft. Suite 307 – 578 sq. ft. Suite 400 – 1,549 sq. ft.	\$15.50 p.s.f., Full Service	Pearson	12754487	Accessible from I-80 at 72 nd or 60 th Streets. Small Suites Available and a Large Portion of the Second Floor Available.

333 SOUTH 78th STREET	Office	962 sq. ft.	\$9.00 p.s.f., NNN	Blumkin	15807561	Great Central Location; One Block South of 78 th & Dodge.
BROOK PARK NORTH 3207-3213 North 90 th Street	Office	1,000 – 4,082 sq. ft.	\$9.50 p.s.f., NNN	Pearson	15104265	2 Office Buildings Located on Busy North 90 th Street just North of Maple.
9001 “F” STREET	Office/Flex/ Warehouse	Ste 9007 – 1,473 sq. ft. Ste 9015 – 1,838 sq. ft. Ste 9017 – 1,838 sq. ft. 5,149 contiguous sq. ft.	\$6.75 p.s.f., NNN	Luce	15695203	Nice Office Build-Out, Storage Area and Open Retail Space with Overhead Door Available.
90th & WASHINGTON 6213 South 90 th Street	Office/Flex	3,120 & 10,800 sq. ft. 13,920 contiguous sq. ft.	\$6.00 p.s.f., NNN	Vokal	14777136	Located between “Q” & Harrison Streets on South 90 th Street.
WESTFIELD ONE – SUBLEASE 9850 Nicholas Street, #300	Office	1,595 sq. ft.	\$14.25 p.s.f., NNN	Pearson	16317136	Great Space for a Medical User. Located just North of Westroads Mall. Sublease Expires 7/1/11.
REGENCY PROFESSIONAL PLAZA 260 Regency Parkway Drive	Office	1,095 & 4,680 sq. ft.	\$10.50 p.s.f., NNN Also for Sale	Vokal	14777006	Two-Story Office Building with Tons of Windows and Newly Remodeled Common Areas.
CHERRY HILLS VILLAGE 6910-7110 North 102 nd Circle	Office/Retail	750 – 3,750 sq. ft.	\$16.50 – \$19.80 p.s.f., NNN	Klauschie	15911491	4-Building Center Located just off Blair High Road & Interstate 680. Join Other Fine Tenants!
10828 JOHN GALT BOULEVARD	Office	Suite 102 – 971 sq. ft. Suite 106 – 1,320 sq. ft. Suite 108 – 1,536 sq. ft. 2,856 contiguous sq. ft.	\$8.00 p.s.f., NNN REDUCED!	Klauschie	15807027	Two-Story Office Building between “L” & “Q” Streets. Plenty of Parking. Access to I-80. Also for Sale.
11204 DAVENPORT STREET	Office/Retail	2,177 – 4,870 sq. ft.	\$10.95 p.s.f., NNN	Pearson/ Magid	16609328	Clean, Move-In Ready Space Near 114 th & W. Dodge Road.
11303 “P” STREET	Office	960 – 3,000 sq. ft.	\$12.00 p.s.f., Modified Gross	Blumkin/ Pearson	14895285	Attractive Office Building on the NWC of “Q” St. & John Galt Boulevard.

MIRACLE HILLS SQUARE SHOPPING CENTER

615-777 North 114 th Street	Office/Retail	Suite 617 – 2,000 to 4,600 sq. ft. (Former Kohl's Pharmacy) Suite 729 – 4,000 sq. ft.	\$12.50 p.s.f., NNN \$11.00 p.s.f., NNN	Klauschie/ Magid	14049340	The Perfect Retail Shopping Center with Affordable Rates. Just North of 114th & W. Dodge.
788 NORTH 114th STREET	Office	2,514 sq. ft.	\$13.95 p.s.f., NNN	Magid	16156405	Located in Miracle Hills just off 114th & Dodge. Many Private Offices and Open Area.
11550 WEST DODGE ROAD	Office	2,417 sq. ft.	\$14.50 p.s.f., NNN	Pearson/ Magid	16609308	Built-Out Space with Executive Taste. Great West Dodge Visibility with Signage Available.
OAK HILLS PROFESSIONAL CENTER 330 North 117 th Street	Office	Approx. 3,000 – 26,428 sq. ft.	\$16.75 p.s.f., Full Service	Klauschie	16009412	Terrific Office Space with Private Offices and “Bull Pen” Area. Central Location. Also for Sale.
11915 – 11919 “P” STREET	Office	2,022 & 3,021 sq. ft.	\$11.50 p.s.f., NNN	Magid	14631174	Highly Visible 120th & “Q” Street Location. Attractive Rental Rate.
W. DODGE ROAD EXECUTIVE SUITES 12925 W. Dodge Road	Office	Suite 103 – 276 sq. ft. Suite 106A – 530 sq. ft.	\$1,100/mo. \$1,600/mo. Full Service	Pearson	16259185	Fully Furnished Class “A” Office Suites. Full Service Lease Rates Include Conference Rooms, Reception, Printing, Phone, Internet and Faxing Services.
SKY MASTERS VILLAGE 11260-11271 South 131 st Plaza	Office/Retail	1,312 – 10,500 sq. ft.	\$10.00 p.s.f., NNN	Blumkin/ Magid	16084984	New, Well-Built Center Located on the Southeast Corner of 132nd & Hwy 370. Also for Sale.
DISCOVERY PLAZA 136 th & Discovery Drive	Office	Various Sized Executive Suites	Various Prices	Pearson	12754853	Great Access, Visibility and Signage. High Parking Ratio.

14216 DAYTON CIRCLE	Office/Flex	2 bays of 1,250 sq. ft.	\$9.00 - \$11.25 p.s.f., NNN	Klauschie	14050942	Reasonably Priced Space. Ideally Suited for Office, Sales and Service.
14217 DAYTON CIRCLE	Office/Flex	2,500 sq. ft.	\$11.75 p.s.f., NNN	Klauschie	14049920	Attractive Building with Ample Parking. Perfect for Office, Sales or Service.
14225 DAYTON CIRCLE	Office/Flex	1,250 – 2,500 sq. ft.	\$11.00 p.s.f., NNN	Klauschie	14050024	Well Maintained Building Located in Southwestern Plaza.
SOUTHWESTERN PLAZA OFFICE BUILDING						
4245 South 143 rd Street	Office	4,247 sq. ft. Can be divided to 1,523 sq. ft.	\$11.95 p.s.f., NNN	Pearson/ Blumkin	13474033	Corner Suites with Quality Build-Out. Furniture Available. Lots of Services Nearby.
147th & WEST MAPLE Hillsborough Plaza Lot 2, Replat 1	Office/ Commercial	2.96 acres	\$1.05 p.s.f., NNN Land Rent	Magid	14240825	Land for Lease or Build-To-Suit. One of Omaha's Premier Retail Areas. Next to Home Depot.
ALTECH PLAZA #1 3738 South 149 th Street	Office/Flex	1,300 – 7,800 sq. ft.	\$10.75 p.s.f., NNN	Klauschie	14049230	Attractive Flex Building in Altech Business Park. Perfect for Small Office User.
ALTECH PLAZA #2 3850 South 149 th Street	Office/Flex	1,300 sq. ft.	\$9.00 p.s.f., NNN	Klauschie	14640242	Near 149th & "F" Street. Front Door Parking.
ALTECH PLAZA #3 3730 South 149 th Street	Office/Flex	2 bays of 1,300 sq. ft. 2,600 contiguous sq. ft.	\$9.00 p.s.f., NNN	Klauschie	15364874	New Building with Build-To-Suit Available. "Turn-Key" Finish for \$11.75 p.s.f., NNN.
ALTECH PLAZA #4 3880 South 149 th Street	Office/Flex	1,300 – 16,900 sq. ft.	\$9.00 p.s.f., NNN	Klauschie	15869730	New Building Ready for Occupancy.
MILLARD PARK PLAZA 157 th & Harrison Street	Office/Retail	1,440 – 2,880 sq. ft.	\$13.50 p.s.f., NNN	Magid	16008967	Two Building Center with Great Access and Visibility at 157 th & Harrison Street.

THE SHOPPES AT THOMSEN MILE 3838 North 168 th Street Northwest Corner, 168 th & West Maple Road	Office/Retail	1,200 – 36,000 sq. ft.	\$18.00 - \$23.50 p.s.f., NNN	Magid	11488570	Join Wal-Mart Supercenter, Game Stop, RadioShack & Payless ShoeSource. Building One is 100% Leased! Now Pre-Leasing Building Two.
MUTUAL OF OMAHA BANK BUILDING 17041 Lakeside Hills Plaza	Office	1,397 sq. ft.	\$15.50 p.s.f., NNN	Magid	14851260	Two-Story Class “A” Office Building in Lakeside Hills.
THE THOMSEN MILE WEST Northwest Corner 174 th & West Maple Road Pad Sites, Retail & Office Lots Available	Office/Retail	1,200 – 125,000 sq. ft. 1 to 15 Acres	\$10.00 - \$20.00 p.s.f., NNN \$10.00 - \$16.00 p.s.f.	Magid	14258704 14258723	25-Acre Commercial Sites Ready to Build. Join Dillon Brothers Harley Davidson.
MIDTOWN MALL 106 North Jefferson Street Papillion, NE	Office/Retail	Bay 1 – 1,022 sq. ft. Bay 2 – 903 sq. ft. Bay 4 – 640 sq. ft.	\$7.50 p.s.f., NNN	Vokal	13309298	Attractive Building in the Heart of Papillion. Great Tenant Mix.
370 SQUARE SHOPPING CENTER 11527 South 36 th Street Bellevue, NE	Office/Retail	1,900 sq. ft.	\$13.25 p.s.f., NNN	Vokal	14873529	Nice, Newer Build-Out, Ready for Occupancy.
COUNCIL BLUFFS FEDERAL BUILDING 8 South 6 th Street Council Bluffs, IA	Office	250 – 4,000 sq. ft.	\$12.00 p.s.f., Full Service	Magid	TBD	Small and Large Office Suites Available in the Heart of Downtown Council Bluffs.

INDUSTRIAL PROPERTIES

4227 NORTH 21st STREET	Warehouse/ Manufacturing/ Distribution	5,175 – 22,140 sq. ft.	\$2.50 p.s.f., NNN	Pearson	16119759	Attractive Brick Building in Good Condition. 3 Drive Doors, 1 Dock Door and Various Ceiling Heights. New Roof. Also for Sale.
FOXLEY I & II 49 th & “F” Street	Flex	3,000 – 9,000 sq. ft.	\$4.50 p.s.f., NNN REDUCED!	Vokal	13325971	Midtown Location Great for Small Manufacturing & Distribution. 4% Broker Incentive!
5951 AMES AVENUE	Warehouse	6,037 sq. ft.	\$1.00 p.s.f., NNN	Luce	15940177	Warehouse Space in Outstanding Condition. Prime North Omaha Location.
6666 GROVER STREET	Flex/Warehouse Distribution/ Showroom	16,000 sq. ft.	\$4.75 p.s.f., NNN	Magid	16596629	Great Owner/User Property. Perfect Sales & Service Building with Land for Expansion. Also for Sale.
6801 MERCY ROAD	Warehouse	16,636 sq. ft.	\$5,500/mo.	Klauschie	16403824	Industrial Property that Includes Shop, Office & Outdoor Storage. Centrally Located & Close to I-80.
4211-15 SOUTH 87th STREET	Flex	2,760 sq. ft.	\$5.25 p.s.f., NNN REDUCED!	Vokal	14598112	Located in Cornhusker Industrial Park.
9001 “F” STREET	Flex/ Warehouse/ Office	Ste 9007 – 1,910 sq. ft Ste 9015 – 1,838 sq. ft Ste 9017 – 1,773 sq. ft 3,748 contiguous sq. ft	\$6.75 p.s.f., NNN	Luce	15695203	Nice Office Build-Out Space and a Warehouse/Storage Space Available.
90th & WASHINGTON 6213 South 90 th Street	Flex/Office	3,120 & 10,800 sq. ft 13,920 contiguous sq. ft	\$6.00 p.s.f., NNN	Vokal	14777136	Located between “Q” & Harrison Streets on South 90th Street.

10201 SAPP BROTHERS DRIVE	Business Park/ Warehouse/ Distribution	9,130 – 44,950 sq. ft.	\$5.75 p.s.f., NNN	Magid	163244559	Great Visible Industrial Site just off Interstate 80 and 144 th Street. Includes Fenced Lot & Signage Also for Sale.
CHERRY HILLS BUSINESS PARK I-680 & Blair High Road	Flex	1,200 – 12,600 sq. ft.	\$8.60 p.s.f., NNN	Klauschie	15385113	Flex Space Available in Cherry Hills Business Park. Near Space Solutions.
8402 SOUTH 117th STREET	Flex/Office Showroom/ Warehouse	4,000 – 5,000 sq. ft.	\$5.00 p.s.f., NNN Warehouse Space \$10.50 p.s.f., NNN Office Space	Magid	16635934	Great Signage and Visibility from Giles Road. Drive Doors and Dock Door Available. Many Windows to Accommodate Single or 2-Story Office Build-Out.
GATEWAY I-80 BUSINESS PARK Interstate 80 at Harrison Street Great Lots Still Available!	Flex/Office	52-Acre Business Park ½ Acre to 5 Acre Sites	\$2.95 - \$5.25 p.s.f	Magid/ Luce	11577814	Great Lots Ready to Build Next to I-80. Build-to-Suit Available. 26 Lots Sold!
BROOK VALLEY II 8623 South 117 th Street	Flex/ Warehouse/ Manufacturing	9,730 sq. ft.	\$4.75 p.s.f., NNN	Magid	15011873	Located in Growing SW Omaha Industrial Park. Two Dock Doors & One Drive Door.
13406 “A” STREET	Flex	1,920 sq. ft.	\$5.75 p.s.f., Modified Gross	Klauschie	16200065	2 Offices, Restroom and Warehouse in Great Location.
14216 DAYTON CIRCLE	Flex/Office	2 bays of 1,250 sq. ft.	\$9.00 - \$11.25 p.s.f., NNN	Klauschie	14050942	Reasonably Priced Space. Ideally Suited for Office, Sales and Service.
14217 DAYTON CIRCLE	Flex/Office	3,920 sq. ft.	\$12.00 p.s.f., NNN	Klauschie	14049920	Attractive Building with Ample Parking. Perfect for Office, Sales or Service.
14225 DAYTON CIRCLE	Flex/Office	1,250 – 2,500 sq. ft.	\$11.00 p.s.f., NNN	Klauschie	14050024	Well Maintained Building Located in Southwestern Plaza.

ALTECH PLAZA #1 3738 South 149 th Street	Flex/Office	1,300 – 7,800 sq. ft.	\$10.75 p.s.f., NNN	Klauschie	14049230	Attractive Flex Building in Altech Business Park. Perfect for Small Office User.
ALTECH PLAZA #2 3850 South 149 th Street	Flex/Office	1,300 sq. ft.	\$9.00 p.s.f., NNN	Klauschie	14640242	Near 149th & “F” Street. Front Door Parking.
ALTECH PLAZA #3 3730 South 149 th Street	Flex/Office	3 bays of 1,300 sq. ft. 3,900 contiguous sq. ft.	\$9.00 p.s.f., NNN	Klauschie	15364874	New Building with Build-To-Suit Available. “Turn-Key” Finish for \$11.75 p.s.f., NNN.
ALTECH PLAZA #4 3880 South 149 th Street	Flex/Office	1,300 – 16,900 sq. ft.	\$9.00 p.s.f., NNN	Klauschie	15869730	New Building Ready for Occupancy.
15275 COOPER STREET	Flex/Office Showroom	2,500 – 5,000 sq. ft.	\$5.00 p.s.f., NNN	Klauschie	15720135	Ready for Tenant Finish. One Dock Door & Drive Doors can be Installed.

INVESTMENT PROPERTIES

PROUTY PLACE 110-114 North 9 th Street	Special Purpose	8,494 sq. ft. Building 16,319 sq. ft. of Land	\$1,670,000	Blumkin	16723253	Located across from the Qwest Center. Property Lends itself to Hospitality Uses.
420 SOUTH 18th STREET	Retail/Special Purpose	52,313 sq. ft.	\$600,000	Blumkin	16689126	Great Conversion Property. Located Close to Old Market & Court House.
4227 NORTH 21st STREET	Warehouse/ Manufacturing/ Distribution	22,140 sq. ft.	\$550,000	Pearson	16119720	Attractive Brick Building in Good Condition. 3 Drive Doors, 1 Dock Door and Various Ceiling Heights. New Roof. Also for Lease.
5518 NORTHWEST RADIAL HIGHWAY	Vehicle Related Retail	2,550 sq. ft. Building .33 Acres of Land	\$275,000	Pearson	16348414	Former Cal-Cars Location. 40-Car Lot Capacity with Indoor Showroom for up to 6 Cars. New Parking Lot and Paint. Also for Lease.
BACKSHELF BOOKS 6059 Maple Street	Retail	2,058 sq. ft. Building 2,816 sq. ft. of Land	\$84,840	Klauschie	16721853	Great Location in Downtown Benson.
6154 "L" STREET	Free Standing Building	486 sq. ft. Building .26 Acres of Land	\$259,000 REDUCED!	Klauschie	15570014	Former Car Lot Located on Busy "L" Street Auto Corridor.
MASTERS BUILDING 6315 Center Street	Office	6,186 sq. ft. Building .3 Acres of Land	\$650,000	Blumkin/ Magid	16421137	Office Building with 2 Residential Units just South of Aksarben Village.
6666 GROVER STREET	Flex/Warehouse Distribution/ Showroom	16,000 sq. ft. Building 1.37 Acres of Land	\$745,000 REDUCED!	Magid	16596610	Great Owner/User Property. Perfect Sales & Service Building with Land for Expansion.
6815 RAILROAD AVENUE	Free Standing Building	4,442 sq. ft. Building .58 Acres of Land	\$275,000	Klauschie	16573393	Prior car lot. Great for same use or any sales, service or contractor.
333 SOUTH 78th STREET	Office	8,292 sq. ft. Building 26,418 sq. ft. of Land	\$695,000	Blumkin	16692923	Great Central Location; One Block South of 78 th & Dodge.
PARK DRIVE PLAZA 8517 Park Drive	Retail	14,946 sq. ft.	\$1,329,000	Pearson/ Luce	16388792	Nice Neighborhood Center. Under \$90 p.s.f. Newly Remodeled!

EDDY'S CONVENIENCE STORE 9849 Giles Road	Convenience Store/Gas Station	5,790 sq. ft. Building 1.09 Acres of Land	\$1,550,000	Magid	16656805	Operating Convenience Store in Well-Built Brick Building. Great Access & Visibility.
REGENCY PROFESSIONAL PLAZA 260 Regency Parkway Drive	Office	18,395 sq. ft. Building ±1.02 Acres of Land	\$2,150,000 REDUCED!	Vokal	15317076	Two-Story Office Building with Tons of Windows and Newly Remodeled Common Areas. Also for Lease.
10201 SAPP BROTHERS DRIVE	Business Park/ Warehouse/ Distribution	44,950 sq. ft. Building 7.13 Acres of Land	\$2,700,000	Magid	16324530	Great Visible Industrial Site just off Interstate 80 and 144 th Street. Includes Fenced Lot & Signage. Also for Lease.
10828 JOHN GALT BOULEVARD	Office	11,800 sq. ft. Building 38,732 sq. ft. of Land	\$1,400,000	Klauschie	1506762	Two-Story Office Building between "L" & "Q" Streets. Plenty of Parking. Access to I-80.
GOLD'S GYM BUILDING 10930 Emmet Street	Retail	63,366 sq. ft. Building 5.85 Acres of Land	\$3,050,000 REDUCED!	Magid	16016427	Converted K-Mart Building. Great Investment Property and 1031 Exchange Candidate.
10935 EMMET STREET	Retail	1,638 sq. ft. Building 17,210 sq. ft. of Land	\$395,000	Magid	16519419	Current Oil Change Building with Office and Service Areas.
OAK HILLS PROFESSIONAL CENTER 330 North 117 th Street	Office	26,428 sq. ft. Building 3.6 Acres of Land	\$2,900,000 REDUCED!	Klauschie	16539126	Terrific Office Building with Private Offices and "Bull Pen" Area. Central Location.
SKY MASTERS VILLAGE 11260-11271 South 131 st Plaza	Office/Retail	10,500 sq. ft. Building Land Size TBD by Survey	\$500,000	Blumkin/ Magid	16431534	Center Located close to Future Royals Baseball Stadium & Proposed Lake. Priced to Sell! Also for Lease.
SKY MASTERS RETIREMENT VILLAS 13121 Constitution Blvd.	Multifamily	8,640 sq. ft.	\$700,000 REDUCED!	Blumkin/ Magid	Call Agent	8-Unit, 55+ Retirement Villas Consisting of a 6-Plex & Duplex. Each Unit includes a Garage. 100% Occupancy.
4502-4522 SOUTH 132nd STREET	Shopping Center	15,700 sq. ft.	\$2,400,000	Luce	16705909	Well-Built, Low Maintenance Shopping Center next to Major Retailers.

THE SHOPPES AT THOMSEN MILE 3838 North 168 th Street Northwest Corner, 168 th & West Maple Road	Shopping Center	13,850 sq. ft.	\$2,875,000 REDUCED!	Magid	16429076	100% Leased Strip Center next to Wal-Mart Supercenter. Located along W. Maple Road in NW Omaha. High Traffic Corridor!
AVERY PLAZA 435 Galvin Road North	Shopping Center	7,616 sq. ft. Building 26,000 sq. ft. of Land	\$275,000	Vokal	16698409	Perfect Owner Occupant or Investment Opportunity. Located in the Heart of Bellevue.
GOLD'S GYM BUILDING 1241 North 48 th Street Lincoln, NE	Retail	13,778 sq. ft. Building 39,812 sq. ft. of Land	\$1,050,000 REDUCED!	Magid	16016390	100% Occupied Building Located on Busy 48 th St. in Lincoln, NE. Extension Options Through 2018.

LAND FOR SALE & LEASE

1520 READ STREET	Industrial	4.443 Acres	\$365,000 REDUCED!	Vokal	15054549	Industrial Land Located in the North 16th Industrial Park. Ready to Build!
FREDERICK SQUARE PAD SITES 84 th & Frederick Street	Retail	.5 – 1.5 Acres	\$1.50 p.s.f.	Magid	16378974	3 Pad Sites Available at Frederick Square Shopping Center. Area is Exploding with Activity!
96th & GILES ROAD	Commercial	8.17 Acres	\$5.95 p.s.f.	Luce	15659673	Flat Graded Ground just off 96th & Giles Road. Can be divided.
117th & PORTAL ROAD (SWC)	Industrial	1.4 – 14.786 Acres	\$2.75 p.s.f. – Entire Property \$3.95 - \$4.45 p.s.f. – Smaller Lots	Magid/ Pearson	16215710	Located in Brook Valley Business Park with Easy Access to Interstate 80. Very Flexible Site. Perfect for Owner/User Opportunities!
GATEWAY I-80 BUSINESS PARK Interstate 80 at Harrison Street Great Lots Still Available!	Office/Flex	52-Acre Business Park ½ Acre to 5 Acre Sites	\$2.95 - \$5.25 p.s.f	Magid/ Luce	11577814	Great Lots Ready to Build Next to Interstate 80. Build-to-Suit Available. 26 Lots Sold!
125th & W. DODGE ROAD	Commercial	26.701 Acres	\$4,750,000 REDUCED!	Blumkin	15775642	Mixed-Use Development just West of Costco. High Traffic and Daytime Population Counts.
12501 GILES ROAD	Industrial	7.2 Acres	\$2.75 p.s.f.	Klauschie	16351952	Land just South of the Southport Area. Perfect for Development or Owner/User Opportunities.
SOUTHPORT EAST Giles Road & I-80 Replat 3, Lot 3	Retail/Office	2.696 Acres	\$12.95 p.s.f. REDUCED!	Magid	14103328	Great Development Site just off I-80 & 126th Street in La Vista. Near PayPal and Cabela's. Broker has Equity.
SOUTHPORT EAST Giles Road & I-80 Replat 6, Lot 10	Retail/Office	.958 Acres	\$14.00 p.s.f.	Magid/ Blumkin	14103328	Great Development Site just off I-80 & 126th Street in La Vista. Near PayPal and Cabela's.
SOUTHPORT EAST Giles Road & I-80 Replat 9, Lot 1	Office	2.787 Acres	\$12.25 p.s.f. Or Build-to-Suit	Magid/ Blumkin	16435269	Located in Southport East, Sarpy County's premier Office Park. Zoned C-3. Many Amenities & Businesses in the Area!

132nd & HWY 370	Retail	Two 24,694 sq. ft. Lots	\$10.00 p.s.f. or \$1.00 p.s.f., NNN/yr. Land Lease	Blumkin/ Magid	16421537	Frontage Land on Hwy 370 between 131 st & 132 nd St. Great for a Drive-Thru!
MASTERS ADDITION LOT 2 Southern Portion	Commercial	Approx. 1.32 Acres	\$2.50 p.s.f.	Blumkin/ Magid	16441010	Building-Ready Ground. Can be Purchased with the Rest of Sky Masters Village.
BELLA LA VISTA 132 nd & I-80	Multi-Family/ Office/Retail	Approx. 20 – 44 Acres 10.75 Acres Pending!	\$1.95 & \$2.95 p.s.f.	Blumkin/ Magid	16118491	Approximately 38 Acres Zoned R- 3 and 6 Acres Zoned C-3. Great Access from Harrison and West Giles Road.
147th & WEST MAPLE Hillsborough Plaza Lot 2, Replat 1	Commercial/ Office	2.96 Acres	\$10.50 p.s.f., \$1.05 p.s.f., NNN/yr.	Magid	14240825	Land for Sale, Lease or Build-To- Suit. One of Omaha's Premier Retail Areas. Next to Home Depot and Urban Active Fitness.
THE THOMSEN MILE Northwest Corner 168 th & West Maple Road Replat 2, Lot 2 & Replat 3, Lot 2	Retail/ Commercial	1.186 – 2.478 Acres	\$1.50 p.s.f., NNN/yr. Land Lease Build-to-Suit Available	Magid	11404506	Two Pad Sites next to Wal-Mart Supercenter Available for Land Lease.
THE THOMSEN MILE WEST Northwest Corner 174 th & West Maple Road Pad Sites, Retail & Office Lots Available	Retail	1 – 15 Acres	\$10.00 - \$20.00 p.s.f., For Sale, Land Lease or Build-to-Suit	Magid	14258723	25-Acre Commercial Sites Ready to Build. Join Dillon Brothers Harley Davidson.
TIVOLI REPLAT 2, LOT 1 17510 Gold Plaza	Office	3.12 acres	\$9.95 p.s.f.	Blumkin	16743459	Desirable Lot in an Area with an Abundance of Services Nearby.
RIDGEVIEW OUTLOTS 186 th & West Center Road	Retail	15,000 – 57,499 sq. ft.	\$14.95 - \$15.50 p.s.f. Land Lease Build-to-Suit	Luce	15341735	Booming Growth Area with Excellent Demographics. Just West of Lowe's and Wal-Mart.

9th STREET & SCHILLING DRIVE Bellevue, NE	Industrial	.7 Acres	\$95,000	Blumkin	16387181	Great for Daycare. Property Lends Itself to a Variety of Uses. Agent has Equity.
1201 SOUTH 16th STREET Council Bluffs, IA	Industrial	2.25 Acres	\$230,000 REDUCED!	Vokal	15054643	Ready-to-Build Land Adjacent to Railroad Lines. Located on the 16th Street Industrial/Commercial Corridor in Council Bluffs.

Please contact us for more information on any of our properties. Let's do a Deal! THANK YOU!

Information furnished is from sources deemed reliable but is not guaranteed by us and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.



WORLD GROUP

COLDWELL BANKER COMMERCIAL
World Group
780 North 114th Street
Omaha, Nebraska 68154
(402) 697-8899
www.worldgroupllc.com