

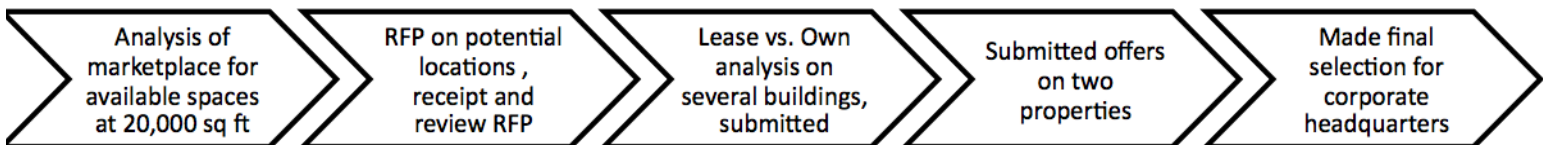


9394 West Dodge Rd
Omaha, NE 68114

Objectives:

- Location Central location in Omaha metro area with Dodge Street a priority
- Space Contiguous work environment for better employee communication and morale, along with underground parking
- Property Type Office
- Project Year 2010
- Image Modern look and exterior signage required

Timeline:



Challenges:

- Many buildings available for lease but few for sale
- Short timeline – only 6 months to complete project
- Own vs. lease analysis

Results:

Lease Date	Oct. 2009
Opening Date	Mar. 2010
Length of Lease	10 Years
Size	20,000 SF

Highlights:

- Credit tenant that enhanced the quality of tenants in a building
- Favorable for rental rates and improvement allowance
- New headquarters accomplished all the client’s goals for the relocation