

AVAILABLE FOR LEASE

STERLING RIDGE - RETAIL

132ND & PACIFIC STREET
OMAHA, NEBRASKA



RETAIL BUILDING 1



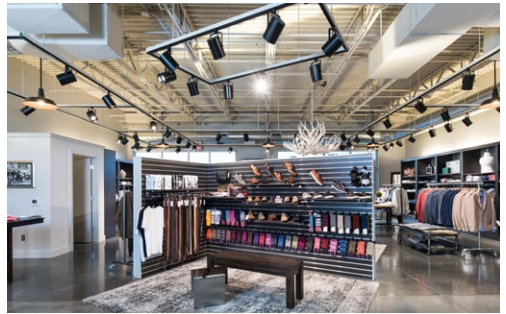
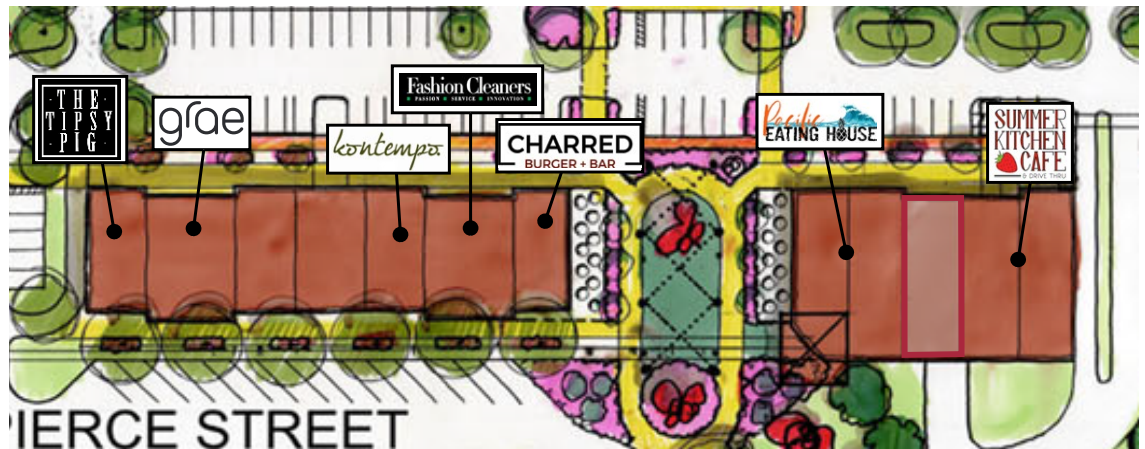
RETAIL BUILDING 2



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STERLING RIDGE

RETAIL BUILDINGS 1 & 2



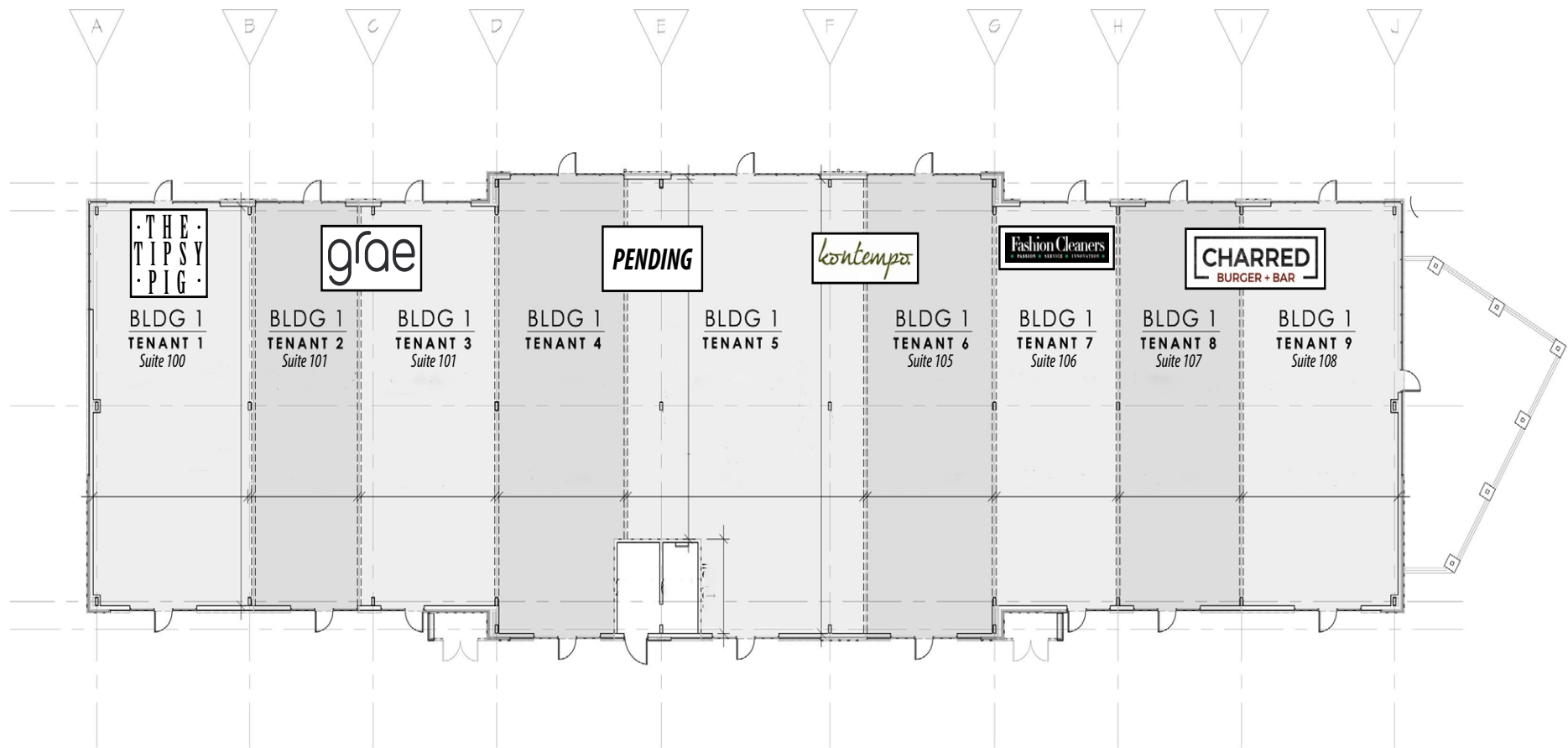
- **1,892 SQUARE FEET AVAILABLE (BUILDING 2, SUITE 102)**
- **LEASE RATE: \$24.00 PSF, NNN**
- Be a part of this Class 'A' development, with surrounding neighbors including: *Linked-In Corporate Headquarters, Avidor Active Living Apartments, Tri-Faith Initiative and Centris Federal Credit Union Bank Headquarters*
- Great visibility to Pacific Street with full access lighted intersection
- Close proximity to Interstate 680



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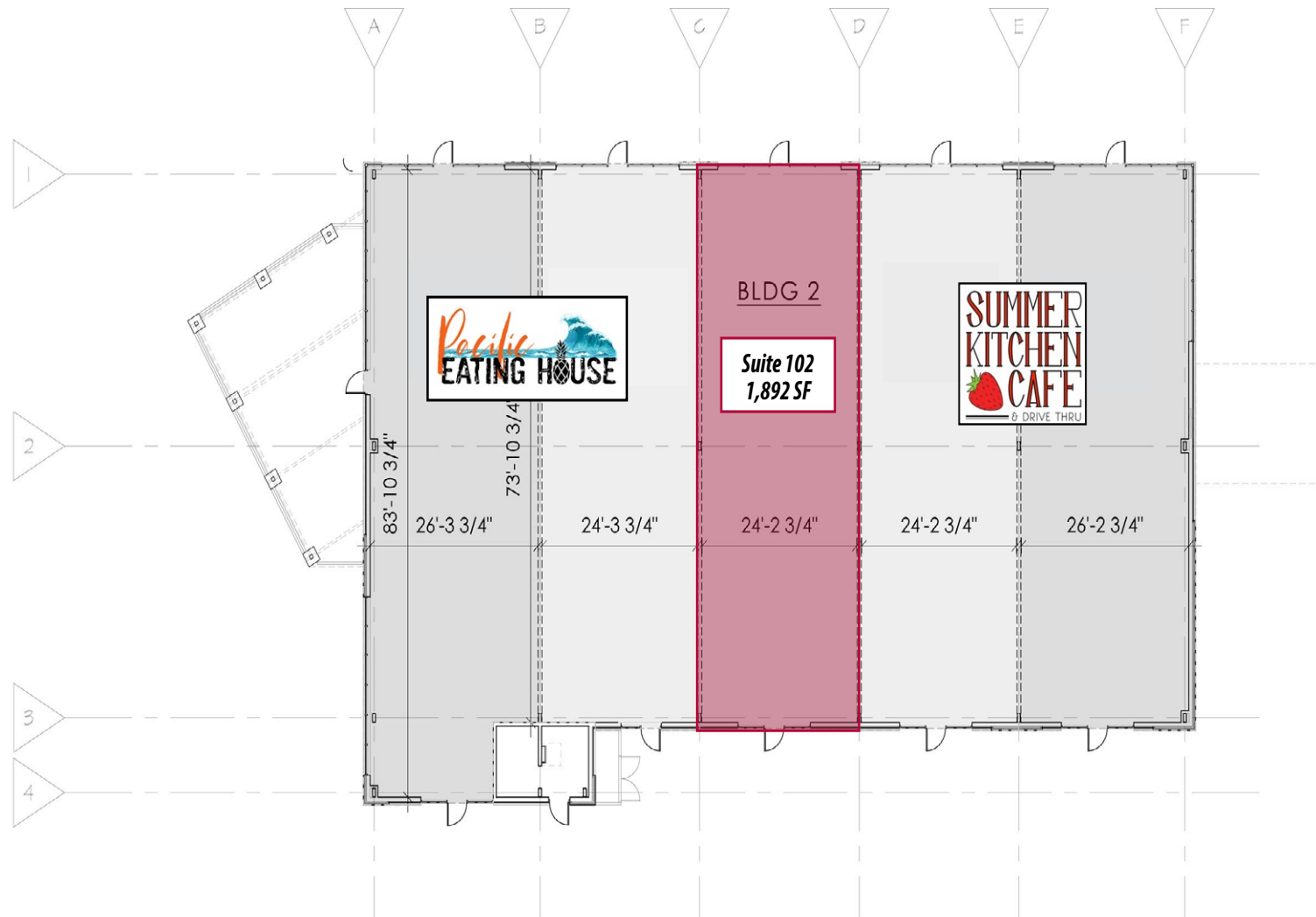
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STERLING RIDGE - RETAIL BUILDING 2

132ND & PACIFIC STREET



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ABOUT STERLING RIDGE

This dynamic mixed-use development, formally Ironwood Golf Course, is located on the southeast corner of 132nd & Pacific Street. Comprised of over 150-acres, Sterling Ridge provides great views, intentional design, green space and sculptural elements.

With over 800,000 square feet of Class 'A' office space and 60,000+ square feet of retail centers, restaurants, an assisted living facility, single-family homes, and the Tri-Faith Initiative, Sterling Ridge offers something to everyone who works or lives on or near the breathtaking campus.

The exquisite landscaping of Sterling Ridge includes walking trails, water features, and an abundance of flower and plant materials. In addition, more than 2,000 trees have been added to complement the beautiful creek that flows through the property.

Visit www.sterlingridge.com for more.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
EST. POPULATION:	10,090	87,921	260,593
EST. HOUSEHOLDS:	4,117	36,860	106,864
ANY COLLEGE: (SOME COLLEGE OF HIGHER)	81.5%	79.8%	78.4%
MEDIAN AGE:	43.8	40.3	37.6
AVG. HH INCOME:	\$102,058	\$112,076	\$107,815
TOTAL EMPLOYEES:	4,990	77,214	170,572



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ABOUT LOCKWOOD DEVELOPMENT

In 2002, Lockwood Development was established in Omaha, Nebraska as a full-service commercial real estate development company. Lockwood's core focus is the development of land, office buildings and retail centers primarily in the Midwest. Since its inception, Lockwood has grown to develop over 1.5 million square feet of commercial properties, constructed over 2.5 million square feet and currently manage over 2 million square feet of office, retail, vacant land & associations.

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