

# EXECUTIVE CENTER - KVC LEASE CASE STUDY

10909 Mill Valley Road, Omaha, Nebraska



## PROPERTY

**BUILDING SIZE** 25,122 sf  
**PROPERTY TYPE** Suburban office  
**TENANT** KVC  
Anne Roberts  
(913) 322-4902  
**LANDLORD** TICC Management  
Peter O'Brien  
(208) 287-9481



## CHALLENGES

- 50% vacant building in slow market
- TICC ownership
- Tenant waiting on government contract with short trigger to be up and running

## RESULT

**LEASE DATE** 8/2009  
**RENT** \$1,029,586  
**RENT PSF** \$13.66 gross  
**MAJOR POINTS**

- Even with low rent, the lease allows building to cash flow
- Below market rates
- Difficult construction time frames were met
- Tenant likely to purchase building as negotiated in lease

## AGENT

Timothy M. Kerrigan, CCIM - (402) 778-7530  
[www.investorsomaha.com](http://www.investorsomaha.com)