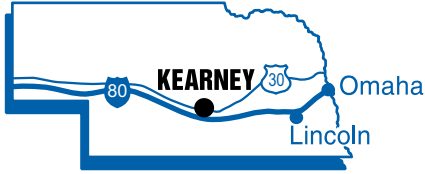


19,200 Sq. Ft.

Available Service Center/ Back Office Building

Kearney, Nebraska

www.ci.kearney.ne.us

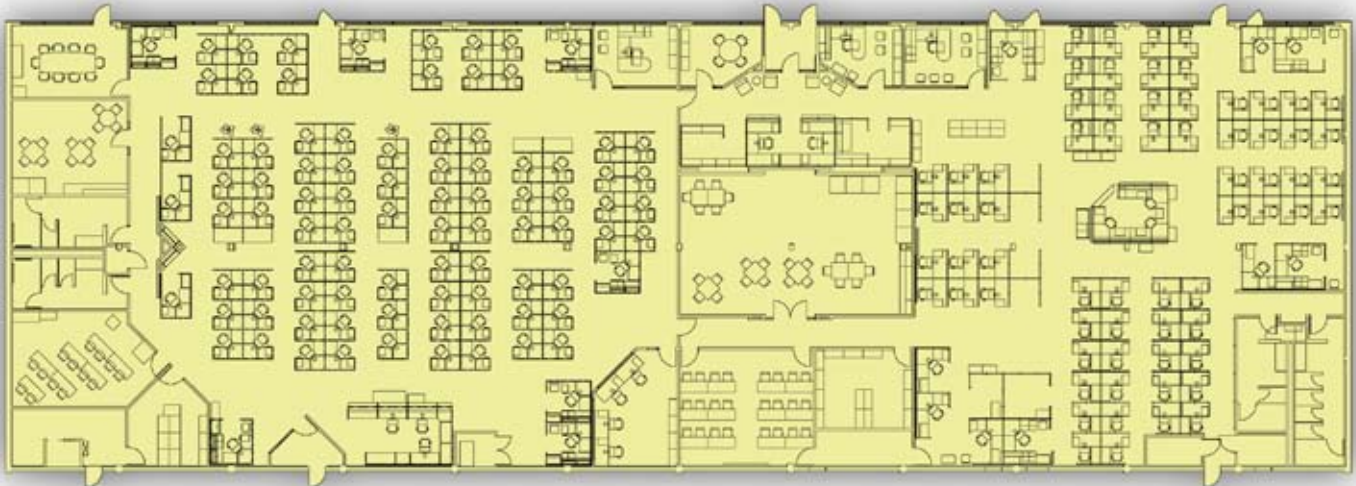


Population 2000 U.S. Census	Kearney	27,431	2007 Estimated	30,129
	Buffalo County	42,259		44,976
	Labor Market*	189,616		194,603

*Buffalo County and contiguous counties



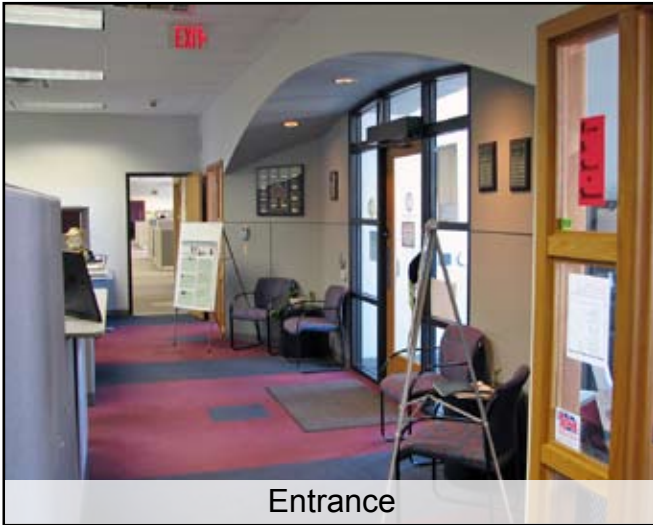
FLOOR PLAN-167 WORK STATIONS



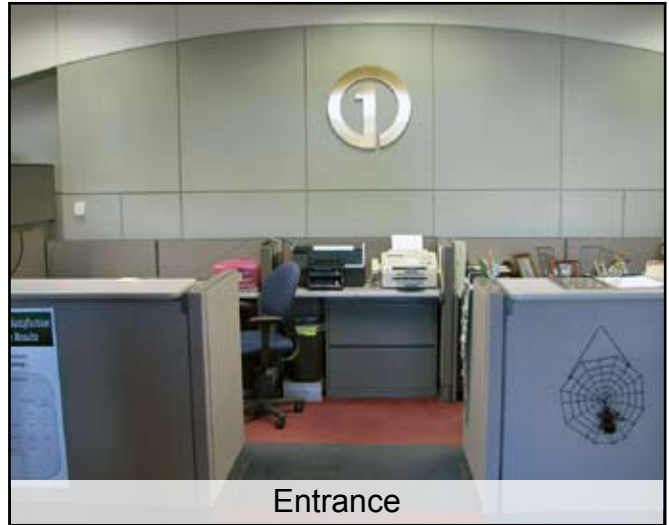
Kearney Service Center/Back Office

- Location: 516 West 11th Street
- Land: 1.5 Acres with 80 off-street parking spaces; outside 100-year flood plain
- Previous Use: 167-work station credit card service center
- Zoning: Commercial and/or office
- Condition: Well maintained and "plug and play" ready.

This information was received from sources whom we deem reliable; however, we do not guarantee accuracy. Prospective buyers should carefully verify all information.



Entrance



Entrance



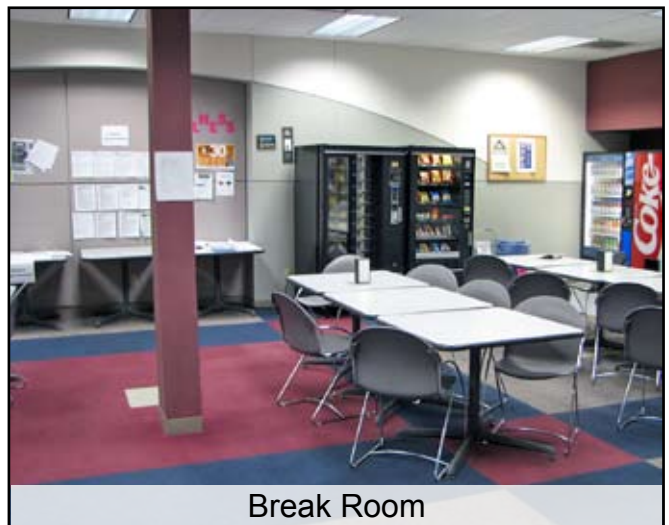
East Half of Center



West Half of Center



Training Room



Break Room

KEARNEY TELECOM

Multiple Fiber Carrier Redundancy:

Frontier Communications > Diverse, Redundant Lit Route
Pinpoint Network Solutions > Diverse, Lit Route (some construction needed)
Charter Cable > Diverse, Lit Route
Qwest > Diverse, Lit Route
Windstream > Diverse, Lit Route
NPPD > Diverse Route

Dark Fiber Availability

Pinpoint Network Solutions (Dark and Lit services can be dropped at any of 27 network access points from Denver to Chicago)

Lit Services Availability and Capacity > Kearney, Nebraska

Frontier Communications

Private Line
OC-n (3 to 48)
DIA (10 Mbps to 10 Gig)
Local Dial Tone (1 FB to PRI)

AT&T

Private Line
Point of Presence (POP)
Full Digital Network Connectivity
Local Dial Tone thru local carrier

Pinpoint Network Solutions

Private Line
OC-n (3 to 192)
Ethernet (10Mbps to 10 Gig)
DIA (Internet)
OC-n (3 to 192)
Ethernet (10 Mbps to 10 Gig)
Local Dial Tone (1FB to PRI)

Charter Cable

Private Line
OC-n (3 to 48)
Ethernet (10 Mbps to 1 Gig)
DIA (10 to 100 Mbps)
Local Dial Tone (1 FB)

Qwest

Private Line
OC-n (3 to 48)

Windstream

Private Line
OC-n (3 to 48)

Long Haul (AT&T maintains an ISC carrier POP in Kearney; other IXC traffic is backhauled to Grand Island or Omaha)

- Route Diversity: Diverse fiber routes are available from Kearney to Omaha to Chicago to New Orleans and Kearney to Denver.
- Redundancy: Redundant fiber routes are available from Kearney to Omaha and Kearney to Denver.
- Infrastructure Timeline: Infrastructure can most likely be brought to the site within 12 months

KEARNEY, NEBRASKA

Building Description

Description: 19,200 square foot brick and pre-engineered steel building built in 1982; 10' suspended ceiling tile

Features: Natural gas heating, electric air conditioning, building has heavy electrical wiring for each work station and heavy communications wiring for telephone and computer connections at each work station

Previous Use: Credit card service center

Protective Services: Fire insurance classification is 2; 2 miles to fire department with 9 full-time and 83 volunteer firefighters; 24-hour police protection provided

Utilities

Electricity: Nebraska Public Power District; 480 volt service to building, three phase, 34.5 kV transmission voltage, 12.5 kV distribution voltage, dual feed available from one or two substations

Natural Gas: Northwestern Energy Company

Water: City of Kearney

Sanitary Sewer: City of Kearney

Transportation

Highways: Kearney is served by Interstate 80, U.S. Highway 30, and Nebraska Highway 10; bus service available in Kearney, 2 miles from building

Railroads: Union Pacific Railroad main line serves Kearney

Nearest Commercial Air Service: Kearney Regional Airport, 6 miles from building; 7,100' and 4,500' paved and lighted runways; Great Lakes Airlines has four daily flights to Denver International Airport

Other

Owner: Essam Arram, (308) 293-0520

Lease Price: \$10 per square foot per year all inclusive except interior maintenance

2007 Tax Rate: \$1.893426 per \$100 of actual value

Contacts

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