

BUILDERS DISTRICT

OMAHA'S FIRST HYBRID TIMBER BUILDING

16,115 SF OFFICE / RETAIL SPACE AVAILABLE

1501 MIKE FAHEY STREET
OMAHA, NE 68102



Photo by Dan Schwalm © 2024 HDR



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EXECUTIVE SUMMARY

OFFERING SUMMARY

Lease Price	\$27.50 PSF (NNN)
Available SF	2,000 - 16,115 SF
Building Size	108,000 SF
Property Type	Class A Office

PROPERTY HIGHLIGHTS

- » Omaha's first hybrid timber office building
- » TI Packages starting at \$70.00 PSF
- » Convenient parking
- » Warm, modern lobby with high ceilings, timber beams, and decking
- » Lobby connection from entry courtyard to future pocket park
- » Wood ceilings featured on Level 2
- » Neighboring green space
- » Adjacent to apartments, hotels, restaurants, and retail
- » Located between Creighton University, Charles Schwab Field, and the CHI Health Center
- » Easy access to I-480, Omaha's CBD, the Old Market, and Eppley Airfield

PROPERTY OVERVIEW

Located in North Downtown Omaha, the Builders District is a thoughtfully designed office destination built for reconnection, relaxation, and routine. As Omaha's first hybrid timber office building, the property blends modern design with natural warmth, offering a distinctive workplace environment anchored by high ceilings, exposed timber elements, and seamless connections to outdoor green space. Positioned between key city anchors and surrounded by residential, hospitality, and retail amenities, the Builders District delivers both character and connectivity.



LEVEL TWO



AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	NOTES
210	2,000 - 12,862 SF	\$27.50 (NNN)	Shell space with timber columns



LEVEL THREE



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AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	NOTES
330	3,253 SF	\$27.50 (NNN)	Move-in ready suite with furniture in place



**BUILDERS DISTRICT
15TH & MIKE FAHEY**

CURRENT TENANTS

The Builders District brings together office, retail, and restaurant tenants in a connected, walkable environment built for reconnection and routine. Thoughtful design, green space, and surrounding amenities create a destination that supports both productivity and everyday life.

RETAIL TENANTS

- » Fly Fitness
- » Soon to be announced sports bar

OFFICE TENANTS

- » The Root Coworking Space
- » Noddle Companies
- » Soon to be announced prominent law firm



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DOWNTOWN MAP

IMMERSED WITHIN AN AMENITY-RICH NEIGHBORHOOD



CENTRALIZED POINT

BETWEEN CREIGHTON UNIVERSITY, KIEWIT HQ AND PREMIER OMAHA ARENAS.



Mike Fahey



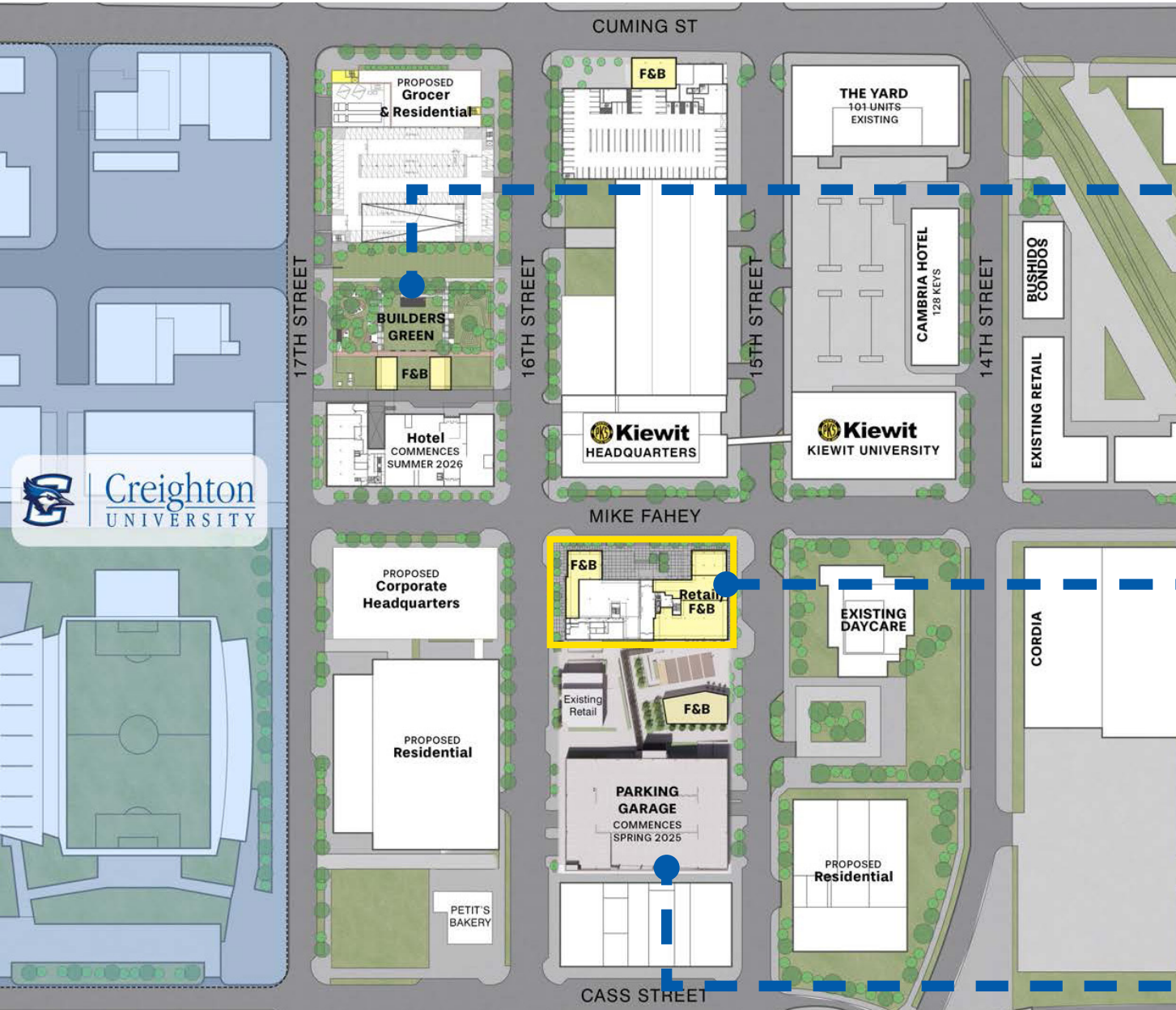
N 16th St

N 15th St

N 14th St

Cass St

SITE PLAN



CLOSE-VIEW AERIAL



15TH & MIKE FAHEY MAP

CONVENIENT PARKING







Nationally Ranked University *Here in Nebraska*



Creighton University is a private Jesuit, Catholic institution and ranks in the **top third of U.S. News & World Report's rankings** for "Best Colleges." The Omaha campus is home to nine undergraduate, graduate and professional schools and colleges and brings an incredible amount of brain grain to the region.

94% first-to-second year retention rate

80% of Creighton students come from out-of-state; nearly half stay in Nebraska



A Vibrant Campus for Living and Learning

4,200
undergraduate students
(52%)



3,900
graduate students
(48%)

2,200
students living on campus across eight residence halls

2,625
faculty and staff coming to campus each day

8 On-Campus Student Residence Halls

- 3** halls include a refrigerator and microwave in each room
- 3** residence halls have kitchenettes
- 3** residence halls offer a full kitchen





Omaha's Premier Sports Destination

Creighton Bluejays compete in the:



17,000+ fans at each men's basketball home game with 275,000 fans total

130,000+ fans come to the Creighton campus for volleyball, men's and women's soccer, women's basketball, baseball, and softball



Top 6

in the U.S. for attendance at men's basketball games, all played at the CHI Health Center Arena



Investing in Omaha for Future Generations

Creighton is committed to building modern infrastructure and making lasting investments to support the future of our campus and city.

- Over **half a billion dollars** invested in Omaha's urban core by Creighton and partners between 2015 and 2025.

1.2 million sq. ft

of renovations and new spaces added to Creighton's campus since 2016

New state-of-the-art health sciences facility

The CL and Rachel Werner Center for Health Sciences Education fosters collaboration among students from multiple health sciences programs including medicine, nursing, pharmacy, physical therapy and occupational therapy. The donor-driven project, which included renovations to the Criss Complex, was \$90 million.

- Over 5,900 students, faculty, staff and visitors use the 145,000 square-foot building annually.

New freshman residence hall

Graves Hall is a \$37 million residence designed exclusively for first-year students. The 400-student hall features kitchenettes on each floor and offers innovative spaces designed to foster a sense of comfort and belonging, including shared spaces to cook, dine, study and socialize together.

New softball and baseball complex

Creighton is working with city and state partners on the construction of a new softball and baseball complex that will enhance recreation and wellness programs for Creighton and the Omaha community.

- The new fields will also be accessible spaces for state, regional, and national sporting and entertainment events.

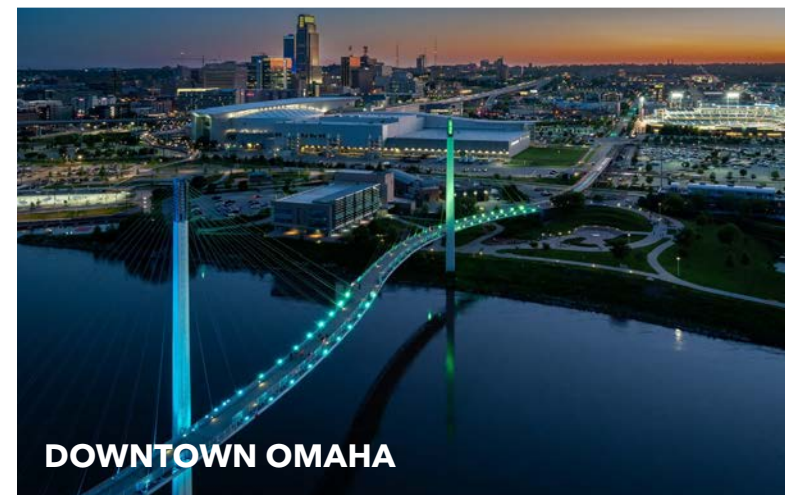
This project will also bolster the **Men's College World Series** experience and secure its presence in Nebraska for years to come. Creighton has been the host institution for the Men's CWS since 1950.

- Over a span of 14 days, the annual economic impact of the Series exceeds \$88 million.
- CWS season ticket holders come from 45 states.



CORPORATE PRESENCE

Downtown Omaha serves as the home base for major corporations that shape the local and national economy. These established organizations help define the strength, stability, and long-term momentum of the downtown business community.



AREA DEMOGRAPHICS



POPULATION

1 MILE	14,967
3 MILES	119,237
5 MILES	251,021



HOUSEHOLDS

1 MILE	6,473
3 MILES	48,797
5 MILES	100,123



HOUSEHOLD INCOME

1 MILE	\$60,841
3 MILES	\$67,610
5 MILES	\$72,769

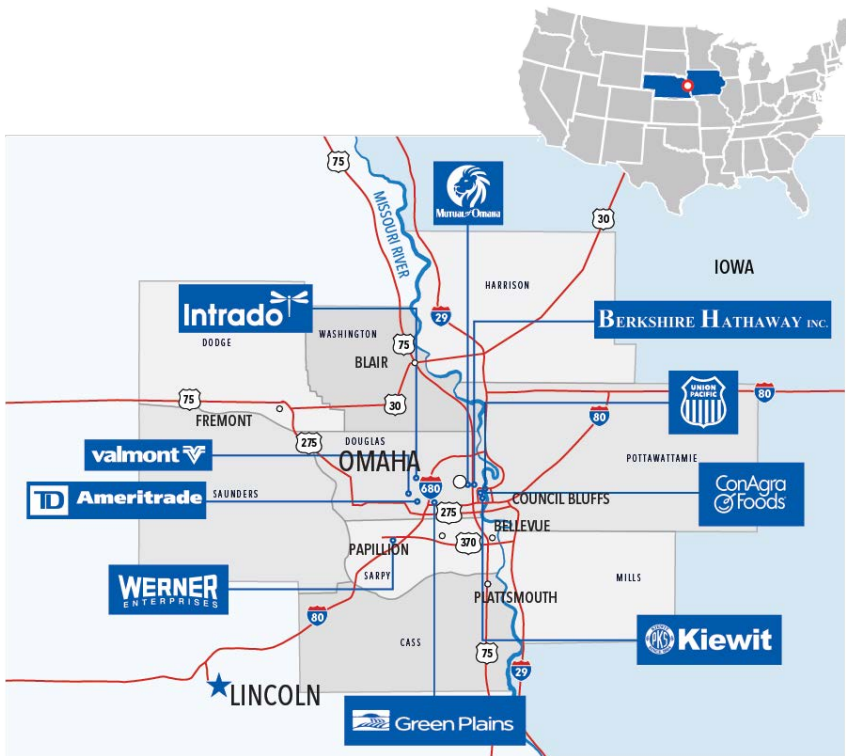
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U.S. Census Bureau



With the Omaha-Council Bluffs Metropolitan Statistical Area (MSA) now surpassing the one-million population mark, this region continues to thrive as a key economic and cultural hub. Omaha is renowned for its beef industry but is also rapidly emerging as a major technology center. The city's central location, well-educated workforce, and robust communications infrastructure fuel its diverse economy, which is built primarily on skilled-knowledge jobs.

Omaha's steady economy is supported by a low unemployment rate of 2.8%, one of the lowest in the nation, and its affordable cost of living makes it an attractive option for both companies and families. Between 2010 and 2016, the city grew by seven percent, surpassing the national average. Over the past decade, the MSA has added 31,000 jobs, double the national average.

Named one of the Top 10 Cities to Raise a Family, Omaha continues to offer an exceptional quality of life. The Henry Doorly Zoo and Aquarium ranks among the best in the world, and the city's sports scene draws fans from across the country, especially for the College World Series held every June. CHI Health Omaha Convention Center, the largest arena in the state, hosts a variety of events, including concerts, sports, rodeos, and family shows, and has even served as the venue for Summer Olympics Swim Trials and NCAA Division I Men's Basketball Tournaments.

Omaha is home to four Fortune 500 companies: Warren Buffett's Berkshire Hathaway, Kiewit Corporation, Union Pacific Corporation, and Mutual of Omaha. As one of the 39th fastest-growing metropolitan areas in the U.S., Omaha's neighboring Council Bluffs, Iowa, is also experiencing rapid growth, with both cities collaborating on major development and redevelopment projects.

Despite its growth, Omaha maintains its "20-minute city" reputation, where residents and visitors can reach nearly anywhere in town in a short amount of time. This makes Omaha a convenient and desirable place to live, work, and play.

OMAHA OFFERS BUSINESSES:

- » Strategic, central location
- » Hub of the nation's fiber connectivity
- » Pro-business climate; low cost of doing business
- » Business incentives that reward performance
- » Stable and healthy economy
- » Educated, motivated and affordable workforce
- » Savings on real estate costs
- » Lower cost of living
- » Available, reliable, and affordable utilities

FORTUNE 500 HEADQUARTERS:



OPERATIONAL HEADQUARTERS/DIVISIONS:



FORTUNE 1,000:

