

OFFICE SPACE FOR LEASE

# LANDMARK CENTER

1,755 - 68,800 RSF | \$26.00 - \$36.00 PSF (Full Service)

1299 Farnam Street, Omaha, NE 68102



CUSHMAN &  
WAKEFIELD

LUND  
COMPANY

Smart and  
sophisticated  
yet accessible  
and welcoming.





**Bursting with  
energy —  
the newest and  
highest standard  
in Omaha.**

ABOUT

LANDMARK

CENTER



**Click to View the  
Landmark Center Video**

<http://bit.ly/Landmarkvid>



Be a part of the redevelopment! Omaha's premier multi-tenant, Class A office tower is under new ownership and is in the process of renovations to transform the building. Included in the redevelopment at Landmark Center is the newly constructed, high-end boutique hotel, The Farnam. This Autograph Collection, Marriott hotel features 120 guest rooms with sweeping views of the city. The Farnam will also feature their premier restaurant, Dynamite Woodfire Grill and Catalyst, the hotel's chic, sophisticated bar and lounge. Along with the hotel transformations, Landmark Center is home to nine floors of office space.

Along with the hotel transformation, the building will also feature premium business amenities and courtyard space. In addition to these amazing new amenities, the building already offers many amazing amenities such as, on-site conference/training center, 24-hour security, secure elevators, on-site management, commanding views, and adjacent covered parking is available. Ground level retailers include Parliament Pub and Orangetheory Fitness.

Positioned in the heart of Downtown Omaha, Landmark Center links the Old Market, a 20-square historic entertainment district, to CHI Health Center Arena and the Capitol District. This property is directly across from the newly revitalized Gene Leahy Mall, part of the new multi-million-dollar RiverFront project, which is a 90-acre outdoor community space that will include a sculpture garden, children's play area, dog park, performance pavilion, interactive water features and much more!



# PROPERTY HIGHLIGHTS

|                      |   |
|----------------------|---|
| Lease Rate           | \$26.00 - \$36.00 PSF (Full Service)          |
| Total Available      | 77,450 RSF                                    |
| Building Size        | 273,500 RSF                                   |
| Year Built/Renovated | 1990/2021                                     |
| Total Site Area      | 67,591 SF                                     |
| Parking Type         | Covered Garage                                |
| Number of Floors     | 15  |
| Zoning               | CBD   |
| On-Site Management   | Yes   |
| Traffic Counts       | 3,364 EADT (11 <sup>th</sup> & Farnam Street) |

| Suite | Square Feet<br>(min - max) | Price PSF<br>(Full Service) | Date Available    |
|-------|----------------------------|-----------------------------|-------------------|
| 400   | 19,537 - 19,537            | \$26.00                     | Immediately       |
| 510   | 2,733 - 2,733              | \$26.00                     | Immediately       |
| 800   | 19,345 - 19,345            | \$30.00                     | Immediately       |
| 940   | 6,074 - 6,074              | \$30.00                     | January 1, 2023   |
| 1240  | 1,755 - 1,755              | \$26.00                     | Immediately       |
| 1300  | 19,356 - 19,356            | \$30.00                     | September 1, 2022 |
| 1450  | 8,650 - 8,650              | \$36.00                     | Immediately       |

# STACKING PLAN

Fully Furnished and Built-Out Space

Full Floor Opportunities

120 Guest Rooms

Dynamite Woodfire Grill  
& The Catalyst

## Stacking Plan Legend



- Available



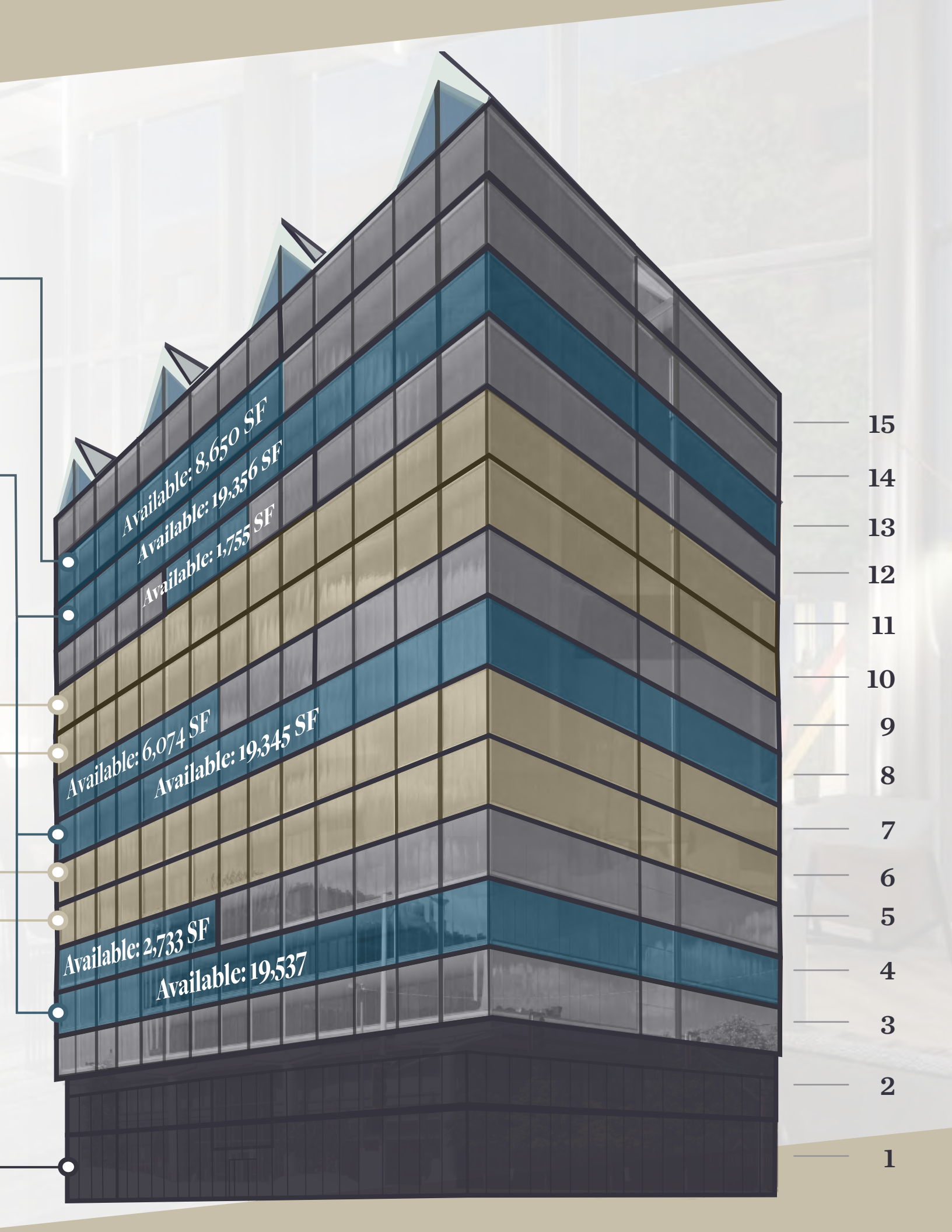
- Leased



- The Farnam  
Guest Rooms



- Non Leasable  
Space



15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

Available: 8,650 SF

Available: 19,356 SF

Available: 1,755 SF

Available: 6,074 SF

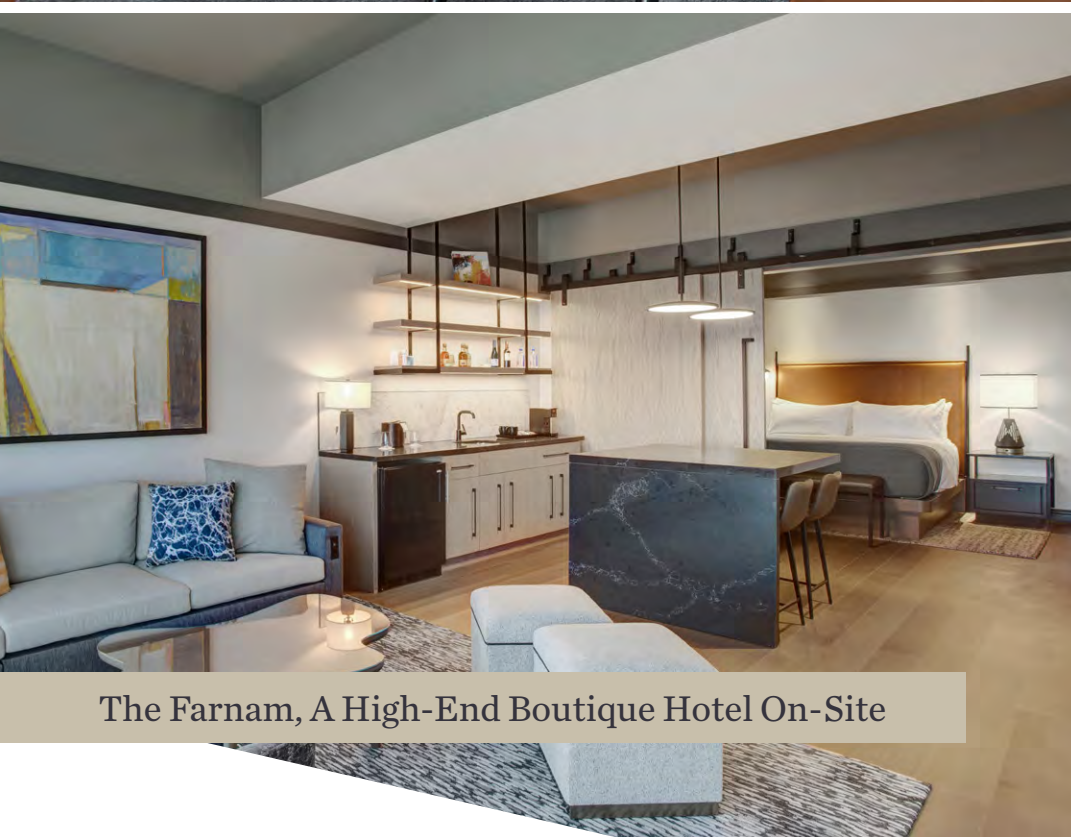
Available: 19,345 SF

Available: 2,733 SF

Available: 19,537 SF



Dynamite Woodfire Grill



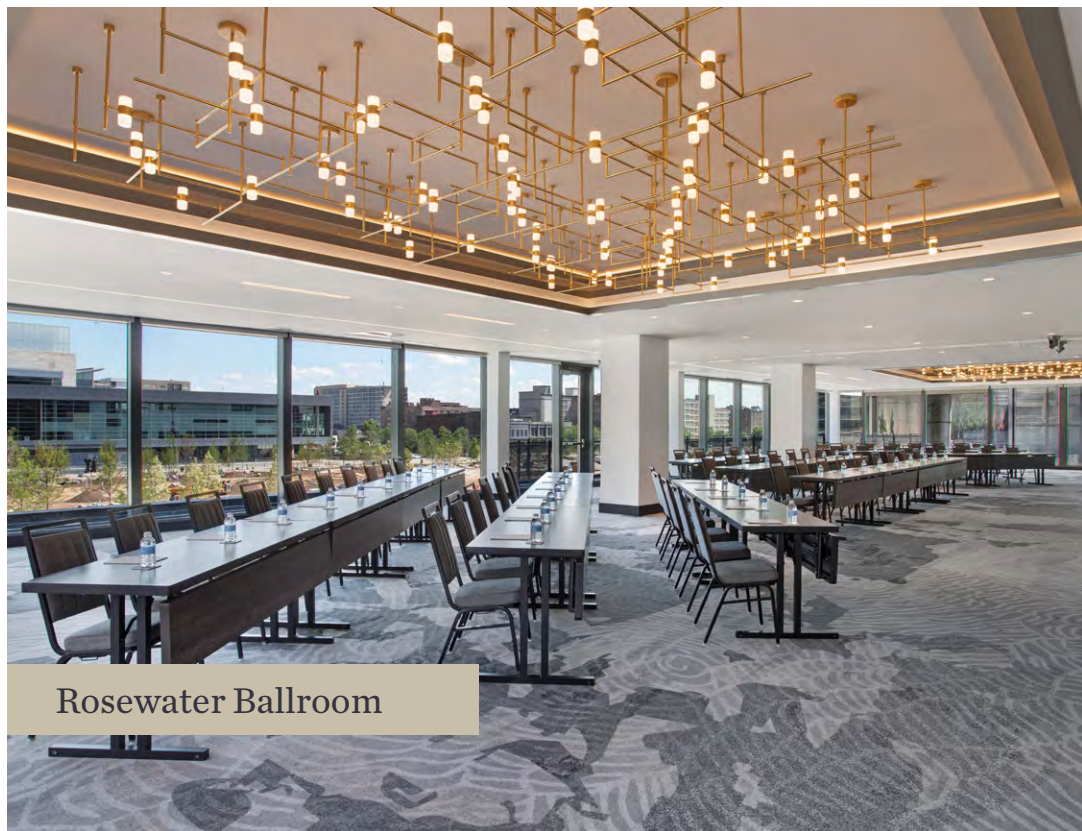
The Farnam, A High-End Boutique Hotel On-Site



Catalyst Lounge

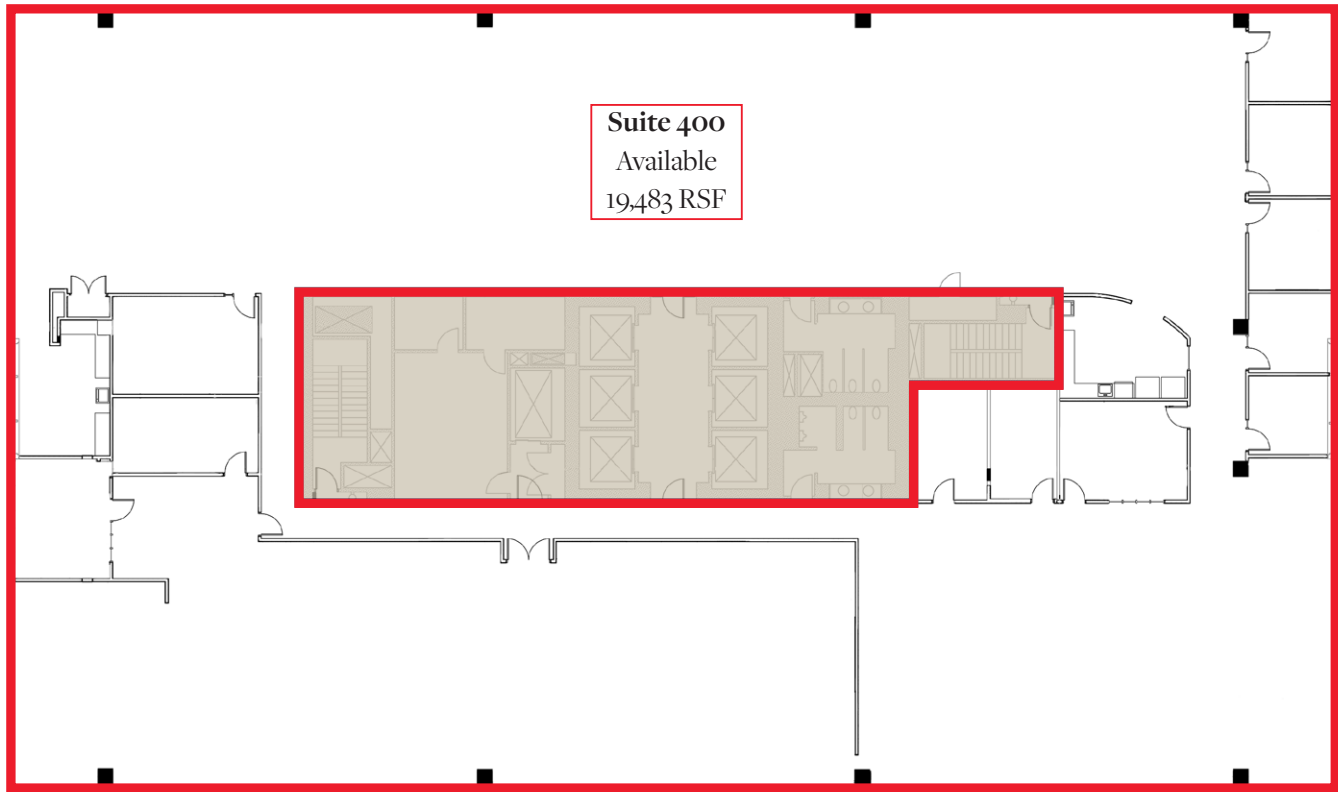


Secure Elevators

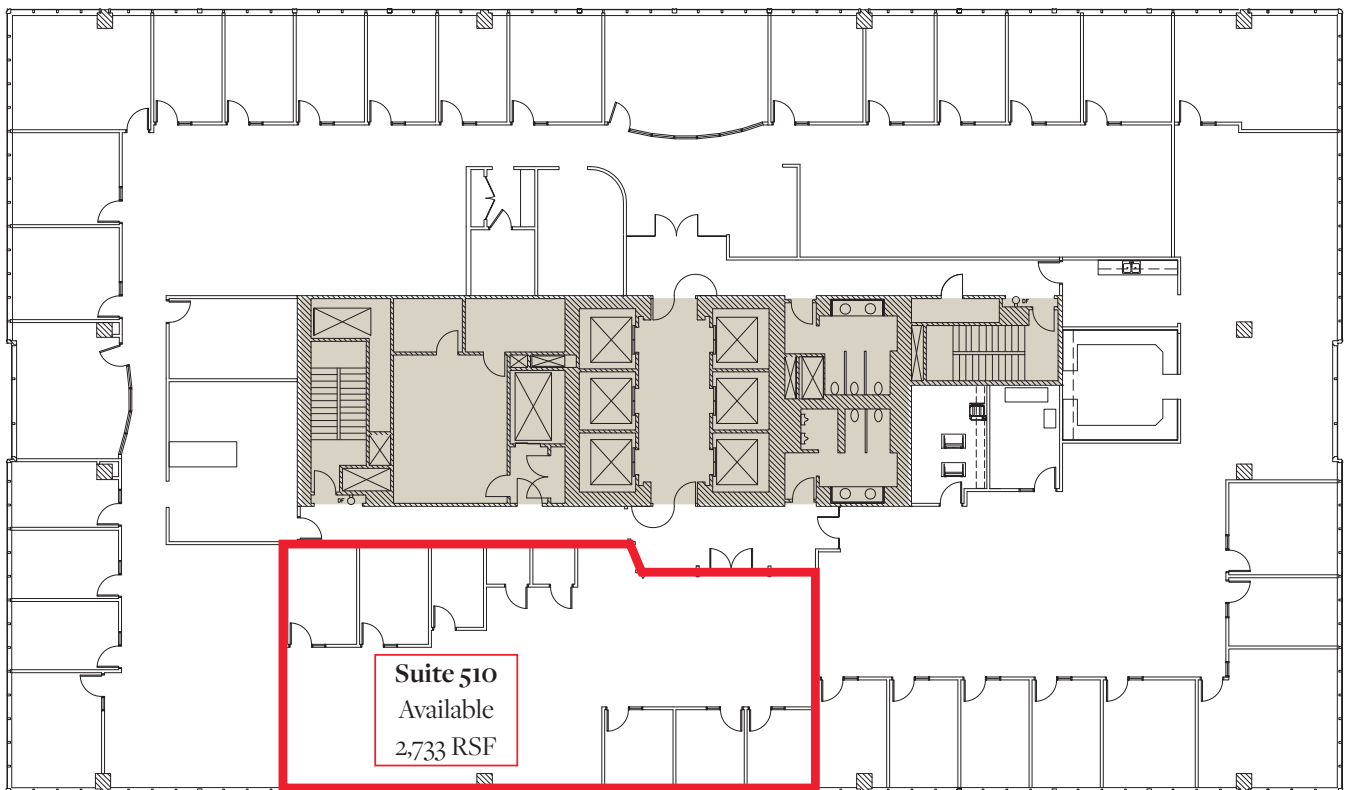


Rosewater Ballroom

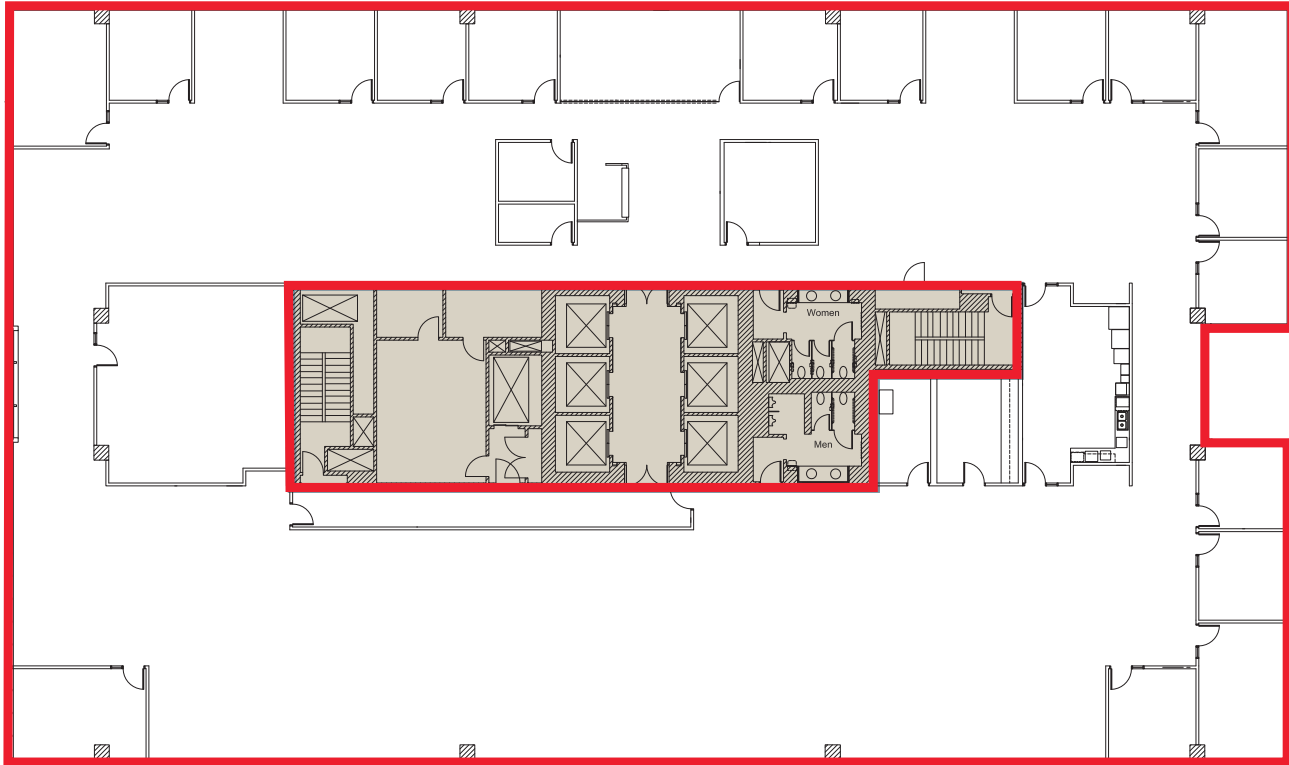
Suite 400 - 19,357 SF



Suite 510 - 2,733 SF



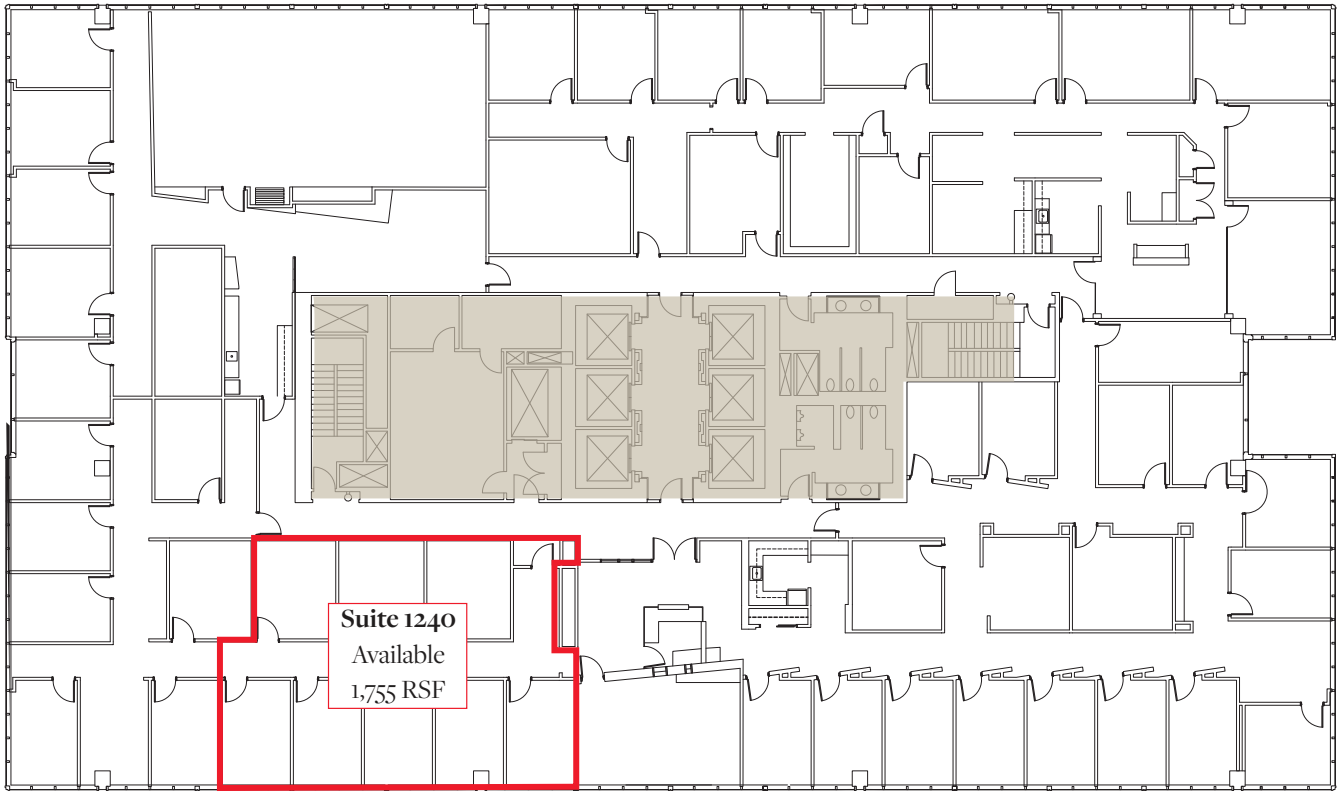
# Suite 800 - 19,345 SF



# Suite 940 - 6,074 SF



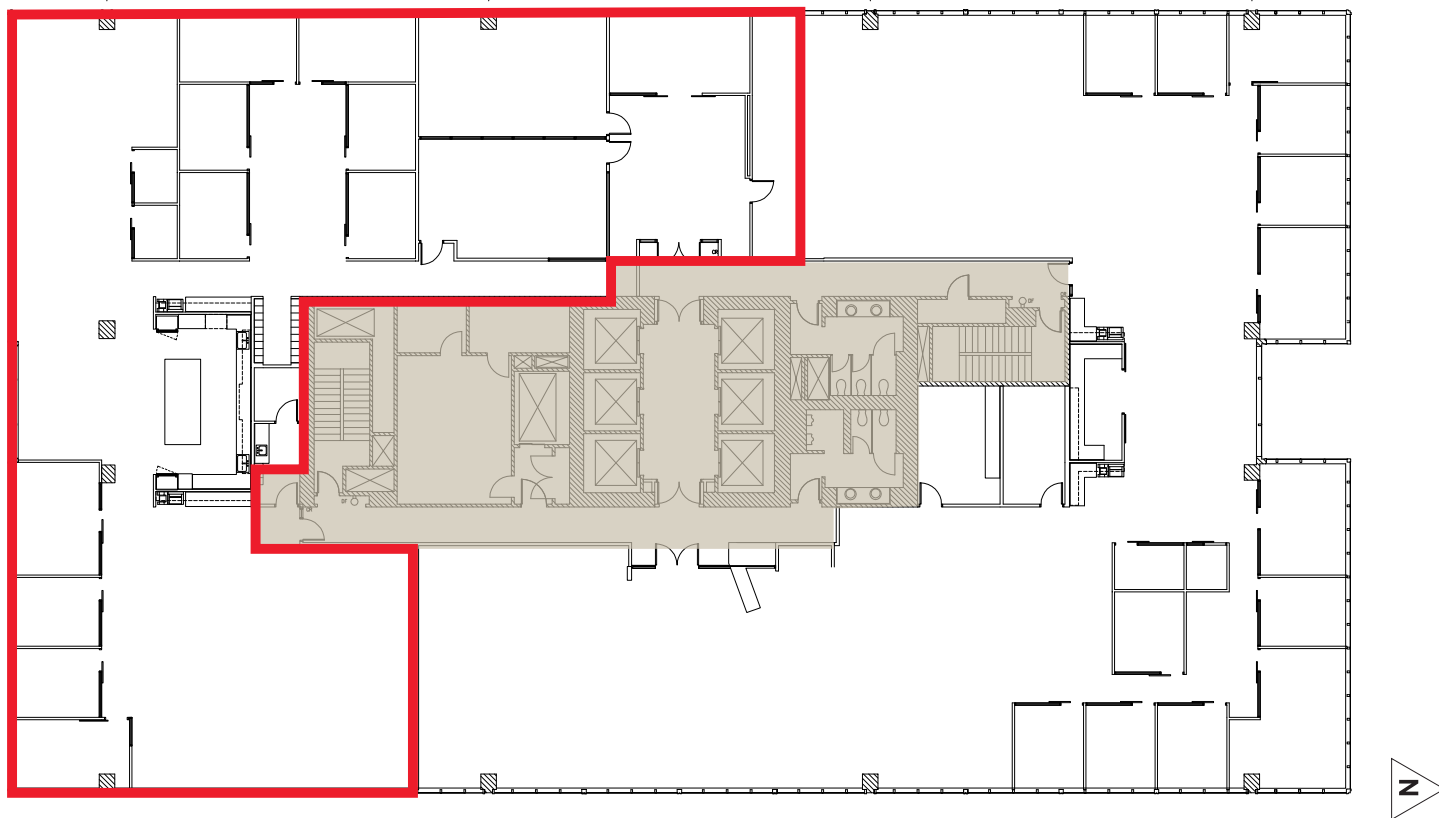
# Suite 1240 - 1,755 SF



# Suite 1300 - 19,356 SF



## Suite 1450 - 8,650 SF



## Suite 1450 Amenities

- 8,650 SF Available
- Move-In Ready
- 360° Views of Downtown Omaha
- \$36.00 PSF (Full Service)
- Full Floor Opportunity
- Kitchen and Break Room Space
- Fully Furnished and Built-Out Space
- Conference Room



**[Click to View Suite 1450 Virtual Tour](https://bit.ly/landmark1400)**

<https://bit.ly/landmark1400>





OMAHA

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WE DON'T COAST®

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# THE OLD MARKET

Innovative restaurants, original steakhouses, local pubs, quaint cafes and jazz clubs make the historic Old Market a great stop when visiting Omaha. Back in the 1880s, Omaha was railroad central and served as the gateway from the settled East to the wild, wide-open West.

The Old Market and its red-brick warehouses and cobblestone streets were the epicenter of activity, bustling with produce dealers, buyers and traders. All of that changed in the late 1950s when the area was threatened with building condemnation. But Sam Mercer, the son of a prominent physician and landowner, wanted to renovate the old buildings for new uses. At the time, Mercer's idea was said to be foolish; today he is considered a visionary. See a true merging of old and new, like a brew pub inside the 1903 firehouse and a contemporary art center inside a former grocery warehouse.



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An eclectic neighborhood with a rich history of arts and culture. Featuring over 45 restaurants and drinking establishments, working artists and galleries, and truly unique shops!

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This historic area has been transformed into a lively shopping, dining and nightlife destination. Lively this 20-square block area is uniquely Omaha and filled with nostalgia and innovation. The area is on the National Register of Historic Places as a historic district. Distinct features to this day include The Passageway, V Mertz, La Buvette, and The Boiler Room.



Arena seats 18,975



Convention Center features 194,000 SF of exhibit space



More than 500,000 SF of meeting space



Hosts annual Berkshire Hathaway meeting, totaling more than 40,000 attendants (2019)



1 million attendance (2018)



Largest arena in the state



Stadium Seats 24,000 with the ability to expand to 35,000 spectators



Home of the NCAA Men's College World Series and the Big Ten baseball tournament (2014-2016 & 2018-2022)



Continuous 360-degree concourse



Annual attendance averages 500,000 people



500,000 estimated annual attendance (Orpheum and Holland Arts Center)



430 events annually (Orpheum and Holland Arts Center)



Ranked #8 for ticket sales in the Midwest



Provides almost \$48 million annual impact on the local economy





75

NICHOLAS STREET

S. 20<sup>TH</sup> STREET

Epply Airfield  
Two Miles

ABBOTT DRIVE

Creighton  
UNIVERSITY

CUMING STREET

charles SCHWAB *field*  
OMAHA

MIKE FAHEY STREET

CASS STREET

CHI Health Center  
OMAHA

INTERSTATE  
480

JOSLYN  
Art Museum

CAPITOL AVENUE

THE  
CAPITOL  
DISTRICT

Future Kiewit  
Luminarium  
Science Museum

DODGE STREET

HOLLAND  
PERFORMING ARTS  
CENTER

Douglas County  
District Court



DOUGLAS STREET

the  
Rose

FARNAM STREET

HARNEY STREET

Landmark Center

HOWARD STREET

OMAHA'S  
Orpheum  
THEATER

JACKSON STREET

S. 24<sup>TH</sup> STREET

OMAHA  
children's  
MUSEUM

JONES STREET

INTERSTATE  
480

LEAVENWORTH STREET






S. 16<sup>TH</sup> STREET

S. 14<sup>TH</sup> STREET

S. 13<sup>TH</sup> STREET

S. 10<sup>TH</sup> STREET

**Downtown District Legend**


-  Creighton University
-  Downtown Core
-  The Old Market
-  NODO
-  Joslyn District

Creighton  
UNIVERSITY

1 First National Bank

 Kiewit

GERALD FORD FWY

 WoodmenLife

 UNION  
PACIFIC

Omaha  
World-Herald

LANDMARK  
CENTER

Douglas County  
District Court

HYATT

S. 13th STREET

The Old  
Market

**Downtown Workforce Population:  
Over 41,995 Employees**

charles SCHWAB *field*  
OMAHA



GALLUP

Future Kiewit  
Luminarium  
Science Museum




Riverfront Redevelopment

Conagra Campus  
Redevelopment

Heartland of  
America Park





**#1** Best Cities for College Grads  
*ZipRecruiter - 2018*

**#2** Cities Where Renters  
Can Afford To Live Alone  
*SmartAsset - 2018*

**#1** Beyond Silicon Valley: 5 Up-  
and-Coming Tech Hotspots  
*Livability - 2018*

**#3** Most Up-and-Coming  
Cities in America  
*Time Magazine - 2017*

# ABOUT OMAHA

Omaha, Nebraska's largest and fastest growing metropolitan area, is centrally located on the western bank of the Missouri River. Established in 1854, the city rapidly expanded after the eastern terminus of the transcontinental railroad was located here in 1863. Continuing this historic pattern of expansion, today Omaha is characterized by a booming, robust, and diverse economy with excellent business opportunities.

With a thriving, youthful population, Greater Omaha is an ideal place to develop a business, a place fueled by innovative young professionals supported by seasoned career mentors. From our strong business climate, to our first-class resources, we're proud to cultivate an environment ideally suited for companies wishing to start, grow or expand operations. Located strategically in the Heartland, we're served by a ring of interstate highways, railroads, motor freight and air connectivity that improves productivity, reduces downtime and increases quality of life.

## #5 Cities You Should Consider Moving to ASAP

*The Zoe Report - 2018*

## #8 The Best American Cities to Work in Tech in 2018

*SmartAsset - 2018*

## #7 Cities where Millennials Make the Most Money

*Credit Sesame - 2018*

## #9 Top Destinations on the Rise – U.S.

*TripAdvisor - 2018*

Omaha is home to over two dozen insurance headquarters including Mutual of Omaha/United of Omaha, Jefferson Pilot, Pacific Life, World Insurance, Woodmen of the World and Warren Buffett's company, Berkshire Hathaway. Banking serves the region with such money center banks as Wells Fargo and US Bank. A world-class concentration of medical facilities including Clarkson, Bergan Mercy, Methodist and Children's Hospitals, the world-renowned University of Nebraska Medical Center and Lied Transplant Center serve the community. The largest area employer, Offutt Air Force Base, is home to the US Strategic Command Center and is located in Bellevue.

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Since 2017, Omaha's Population has grown 2.05% on average, which is faster than the United States average population growth.

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Omaha also houses four Fortune 500 companies: Berkshire Hathaway, Inc. (#4), Union Pacific Railroad (#129), Kiewit (#314) and Mutual of Omaha (#367); and four Fortune 1000 companies: Green Plains Renewable Energy (#742), Valmont Industries (#813), West Corporation (#869) and Werner Enterprises (#945).





# THE RIVERFRONT REVITALIZATION PROJECT

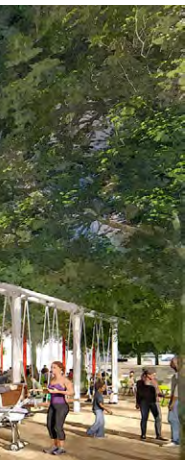
Community leaders from Omaha and Council Bluffs, Iowa are working together with government officials and stakeholders to improve both sides of the Missouri River. This work will define an achievable vision that attracts residents, businesses and visitors to the area while supporting growth and enhancing connectivity. A national team of experts, led by OJB Landscape Architecture, has developed a master plan for areas in and around Gene Leahy Mall, Heartland of America Park and Lewis and Clark Landing in Omaha.

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To unify community through a thoughtful,  
amenity-rich open space anchored by the  
Missouri Riverfront.

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Improvements for each component of The RiverFront were carefully selected and refined by experts, along with involvement from the Omaha and Council Bluffs community. Input from the public has been critical throughout planning and development of the project. Gene Leahy Mall will be raised to street level and in its place will be a green lawn that allows for activities and entertainment. Additional planned improvements to Gene Leahy Mall include a sculpture garden, children's play area, dog park, performance pavilion, interactive water features and space for private development such as restaurants, cafes and other mixed use buildings.



## For more information contact:

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