

# THE CAPITOL DISTRICT

10th & Capitol, Omaha, NE 68102

FOR LEASE



## FEATURES

- Join The Capitol District, Omaha's premier destination dining and entertainment district
- Suite 1150 is a turn-key bar and restaurant with furniture, fixtures, and equipment
- The District includes over 80,000 SF of bars, restaurants, and entertainment concepts
- Just blocks away from CHI Health Center & Arena, Steelhouse Omaha and Charles Schwab Field (home of College World Series)
- Positioned along future Omaha Streetcar route, with street parking and numerous parking garages nearby

Suite	Space	Rate	Type	Available
1150	4,994 SF	\$28.00	NNN	Immediately
1180	2,186 SF	\$28.00	NNN	Immediately
3	2,286 SF	\$26.00	NNN	Immediately
6	2,935 SF	\$26.00	NNN	Immediately

## SITE DATA

**Gas/Electrical:** Tenant  
**Sewer/Water:** Tenant  
**Janitorial/Maint:** Tenant  
**Finisher Allowance:** TBD

**Rent Escalator:** TBD  
**Lease Term:** 5-10 Years  
**Lease Form:** Landlord's  
**Total NNN:** \$9.75

**Zoning:** CC  
**Year Built:** 2020  
**Parking:** On-Site Garage

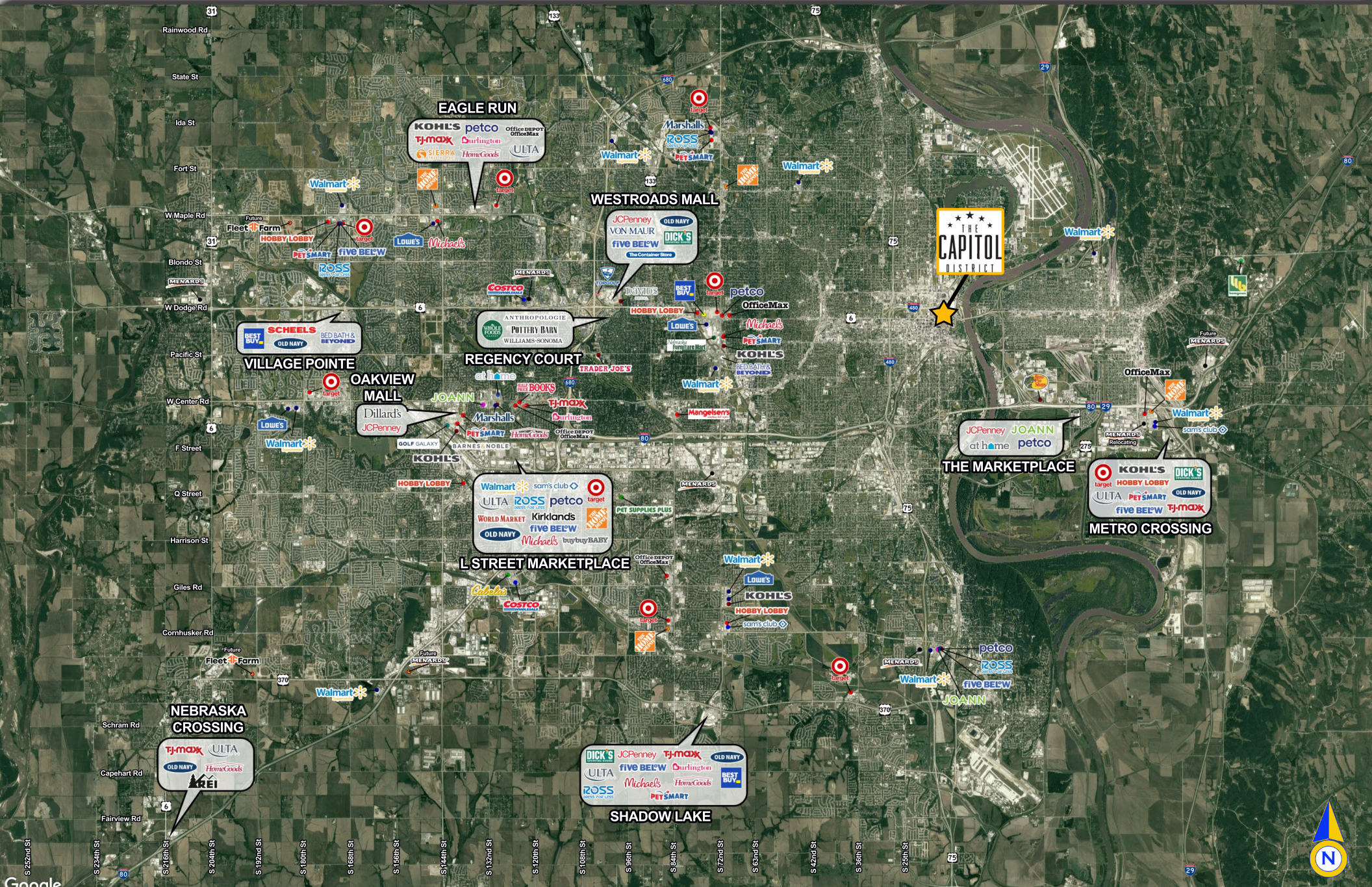
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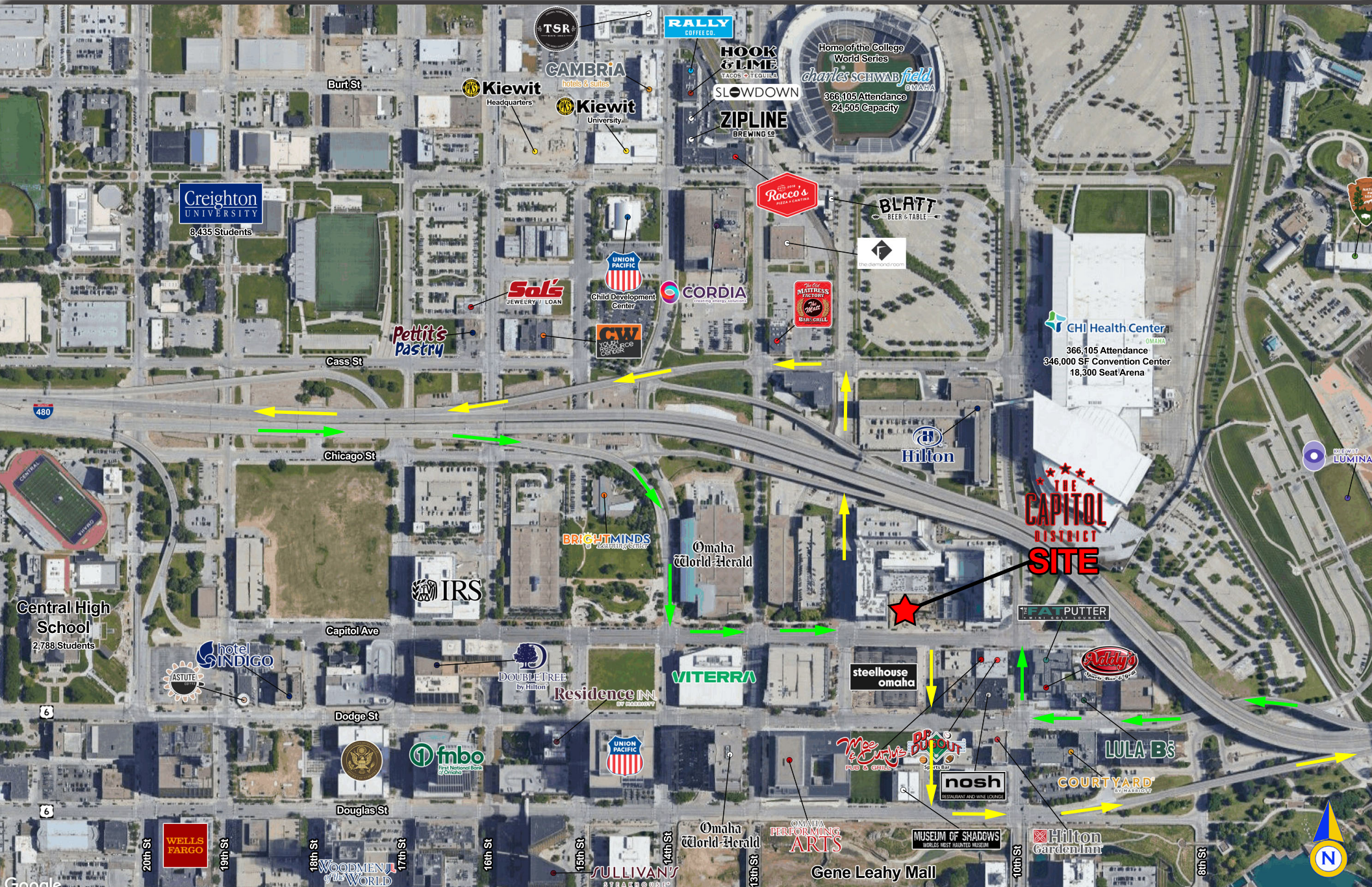
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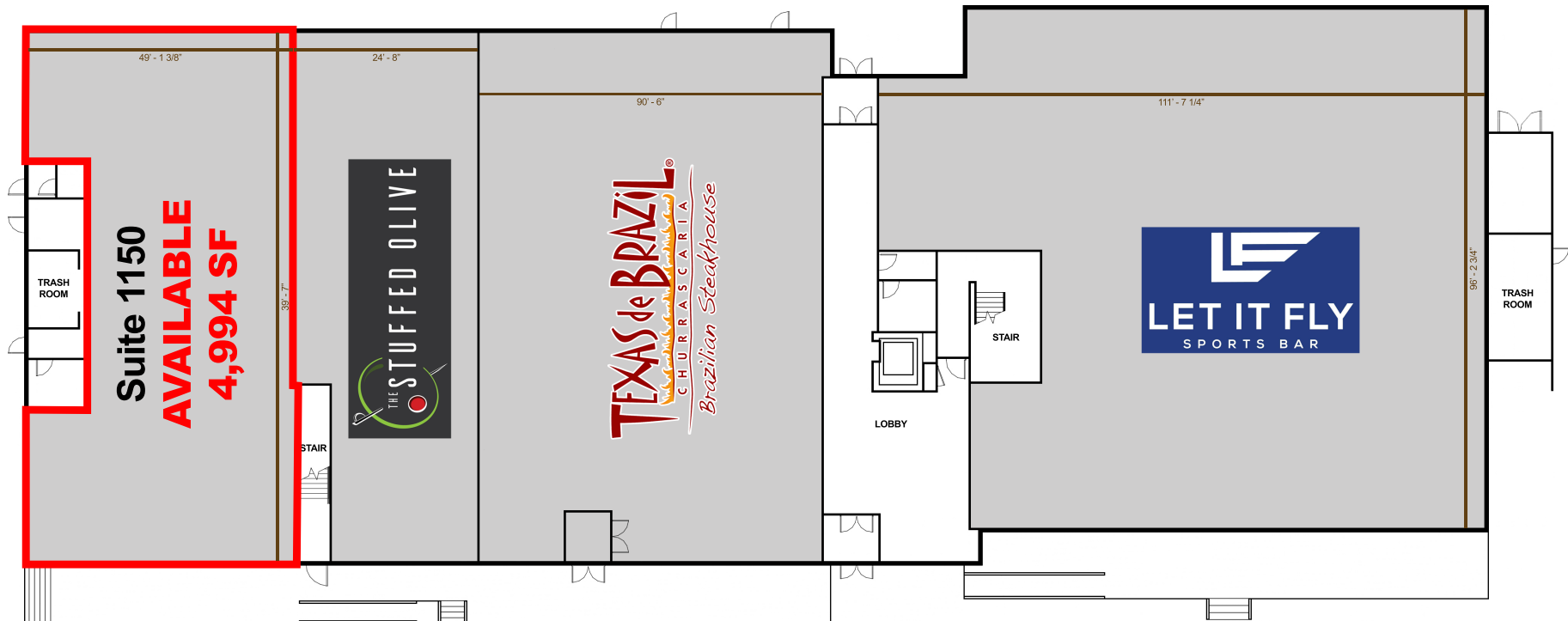


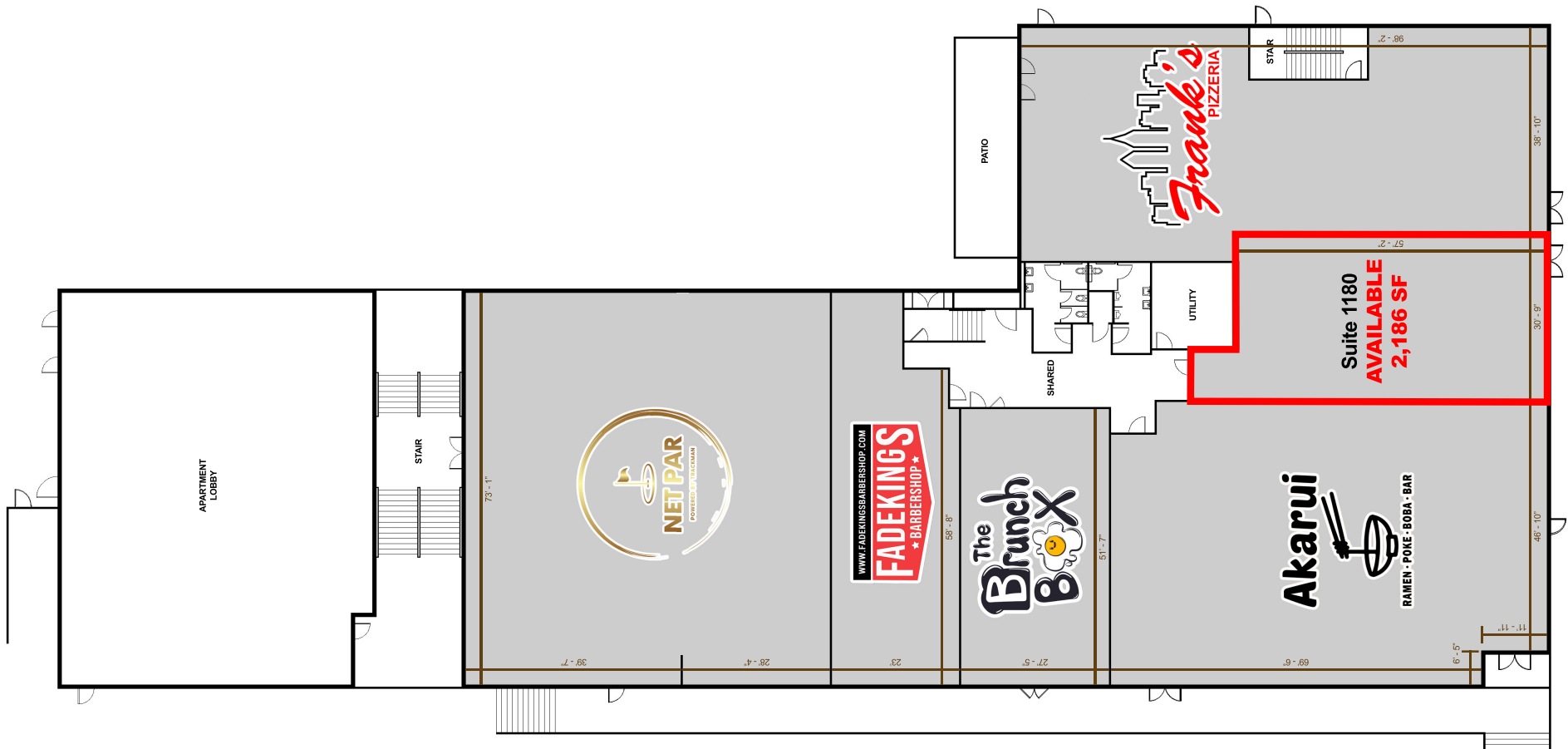
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## LEVEL 1 LEASABLE SF: 23,625 SF



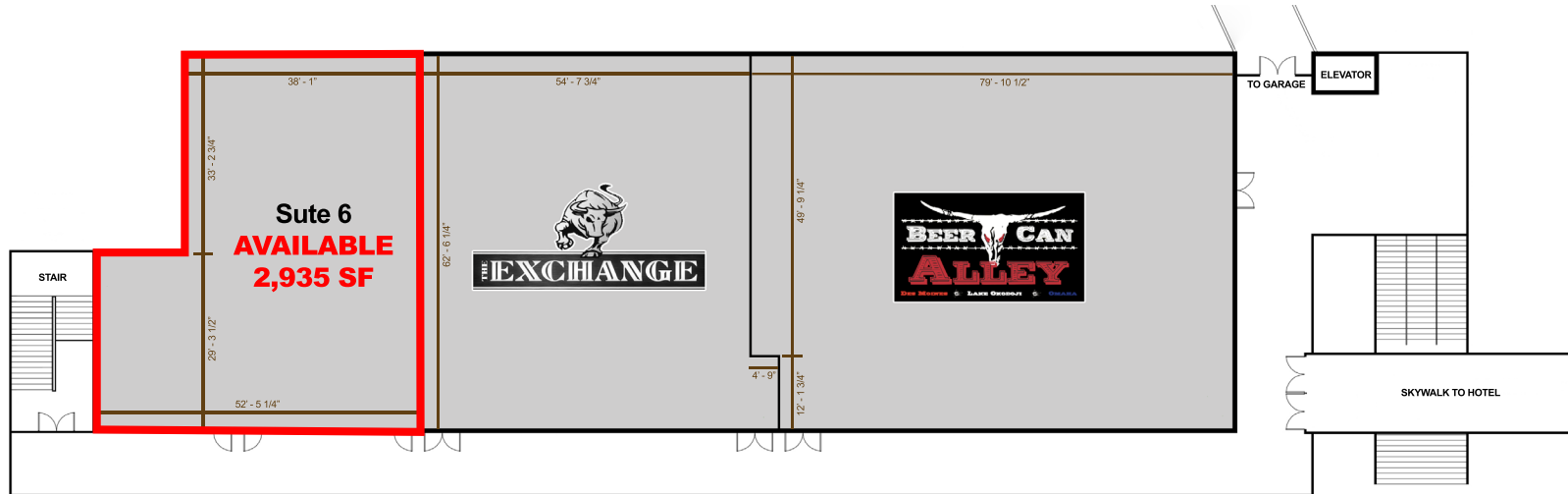


**LEVEL 1 LEASABLE SF: 18,646 SF**



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**LEVEL 2 LEASABLE SF: 11,594 SF**



**LEVEL 1 LEASABLE SF: 11,492 SF**



# THE CAPITOL DISTRICT

1150 Capitol Ave, Omaha, NE 68102

Lat/Lon: 41.2607/-95.9293

<b>N 10th St &amp; Capitol Ave Omaha, NE 68102</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2025 Estimated Population	15,041	113,269	258,295
2030 Projected Population	15,964	115,410	258,919
2020 Census Population	12,731	107,005	249,043
2010 Census Population	9,370	100,627	240,481
Projected Annual Growth 2025 to 2030	1.2%	0.4%	-
Historical Annual Growth 2010 to 2025	4.0%	0.8%	0.5%
2025 Median Age	31.4	31.5	32.2
<b>Households</b>			
2025 Estimated Households	7,909	47,263	103,361
2030 Projected Households	8,630	49,049	105,399
2020 Census Households	5,995	42,772	97,260
2010 Census Households	3,840	38,537	91,652
Projected Annual Growth 2025 to 2030	1.8%	0.8%	0.4%
Historical Annual Growth 2010 to 2025	7.1%	1.5%	0.9%
<b>Race and Ethnicity</b>			
2025 Estimated White	67.0%	59.7%	59.9%
2025 Estimated Black or African American	15.5%	16.3%	16.1%
2025 Estimated Asian or Pacific Islander	4.8%	3.8%	3.8%
2025 Estimated American Indian or Native Alaskan	1.1%	1.4%	1.4%
2025 Estimated Other Races	11.6%	18.8%	18.8%
2025 Estimated Hispanic	12.4%	23.1%	22.7%
<b>Income</b>			
2025 Estimated Average Household Income	\$98,125	\$78,295	\$83,225
2025 Estimated Median Household Income	\$64,265	\$56,594	\$62,049
2025 Estimated Per Capita Income	\$52,623	\$33,090	\$33,585
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	3.0%	8.2%	8.6%
2025 Estimated Some High School (Grade Level 9 to 11)	4.5%	6.4%	6.8%
2025 Estimated High School Graduate	21.4%	28.3%	27.8%
2025 Estimated Some College	17.6%	19.4%	19.7%
2025 Estimated Associates Degree Only	4.4%	6.8%	7.4%
2025 Estimated Bachelors Degree Only	25.6%	18.6%	18.2%
2025 Estimated Graduate Degree	23.3%	12.3%	11.5%
<b>Business</b>			
2025 Estimated Total Businesses	1,228	3,623	7,671
2025 Estimated Total Employees	28,243	64,861	120,917
2025 Estimated Employee Population per Business	23.0	17.9	15.8
2025 Estimated Residential Population per Business	12.2	31.3	33.7