






Leasing opportunity

Lease prime high-tech office space within Catalyst – owned and managed by UNMC.

UNMC is offering approximately 40,000 SF of premier office space for lease within the 170,000 SF Catalyst facility. With six exclusive suites available, tenants gain direct access to a dynamic community of innovators and benefit from proximity to UNMC’s world-class healthcare research, technology and talent.

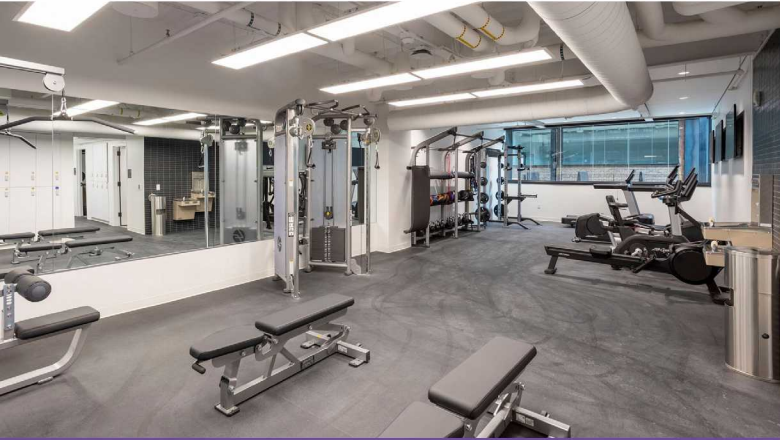
 <p>Modern, high-tech co-working & office environment</p>	<p>A bold transformation of Omaha’s industrial legacy into a cutting-edge innovation hub.</p>
<p>Purpose-built for collaboration and innovation in a future-focused setting.</p>	 <p>Historic adaptive reuse</p>
 <p>Unmatched proximity to UNMC resources</p>	<p>Direct access to UNMC’s world-class clinical, academic and research expertise – right next door.</p>

Currently available office spaces

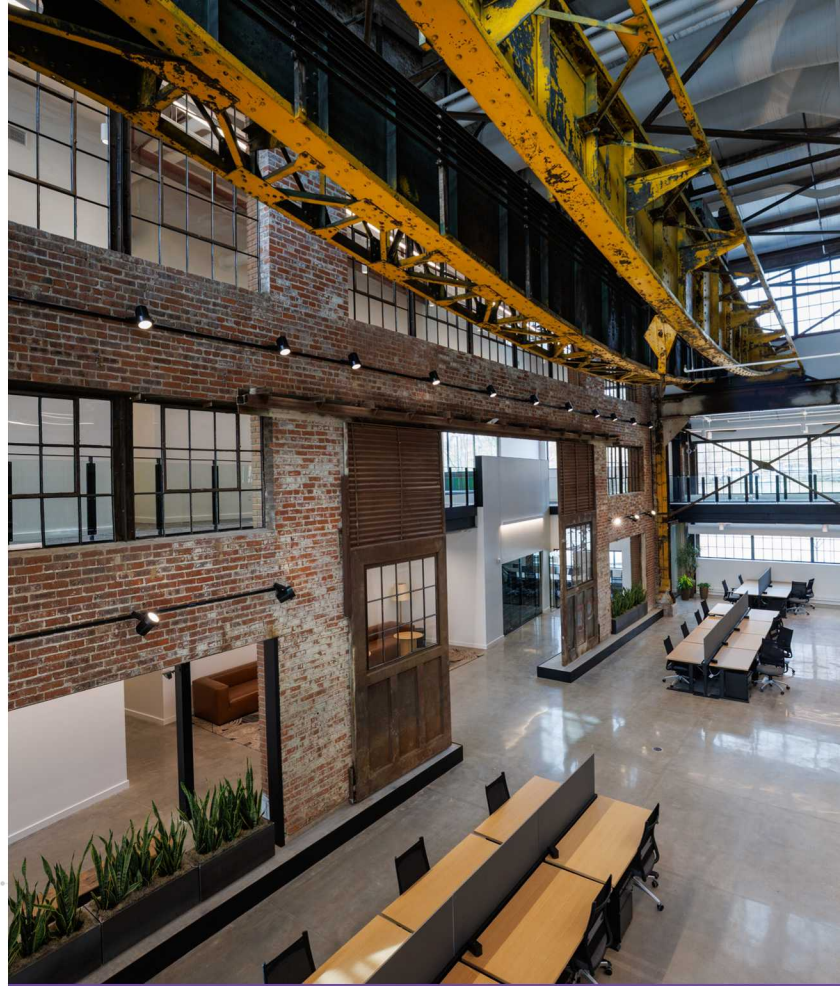
SUITE # / NAME	LOCATION	SIZE	BASE RENT (NNN)	CONDITION	FINISH ALLOWANCE
1110 / Genome	1st Floor	2,089 SF	\$5,920/month	Build-to-Suit	\$156,675
1135 / Petri	1st Floor	1,824 SF	\$5,170/month	Build-to-Suit	\$155,040
1200 / Neuron	1st Floor	22,082 SF	\$62,570/month	Build-to-Suit	\$2,208,200
2030 / Vitalis	2nd Floor	3,656 SF	\$10,360/month	Build-to-Suit	\$292,480
2230 / Culture	2nd Floor	3,661 SF	\$10,375/month	Build-to-Suit	\$366,100
2305 / Strand	2nd Floor	1,665 SF	\$4,720/month	Build-to-Suit	\$133,200

Why Lease at Catalyst?

This facility offers a comprehensive suite of amenities designed to support productivity, wellness and connection. The integration of these features underscores our commitment to fostering a vibrant, collaborative and health-conscious workspace.



Fitness Center



Crane Co-working

Exclusive Amenities Include:

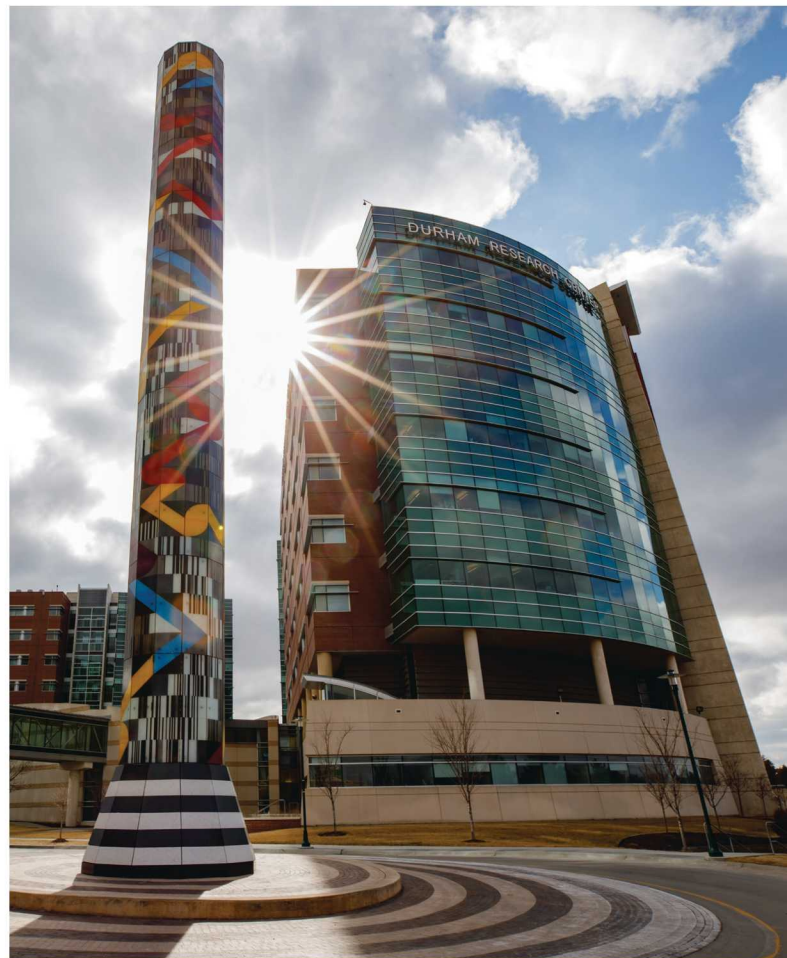
- **Flexible Office Suites:** Ideal for startups, scale-ups or established teams seeking customizable space.
- **Rentable Event Spaces:** Host meetings, trainings or celebrations in the Forge Event Center, Steelworks Boardroom or Living Room lounge.
- **Dedicated Meeting Areas:** Nearly 10,000 SF of shared amenities including eight conference rooms and 10 phone booths. All tenants can reserve meeting spaces and the boardroom free of charge for up to two hours per session.
- **24/7 Secured Facility Access**
- **Reliable High-Speed Internet:** Secure Wi-Fi throughout the building.
- **Wellness Rooms:** Two private spaces for nursing, meditation or quiet work.
- **Two Kitchens:** Fully stocked with coffee and tea for everyday convenience.
- **Outdoor Plaza:** A flexible space for informal meetings or events.
- **Fitness Center:** Located on the first floor, the fitness center includes private locker rooms, showers and rentable lockers—perfect for tenants who prioritize wellness.
- **Affordable Parking Options:** Garage, permit and metered spots nearby.
- **On-Site Dining:** Enjoy Big Grove Brewery and Big Grove Coffee Co. inside the building.
- **Future Green Spaces:** Outdoor areas planned for relaxation, networking and community use.
- **Discounts on Event Rentals:** Tenants receive reduced rates for use of the Executive Boardroom and Event Center.
- **Mail Room & Package Services**
- **Printing & Copying Services**
- **Secure Bike Storage**



EDGE District Rendering

A Thriving Innovation Community

- **Adjacent to UNMC and Nebraska Medicine’s city campus**, a \$2.1 billion academic medical center with six colleges, 90+ programs, 50 departments, 6,000 employees and 4,400+ students.
- Centrally located in Omaha’s urban core—just minutes from **UNO, Aksarben Village, Blackstone and Midtown Crossing**.
- Surrounded by planned residential, retail and hospitality developments.
- Direct access to a growing ecosystem of startups, R&D leaders and healthcare innovators.
- Regular networking events, community programming and curated opportunities to connect and collaborate.
- **Home to forward-thinking tenants including:**



UNMC Durham Research Center

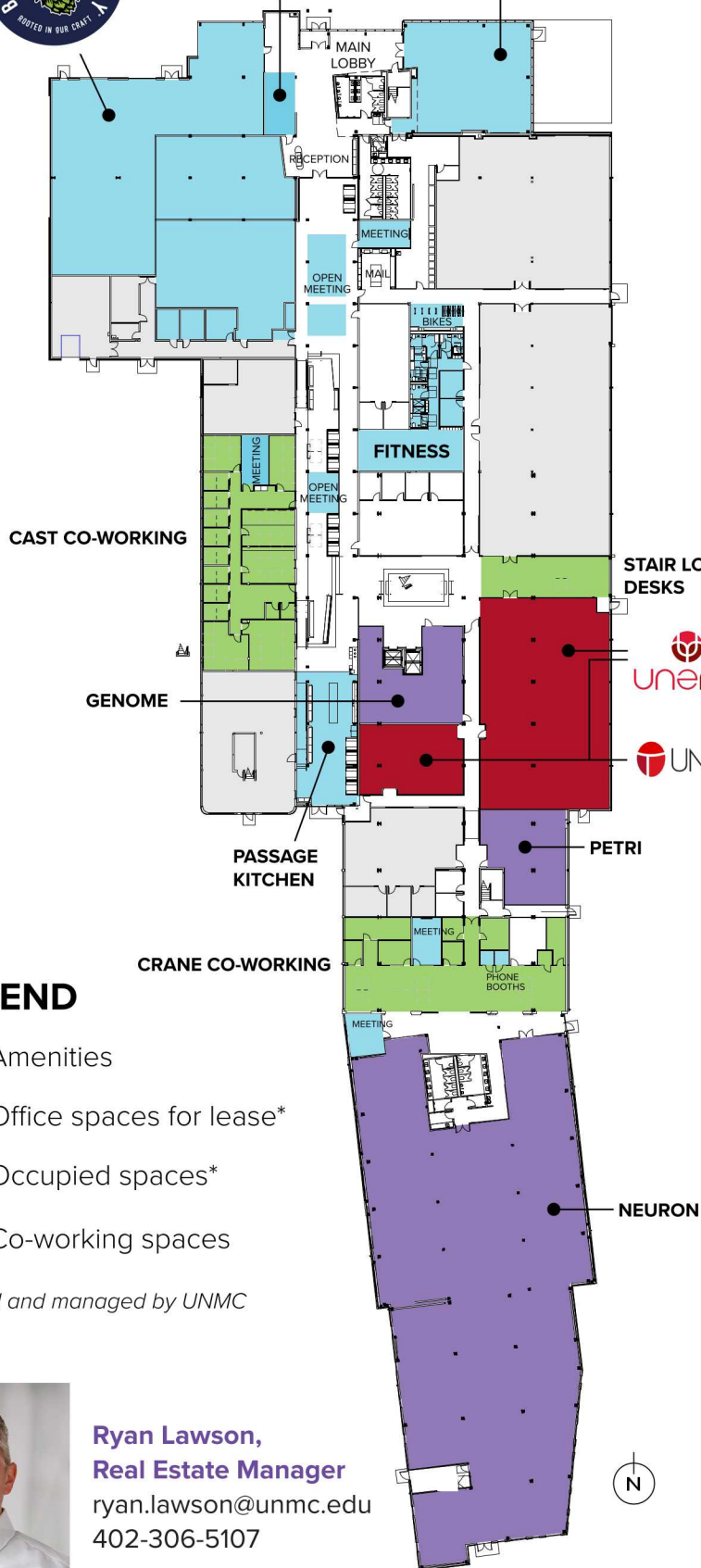
4601 Catalyst Court, Omaha, NE | EDGEomaha.com

CATALYST LEVEL 1



**BIG GROVE
COFFEE CO**

**FORGE
EVENT HALL**



LEGEND

- Amenities
- Office spaces for lease*
- Occupied spaces*
- Co-working spaces

*Owned and managed by UNMC



GENOME – 2,089 SF



PETRI – 1,824 SF



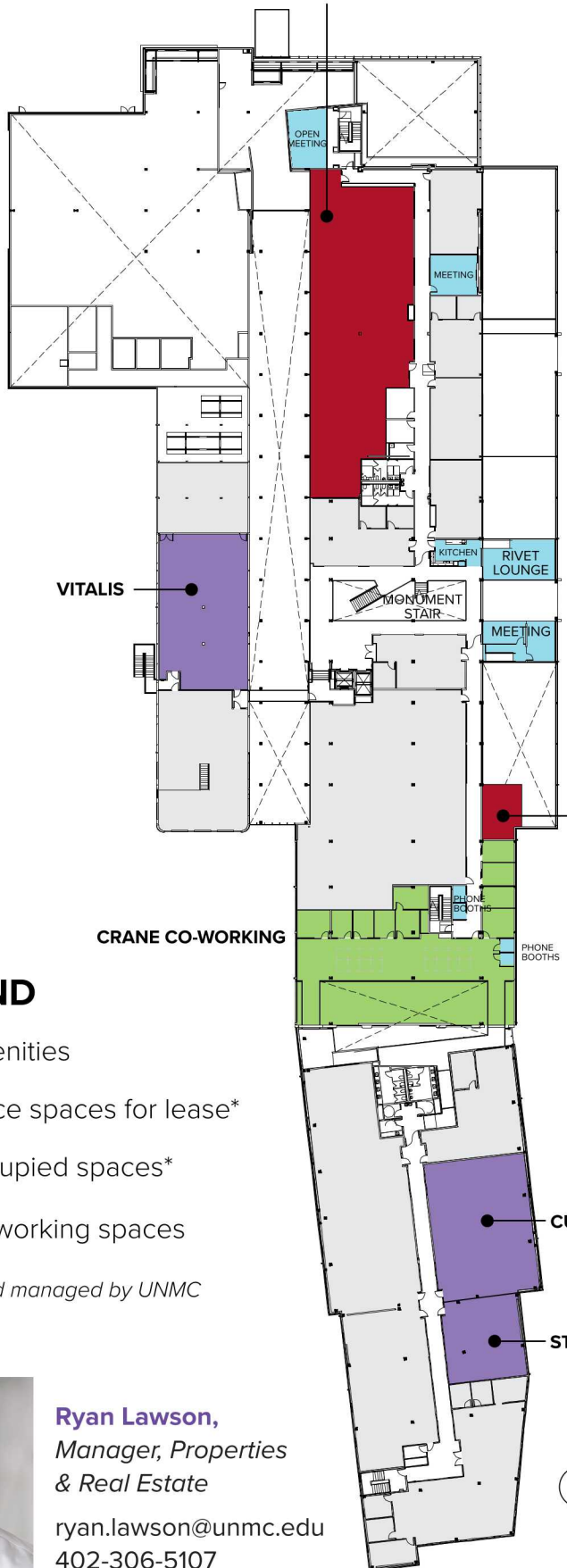
NEURON – 22,082 SF

The above images are conceptual renderings.



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CATALYST LEVEL 2



LEGEND

- Amenities
- Office spaces for lease*
- Occupied spaces*
- Co-working spaces

*Owned and managed by UNMC



VITALIS – 3,656 SF



CULTURE – 3,661 SF



STRAND – 1,665 SF

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