

BUILDERS DISTRICT

OMAHA'S FIRST HYBRID TIMBER BUILDING

100,000 SF OFFICE / RETAIL SPACE AVAILABLE

1501 MIKE FAHEY STREET, OMAHA NE



WWW.INVESTORSOMAHA.COM [in](#) | [f](#) | [t](#)



JP RAYNOR, JD, CCIM, SIOR
402.778.7538
jpraynor@investorsomaha.com



JEANETTE WEBER, MPA, SIOR, CPM
402.769.7563
jweber@investorsomaha.com



MIKE RENSCH
402.778.7534
mrench@investorsomaha.com



* INDIVIDUAL MEMBERS

IN THE CENTER OF IT ALL

IMMERSED WITHIN AN AMENITY-RICH NEIGHBORHOOD



- 1 OMAHA PERFORMING ARTS STEELHOUSE
- 2 THE RIVERFRONT
- 3 KIEWIT LUMINARIUM
- 4 RIVER'S EDGE DEVELOPMENT
- 5 BUILDERS DISTRICT

IN THE CENTER OF IT ALL

A CENTRALIZED POINT BETWEEN CREIGHTON UNIVERSITY, KIEWIT HQ AND PREMIER OMAHA ARENAS.



CLOSE VIEW AERIAL



15TH & MIKE FAHEY MAP



**LOCATED IN A
PROMINENT NEIGHBORHOOD
IN NORTH DOWNTOWN, THE
BUILDERS DISTRICT IS BUILT FOR
RECONNECTION, RELAXATION
AND ROUTINE.**

OMAHA'S FIRST HYBRID TIMBER BUILDING

- » High ceilings with timber columns to create a warm and modern aesthetic
- » Abundant green space including a pedestrian courtyard and neighboring Pocket Park
- » Adjacent to multiple apartment complexes, hotels and several other nearby restaurants and retailers
- » Nestled between Creighton University and premier Omaha arenas: Charles Schwab Field and CHI Health Center
- » Easy access to and from Interstate 480
- » Close to Omaha's CBD, Old Market and airport

BUILDING THE NEW OFFICE ENVIRONMENT

1501 MIKE FAHEY:
OMAHA'S ELEVATED WORKSPACE

BUILDING FEATURES

- » Total SF: 108,000
- » Class A Office Space
- » Lease Rate: 27.50 PSF (NNN)
- » TI Packages Starting at \$70.00 PSF
- » Convenient Parking

Photo by Dan Schwalm © 2024 HDR

LEVEL 4
26,219 SF

LEVEL 3
26,219 SF

LEVEL 2
31,501 SF

LEVEL 1
24,004 SF

**BUILDERS DISTRICT
15TH & MIKE FAHEY**

BUILDING FEATURES | 6

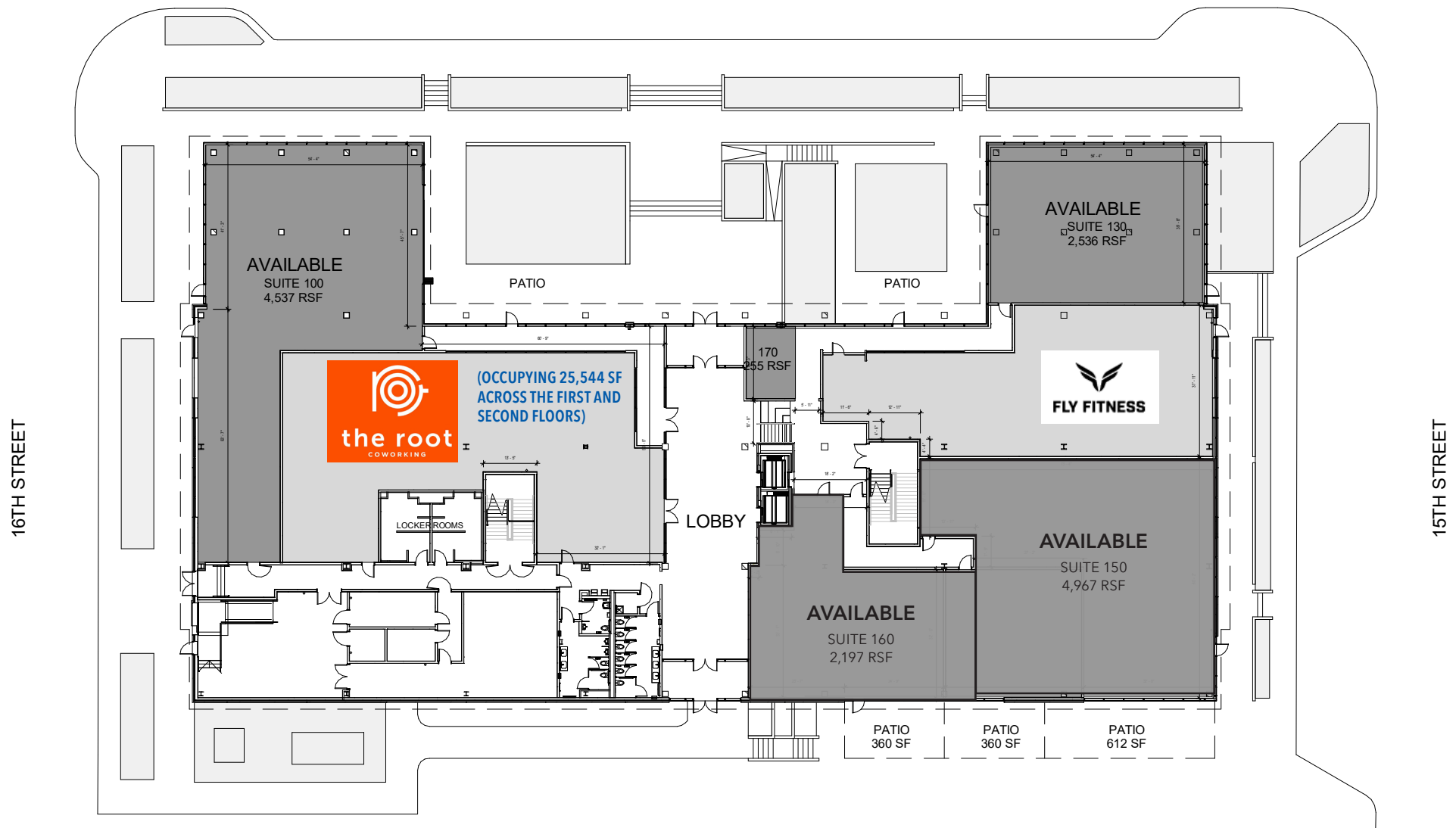


- » The Main Lobby features timber columns, beams, and decking to create a warm & modern entry.
- » The Lobby connects from the entry courtyard on Mike Fahey to a future pocket park to the south.
- » Timber columns extend up through every floor, and Level 2 includes portions of wood ceilings.



LEVEL 1 FLOOR PLAN

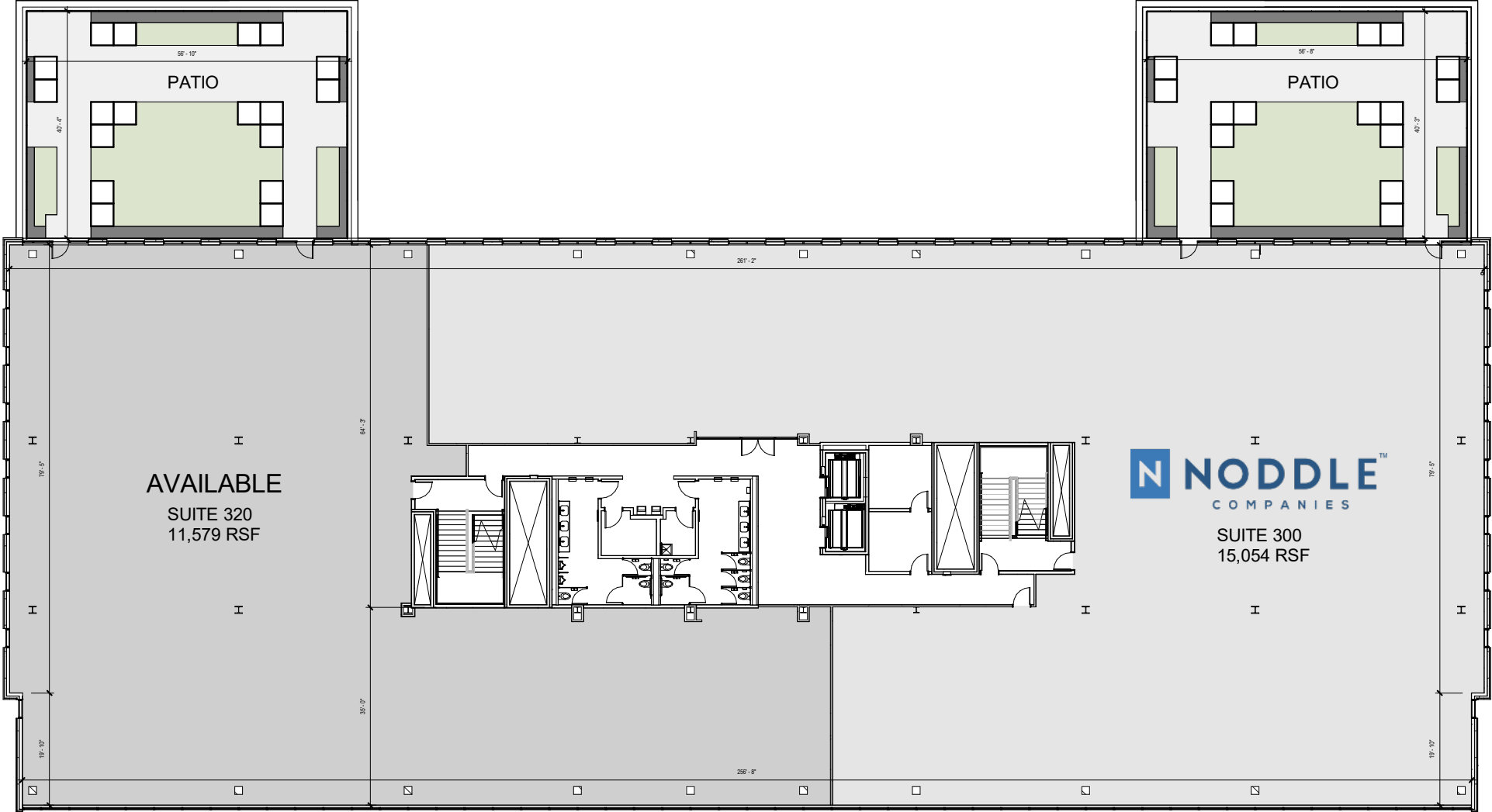
MIKE FAHEY STREET



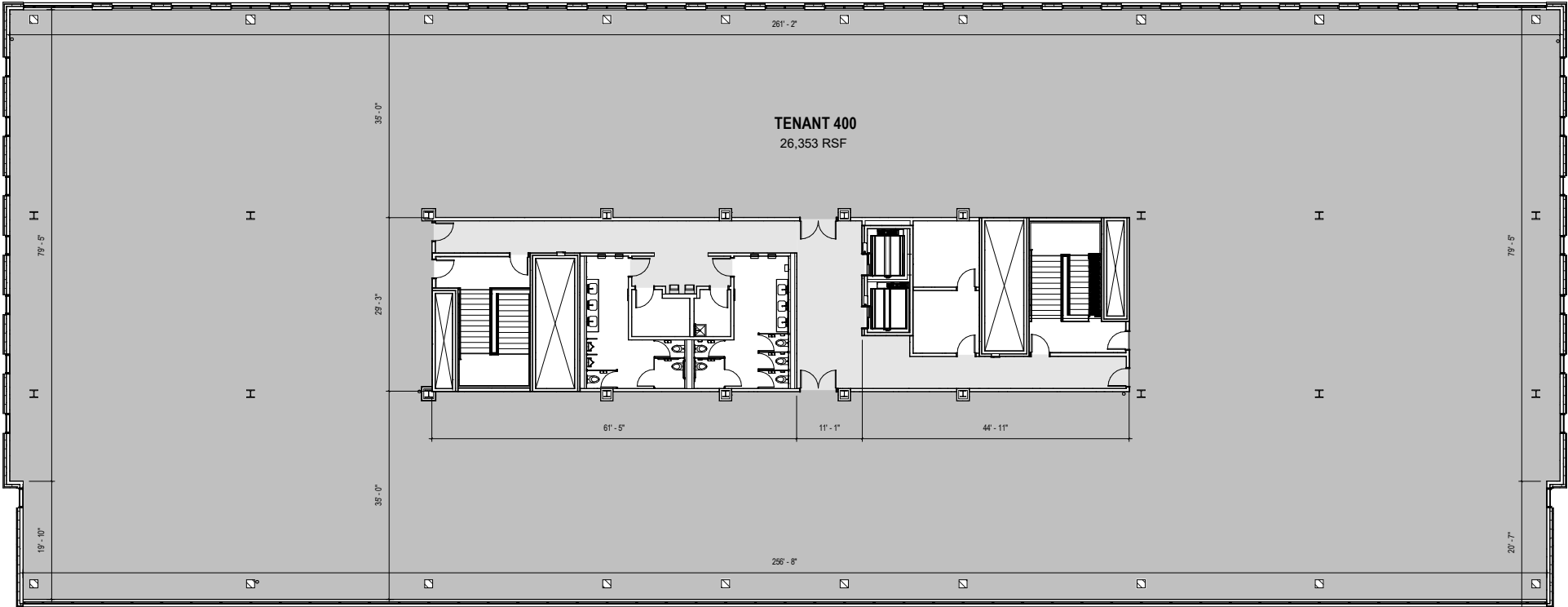
LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN



LEVEL 4 FLOOR PLAN



BUILDERS DISTRICT PARK - DELIVERING JULY 2024



