



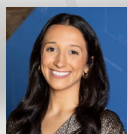
CATALYST

781 - 25,500 SF

46TH & FARNAM STREET, OMAHA, NE 68106



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*INDIVIDUAL MEMBERS



EXECUTIVE SUMMARY

OFFERING SUMMARY

Lease Price	Negotiable
Available SF	781 - 25,500 SF
Building Size	170,000 SF
Property Type	Mixed-Use: Office & Retail

SITE INFORMATION

County	Douglas
Location	SWC off Saddle Creek & Farnam St
Description	28,050 (2021)
Traffic Count	10,000 SF of On-Site Amenities
Value Points	Historic Adaptive Reuse Development

PROPERTY OVERVIEW

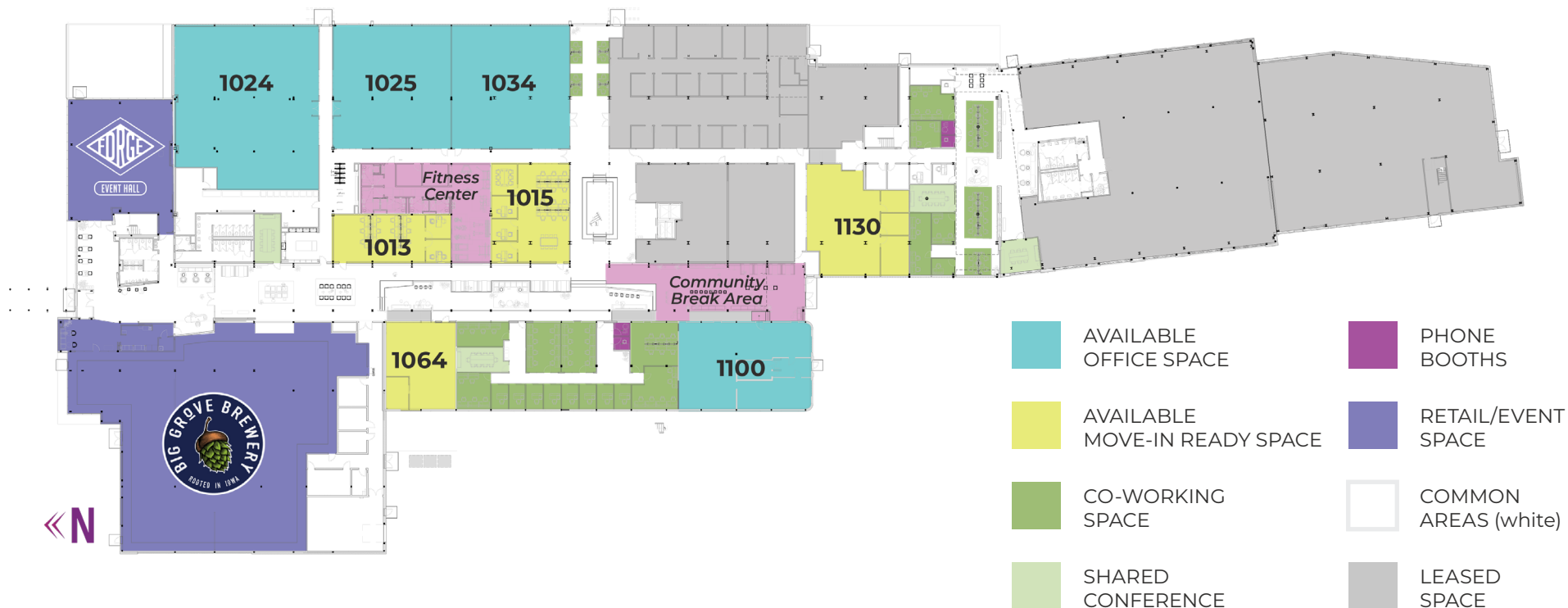
Located in the repurposed 1906 Omaha Steel Works factory at 46th & Farnam, Catalyst is a three-story, 170,000 SF landmark blending industrial character with modern Class A office finishings. Positioned in Omaha's growing Midtown and EDGE District, it offers a first-in-class collaborative office environment surrounded by a dense mix of medical, research, and professional activity. With strong daytime population, ongoing investment, and rising residential density, the area is primed for growth. Catalyst brings together startups, Fortune 20 companies, government, academic, and nonprofit organizations in a dynamic setting built to accelerate innovation and business success.

PROPERTY HIGHLIGHTS

- » **Flexible Leasing Options:** Choose from Move-In Ready Office Suites for immediate occupancy or customizable spaces available for Build-to-Suit to match your specific layout and design needs.
- » **Historical Adaptive Reuse:** This three-story, 170,000 SF facility is a beautifully repurposed 1906 Omaha Steel Works plant, blending industrial character with modern Class A office finishings.
- » **High-End Amenity Package:** Fitness center with showers, bike storage, lounges, shared conference rooms, phone booths, and a rooftop terrace.
- » **Innovation-Driven Efficiency:** Catalyst is purpose-built for space efficiency and collaboration. Tenants can right-size their suites by leveraging shared amenities like conference rooms, lounges, event spaces, and focus areas—supporting growth without excess square footage.
- » **Community-Centered Retail:** On-site taproom (Big Grove Brewery) and café enhance tenant experience and attract outside foot traffic, energizing the space throughout the day.
- » **Collaborative Workspaces:** The design promotes spontaneous interaction and innovation across sectors—ideal for startups, researchers, entrepreneurs, and corporate teams alike.



LEVEL ONE



AVAILABLE SPACES

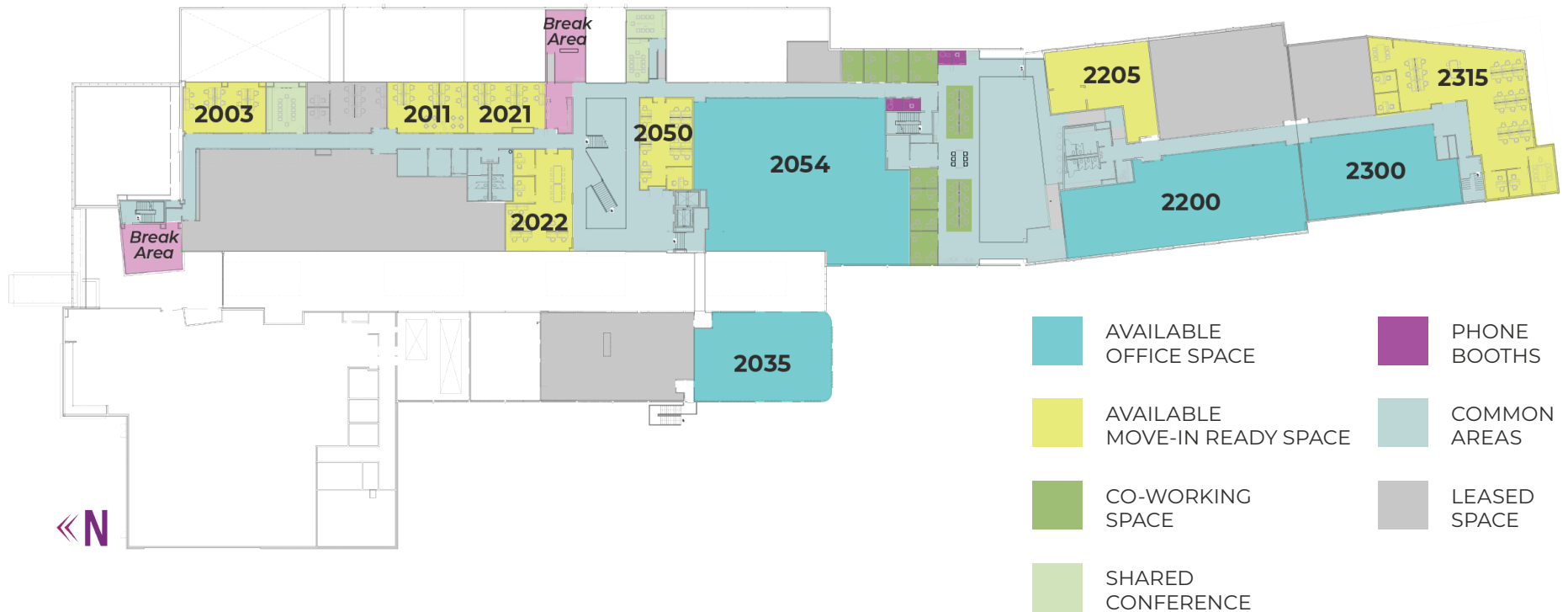
SPACE	SIZE	LEASE RATE	NOTES
1024	6,237 SF	Negotiable	Open Space
1025	3,952 SF	Negotiable	Open Space
1034	3,979 SF	Negotiable	Open Space
1100	2,369 SF	Negotiable	Open Space
1013	1,546 SF	Negotiable	2 Offices & Open Space
1015	2,111 SF	Negotiable	4 Offices & Open Space
1064	1,713 SF	Negotiable	1 Office & Open Space
1130	2,743 SF	Negotiable	3 Offices & Open Space

Co-Working Space Contact Broker for Information
(Various Sizes Available)

CATALYST

46TH & SADDLE CREEK ROAD

LEVEL TWO



AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	NOTES	SPACE	SIZE	LEASE RATE	NOTES
2054	7,478 SF	Negotiable	Open Space	2021	1,028 SF	Negotiable	1 Office & Open Space
2035	3,197 SF	Negotiable	Open Space	2022	1,655 SF	Negotiable	2 Offices & Open Space
2200	5,425 SF	Negotiable	Open Space	2050	1,061 SF	Negotiable	1 Office & Open Space
2300	3,185 SF	Negotiable	Open Space	2205	2,041 SF	Negotiable	1 Office & Open Space
2003	1,119 SF	Negotiable	Open Space	2315	4,130 SF	Negotiable	6 Offices & Open Space
2011	1,061 SF	Negotiable	Open Space	Co-Working Space	Contact Broker for Information		

LEVEL THREE



AVAILABLE SPACES

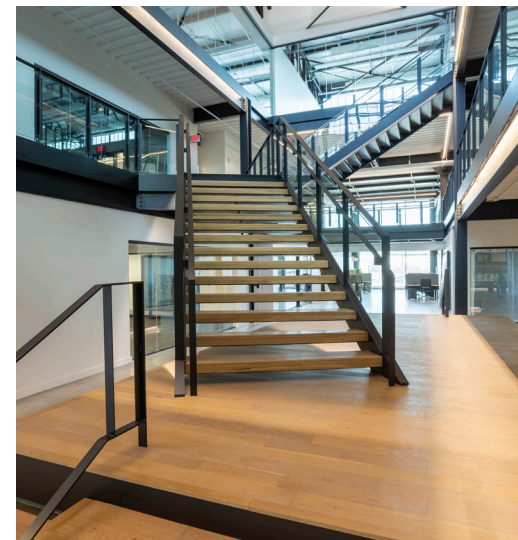
SPACE	SIZE	LEASE RATE	OFFICE COUNT
3007	1,074 SF	Negotiable	Open Space
3009	1,070 SF	Negotiable	Open Space
3011	781 SF	Negotiable	Open Space
3021	2,557 SF	Negotiable	2 Offices & Open Space
3035	3,378 SF	Negotiable	3 Offices & Open Space
3045	2,035 SF	Negotiable	2 Offices & Open Space
3055	1,253 SF	Negotiable	2 Offices & Open Space
3040	1,704 SF	Negotiable	1 Office & Open Space
3032	1,676 SF	Negotiable	2 Offices & Open Space

CURRENT TENANTS

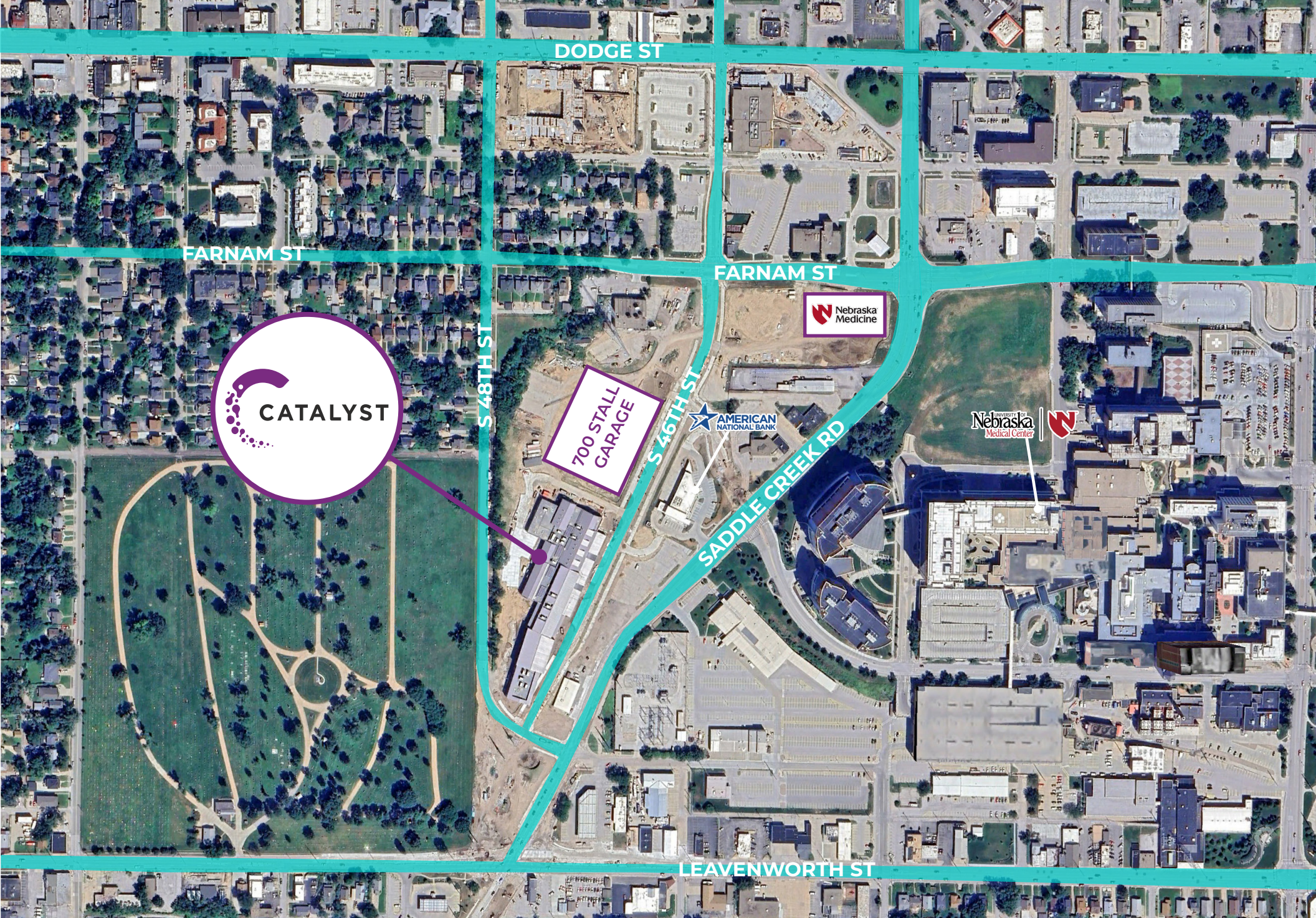
Join a diverse tenant mix at Catalyst—where historic charm meets modern amenities. With flexible office options and a design that supports your team's success, this is a workplace built for growth.



Terri Sharpe
Andrew Lorraine



CATALYST
46TH & SADDLE CREEK ROAD



CATALYST AMENITIES

Catalyst is more than just an office – it's a multi-tenant building created with your team in mind. From modern amenities to inspiring spaces, everything here is designed to help your employees do their best work each day.



RESTAURANT /
COFFEE SHOP



ON-SITE
SECURITY



EVENT HALL



WI-FI THROUGHOUT
CAMPUS



CO-WORKING
SPACE



EXECUTIVE
BOARD ROOM



FITNESS CENTER
WITH LOCKER ROOM
AND SHOWERS



CONFERENCE
SPACES



SECURE BIKE
STORAGE



COMMUNITY
AREAS

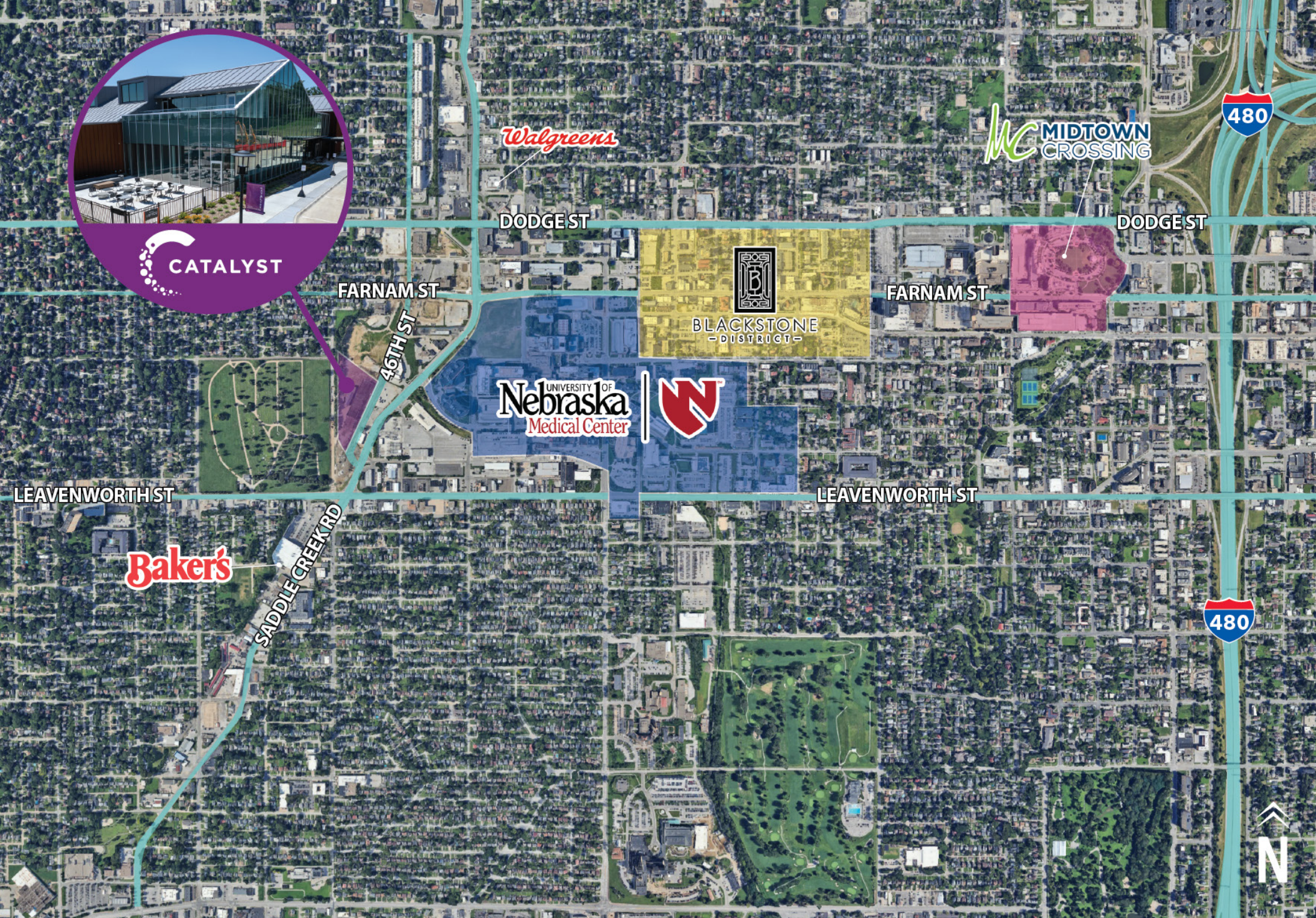


ON-SITE
PARKING



OUTDOOR
PLAZA





AREA DEMOGRAPHICS



POPULATION

1 MILE	20,169
3 MILES	146,103
5 MILES	291,868



HOUSEHOLDS

1 MILE	9,844
3 MILES	61,744
5 MILES	119,618

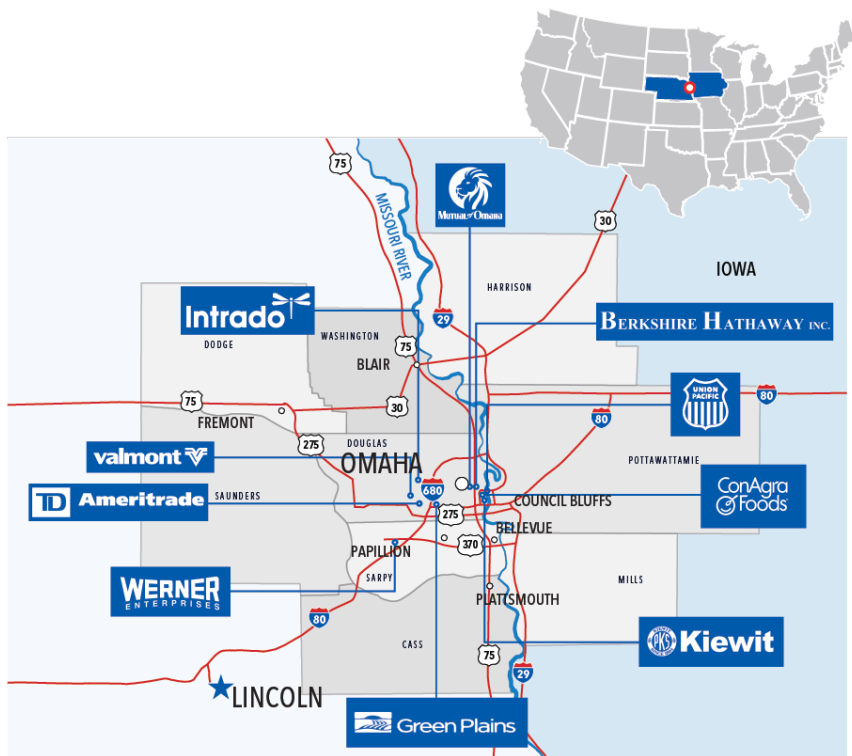


HOUSEHOLD INCOME

1 MILE	\$90,831
3 MILES	\$79,063
5 MILES	\$77,845

U.S. Census Bureau





With approximately 1.3 million residents, the Omaha|Council Bluffs Metropolitan Statistical Area is best known for its beef, but technology is also a major cash cow. Omaha's central location, well-educated labor force, and strong communications infrastructure have built a diverse, modern economy focused on skilled-knowledge jobs. Located on the western banks of the Missouri River, Omaha boasts a steady economy, low unemployment rate, and affordable cost of living, making it enticing for companies and families alike. Between 2010 and 2016, the city expanded by seven percent—outpacing the nation by two percent—and over the past decade, the MSA has created 31,000 jobs, double the national average.

It's been named one of the Top 10 Cities to Raise a Family. The Henry Doorly Zoo and Aquarium is consistently ranked among the best in the world, and baseball fans converge every June for the College World Series. CHI Health Omaha Convention Center, the state's largest arena, hosts concerts, sports, rodeos, and NCAA tournaments, and has even hosted Summer Olympics Swim Trials. Omaha is also home to four Fortune 500 companies: Berkshire Hathaway, Kiewit Corporation, Union Pacific Corporation, and Mutual of Omaha.

As one of the nation's fastest-growing metropolitan areas, Omaha and neighboring Council Bluffs, Iowa, continue to work together on major development and redevelopment projects. Despite its rapid growth, Omaha is known as a 20-minute city, where residents and visitors can reach nearly any destination quickly, making it a convenient 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:

