

APEX

Downtown Omaha Office Space Available For Lease

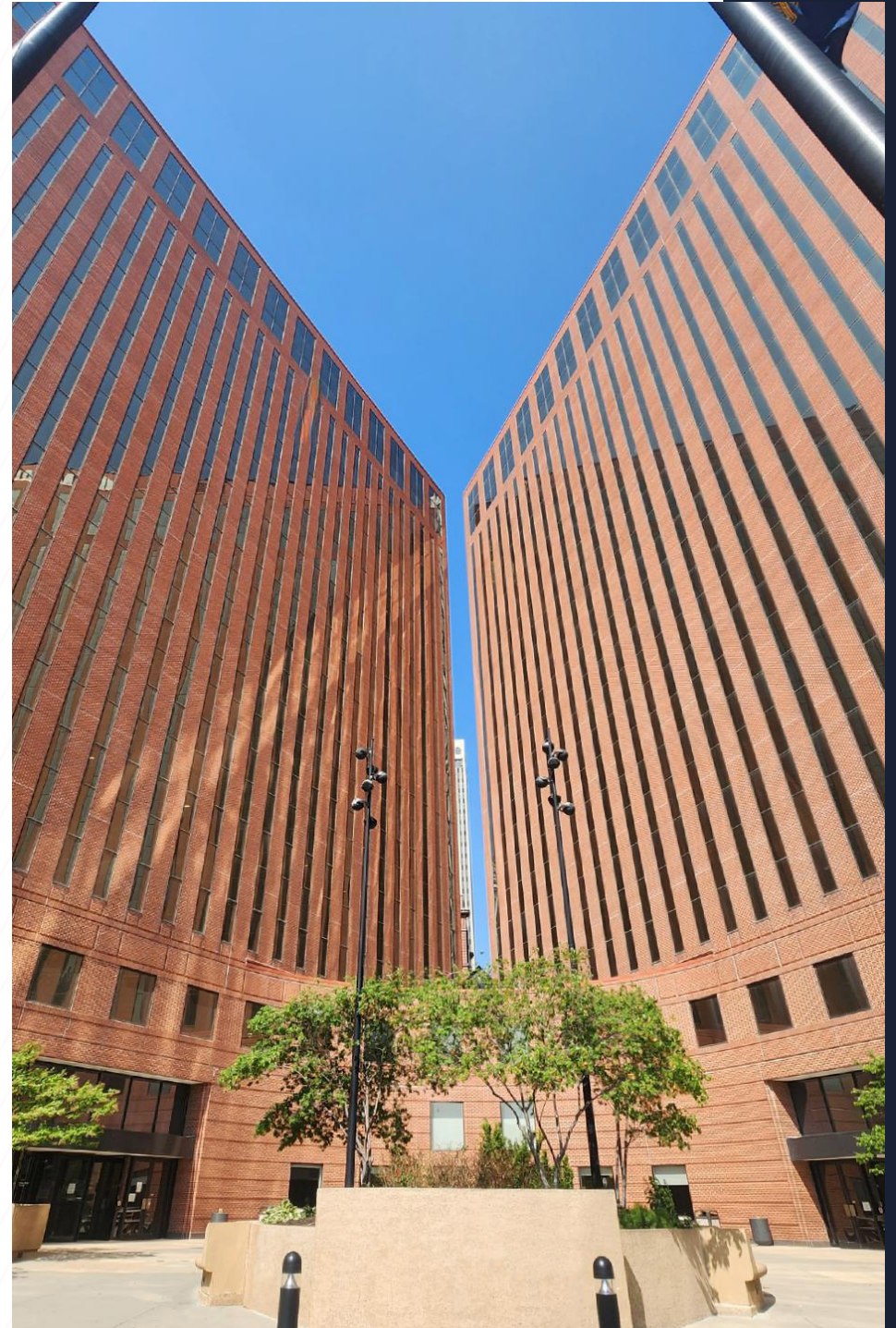
222 S. 15th Street / Omaha, NE 68102



STEPHEN GIVENS

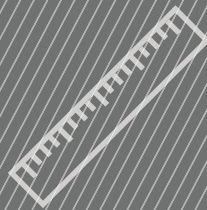
The Apex connects the city's most iconic urban core attractions - The Old Market, CHI Health Center, The Capitol District, and the newly opened redevelopment of Gene Leahy Mall all within walking distance, creating an electric and vibrant environment for office tenants seeking the highest level of convenience.

SUITE	SF (MIN-MAX)
249N	1,758 - 1,758
301N	1,637 - 1,637
401N	4,046 - 12,537
403N	3,802 - 12,537
407N	1,959 - 12,537
409N	2,730 - 12,537
701N	14,375 - 71,847
801N	14,372 - 71,847
901N	14,374 - 71,847
1001N	14,374 - 71,847
1101N	14,352 - 71,847

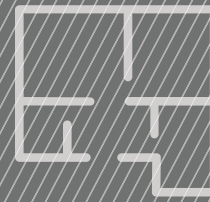




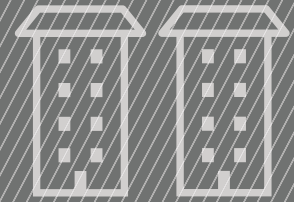
\$15.00 PSF
Full Service



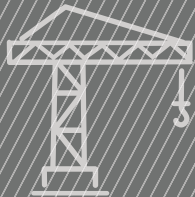
209,996 SF
Total Building Size



1,153 - 86,119 SF
Available for Lease



15 Floors



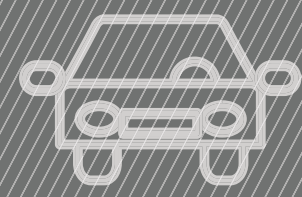
1982
Year Built



Building Signage
Available

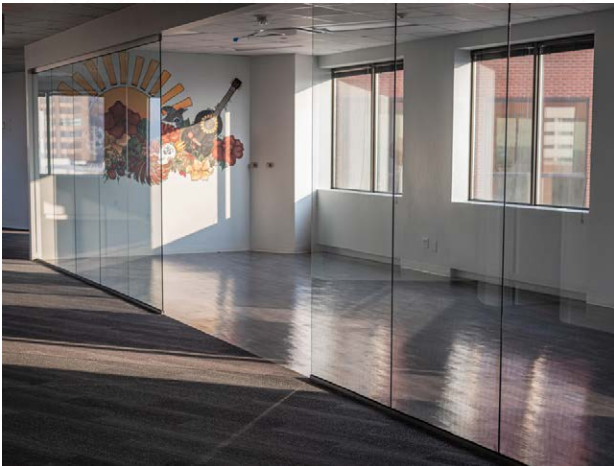


71,847 SF
Total Contiguous



4:1,000
Parking Ratio

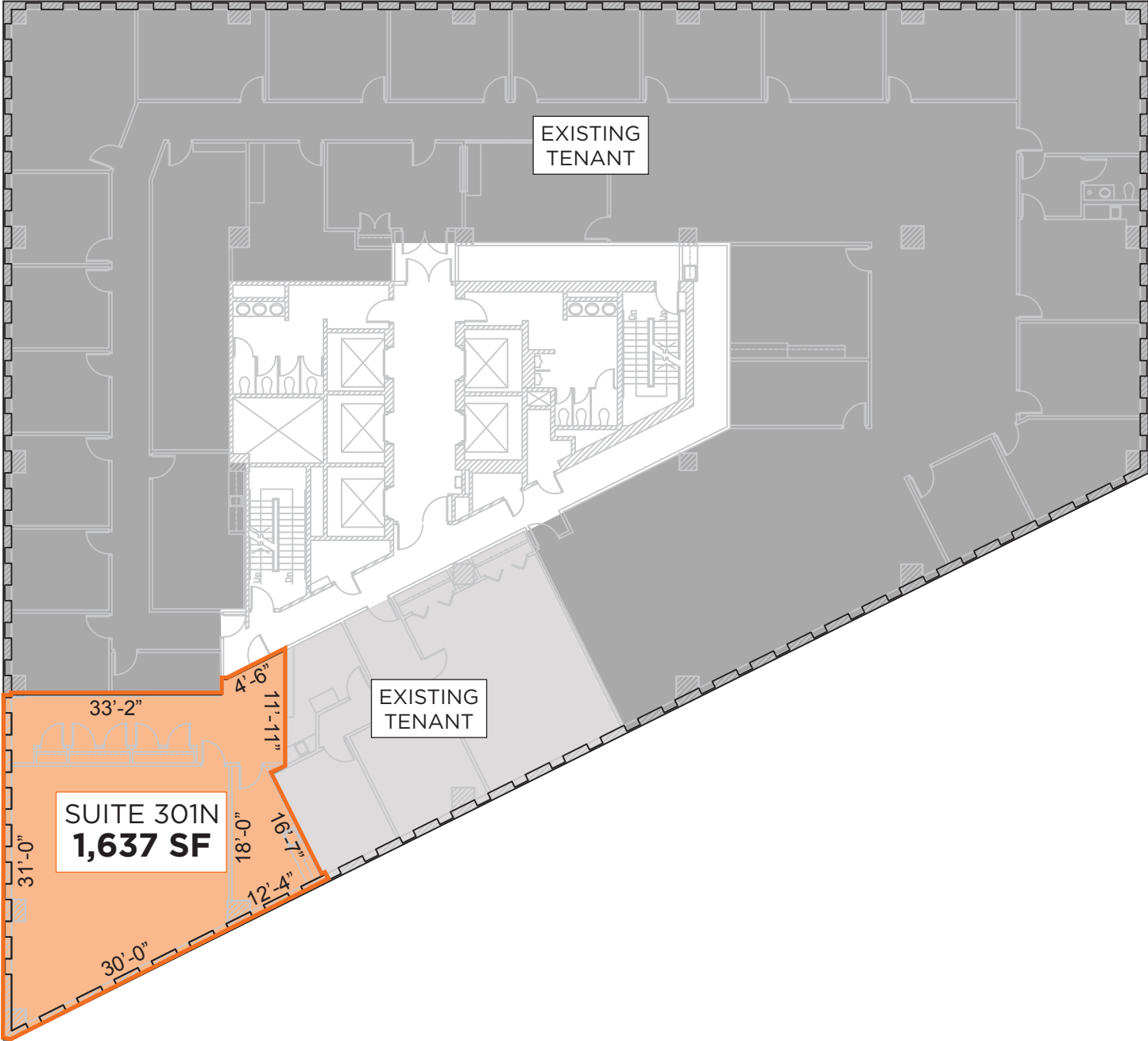
PROPERTY PHOTOS



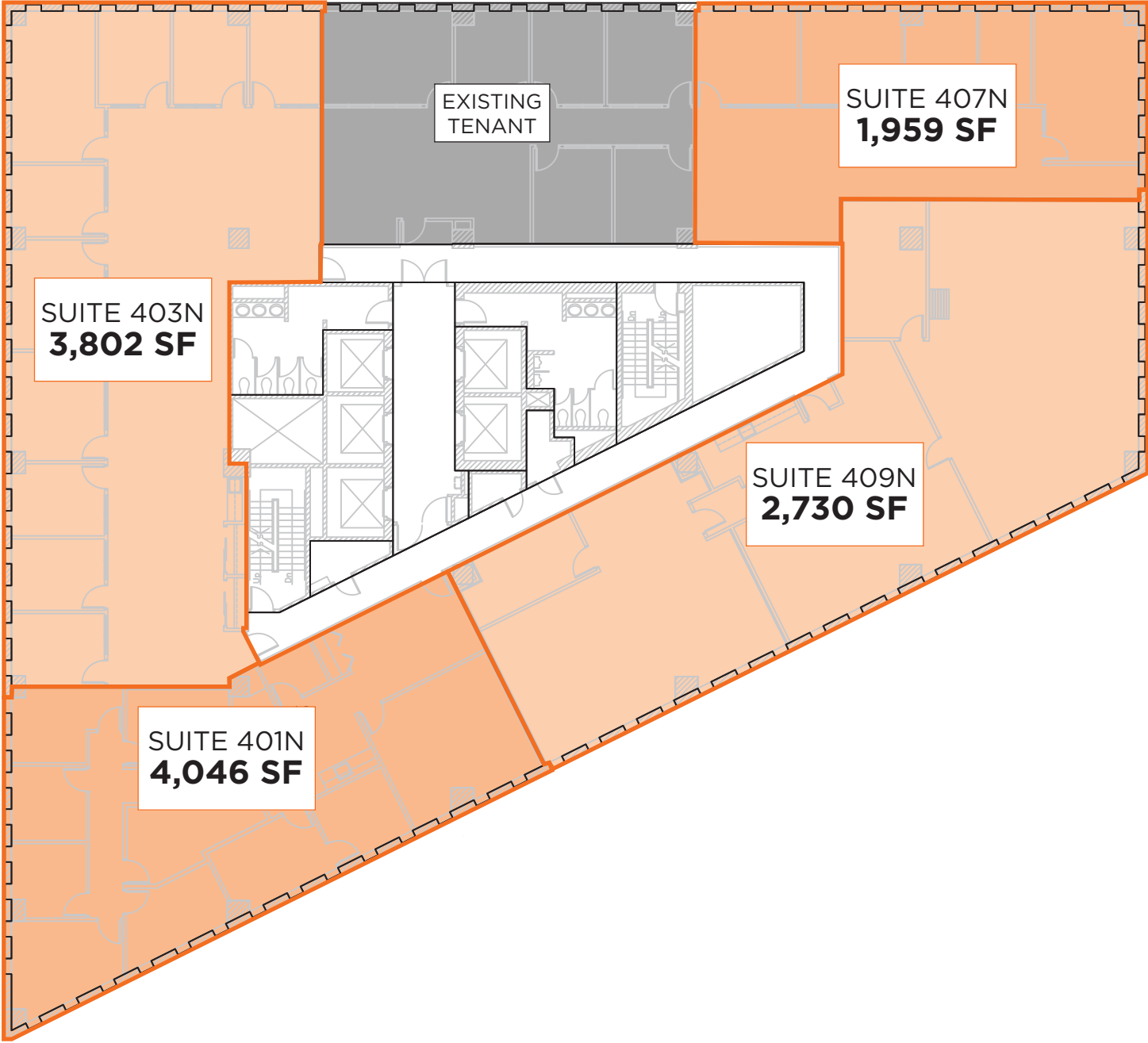
FLOOR PLAN - SECOND FLOOR



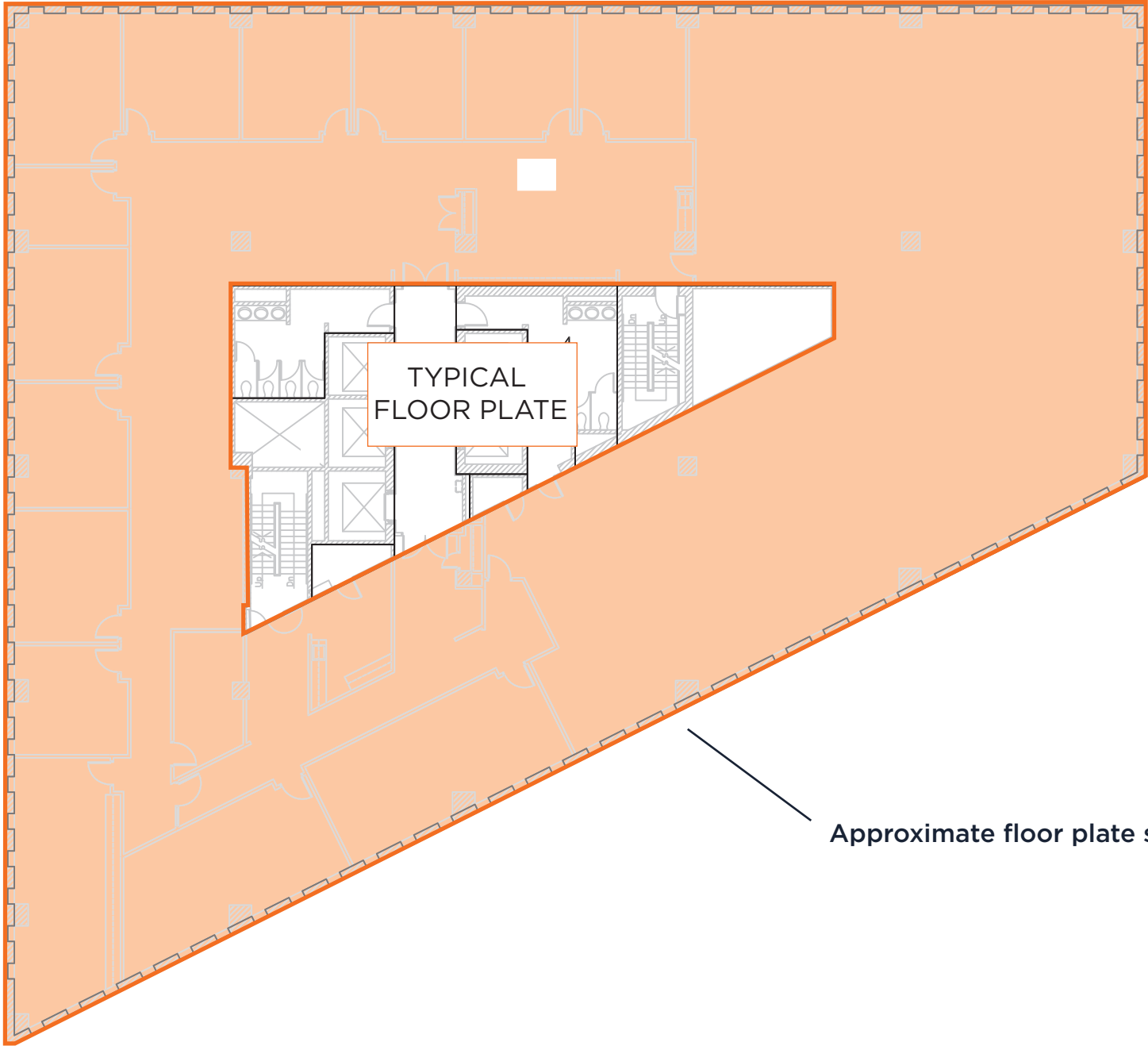
FLOOR PLAN - THIRD FLOOR



FLOOR PLAN - FOURTH FLOOR



FLOOR PLAN - SEVENTH TO ELEVENTH FLOORS



Approximate floor plate size: 14,300 SF



Creighton
UNIVERSITY

1 First National Bank

Kiewit

charles SCHWAB field
OMAHA

GALLUP

WoodmenLife



Omaha
World-Herald

Hilton

CHI Health Center
OMAHA

Future Kiewit
Luminarium
Science Museum

APEX

Douglas County
District Court

Marriott

HOLLAND
PERFORMING ARTS
CENTER

S. 15th STREET

HYATT

The Old
Market

Riverfront Redevelopment

Conagra Campus
Redevelopment

Heartland of
America Park

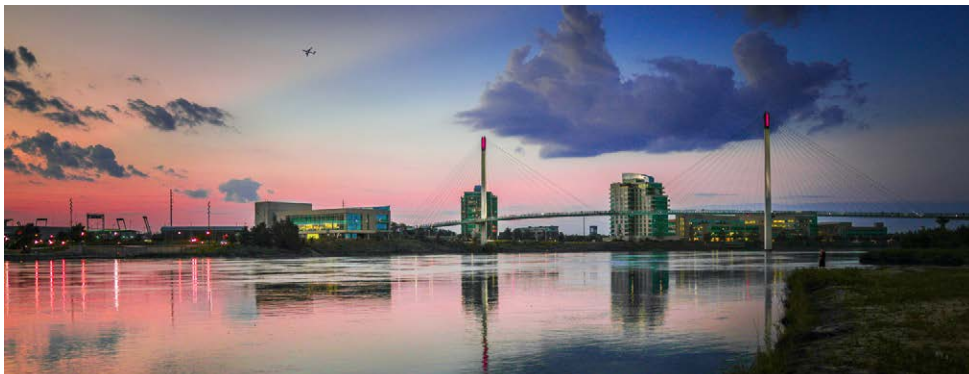


ABOUT OMAHA

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.

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

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.



FORTUNE 500 COMPANIES



BERKSHIRE
HATHAWAY INC.

Mutual of Omaha  Kiewit

FORTUNE 1000 COMPANIES

 WERNER ENTERPRISES®  valmont 

 Green Plains

ANCHOR COMPANIES

 fiserv.  ConAgra
Foods
Food you love  LinkedIn

 facebook  Google  PayPal

CharlesSchwab  HDR GALLUP

Source: Omaha Chamber of Commerce

OUTSTANDING OMAHA

#1

**Top States People
Are Moving
To, Nebraska**
- Forbes, 2022

#2

**Best City for
Renters**
- Forbes, 2021

#2

**Best Midsize United
States City**
- Best Cities, 2021

#2

**Fastest Growing Hot
Spots for Tech
Professionals**
- ZDNet, 2021

#3

**Best Cities to
Relocate in America**
- Best Places, 2020

#3

**Cities Where
Renters Can Afford
to Live Alone**
- Smart Asset, 2020

#4

**Most Budget
Friendly City for
Renters**
- Real Daily, 2021

#5

**Best City for Young
Professionals**
- Yahoo Finance, 2021

#5

**Cities for the Best
Work-Life Balance**
- SmartAsset, 2021

#6

**Best City for High
Salaries & Low
Cost of Living**
- Motley Fool, 2021

#7

**Best City for an
Active Lifestyle**
- SorageCafe, 2021

#9

**Best City for Young
Professionals**
- SmartAsset, 2021

#15

**Most Affordable
Place to Live in the
United States**
*- US News & World Report,
2022*

#16

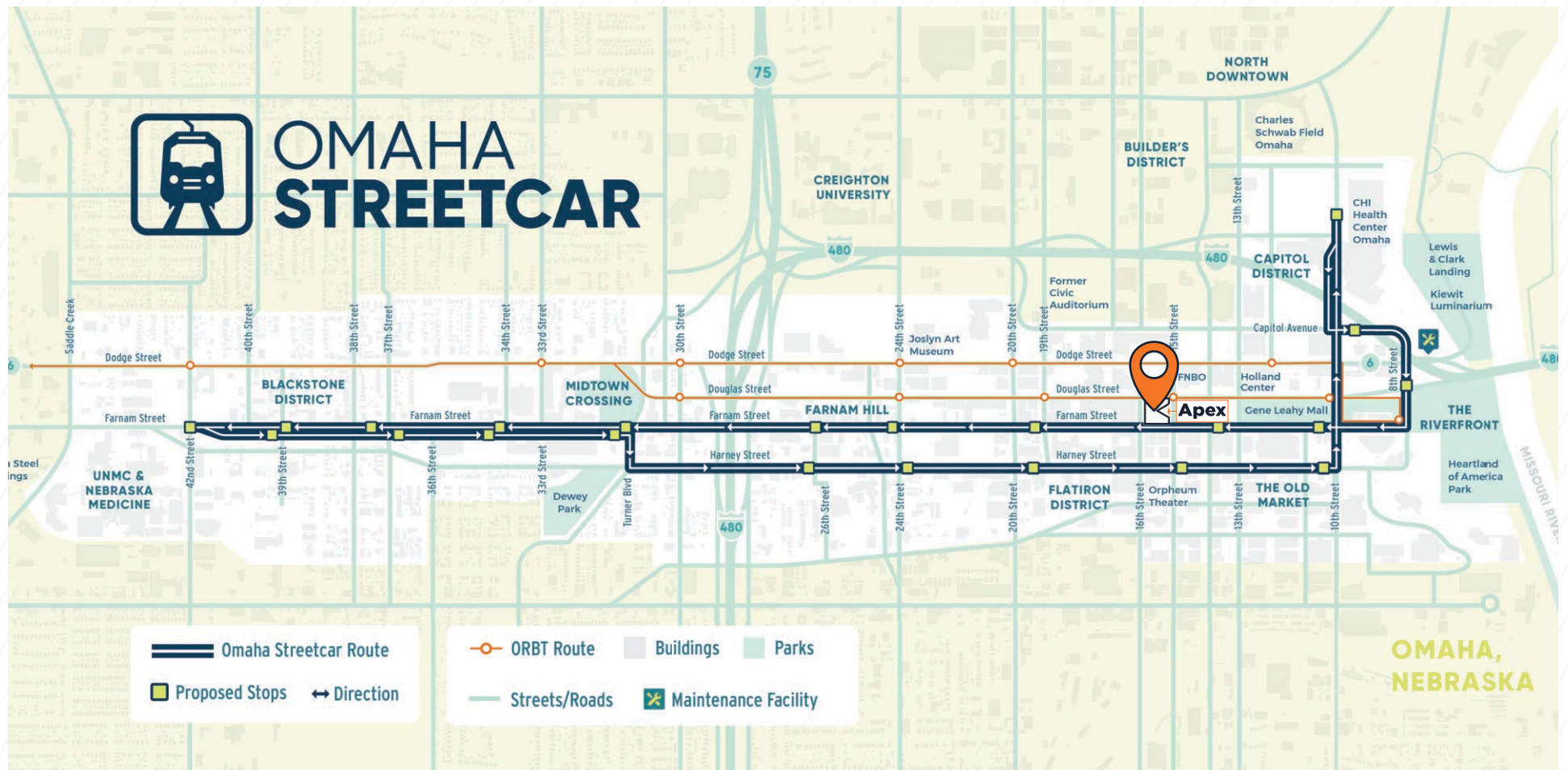
**Best Place to Live
for the Money in the
United States**
- Moneyinc, 2021



25% POPULATION GROWTH SINCE 2000

STREET CAR PROJECT

Recently announced in tandem with Mutual of Omaha's planned new 45+ story, 800,000+ SF, \$433 million, downtown Corporate Headquarters, the \$306 million streetcar project will link the CHI Health Center, the Old Market and the new Riverfront parks to Midtown Crossing, Blackstone District and the Nebraska Medical Center. Not only will the Project provide riders access to destinations anywhere along the route, but will also allow the opportunity for approximately \$3 billion of larger-scale development within three blocks of the line.



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.

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!

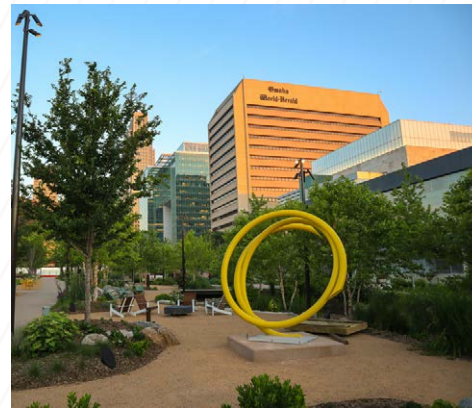
This historic area has been transformed into a lively shopping, dining and nightlife destination. Lively this 20-square block area is uniquely Omaha and filled with nostalgia and innovation. The area is on the National Register of Historic Places as a historic district. Distinct features to this day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



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.

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 portion of the project opened in July 2022.





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**CUSHMAN &
WAKEFIELD**

LUND
COMPANY

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