



# BLACKSTONE PLAZA

3555 Farnam Street / Omaha, NE 68131



**CUSHMAN &  
WAKEFIELD**

**LUND  
COMPANY**

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## Property Highlights

Lease Rates	\$22.00 - \$25.00 PSF NNN
Building Size	235,000 SF
Year Built	1961
Renovation Delivery Date	Summer 2021
Total Site Area	1.75 AC
Total Available	141,000 RSF
Available Office	136,000 RSF
Available Retail	19,000 RSF
Parking	247 Garage Parking Stalls 238 Surface Parking Stalls <u>485 Total Parking Stalls</u>

## Building Amenities

- Top-Floor Plaza Club
- Luxury Wellness Center
- Auto Fuel/Detail Center
- Charging Stations
- Barber Shop
- Coffee Shop
- Walkable Restaurants

## Audience

A-level businesses both in and outside of Omaha and the brokers who cater to them. They are established and adaptive with a modern mindset. They have a taste for the finer things in life, and their workspace is no exception.

## Differentiator

Best of all worlds: historic renovation, modern amenities and a central location. It's a part of Omaha history in an all-new way. in life, and their workspace is no exception.

## Voice

Significant - happening, relevant, connected

Assured - level, confident, aware

Modern - effortless, minimal, savvy

## Positioning

For visionaries who want a professional space that balances work, life and pleasure, Blackstone Plaza rises to the challenge. Blackstone Plaza is thoughtfully built, visually striking and ideally located. It takes the foundation of a historic Omaha landmark and revitalizes it to its full potential so tenants can reach theirs.

## Brand Narrative

This structure has withstood the test of time and tests of the market. It's where decades of success fuel a new generation of leaders, and business meets pleasure with no "or" in between. With towering, rejuvenated space and an uncapped capacity for greatness, this is more than a vessel for business. It's an incubator of influence. We invite you to make history at Blackstone Plaza.



## LEASE RATES

### OFFICE

Suite	Square Feet (min - max)	Price/RSF NNN	Date Available
100-1200	4,800 - 136,000	\$22.00	Q2 - 2021

### RETAIL

Suite	Square Feet (min - max)	Price/RSF NNN	Date Available
100	13,861 - 13,861	\$25.00	Q2 - 2021
101	2,491 - 2,491	\$25.00	Q2 - 2021
102	2,559 - 2,559	\$25.00	Q2 - 2021



# PROPERTY RENDERINGS



# PROPERTY AMENITIES



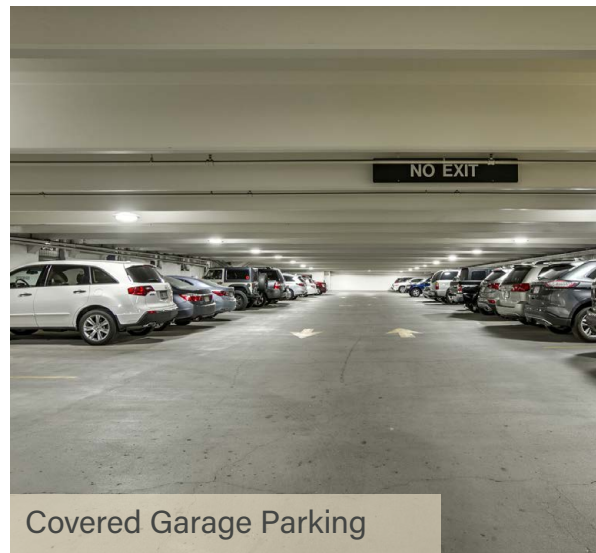
Luxury Wellness Center



Top-Floor Plaza Club



Café



Covered Garage Parking



Modernized Common Spaces

HISTORIC PHOTOS



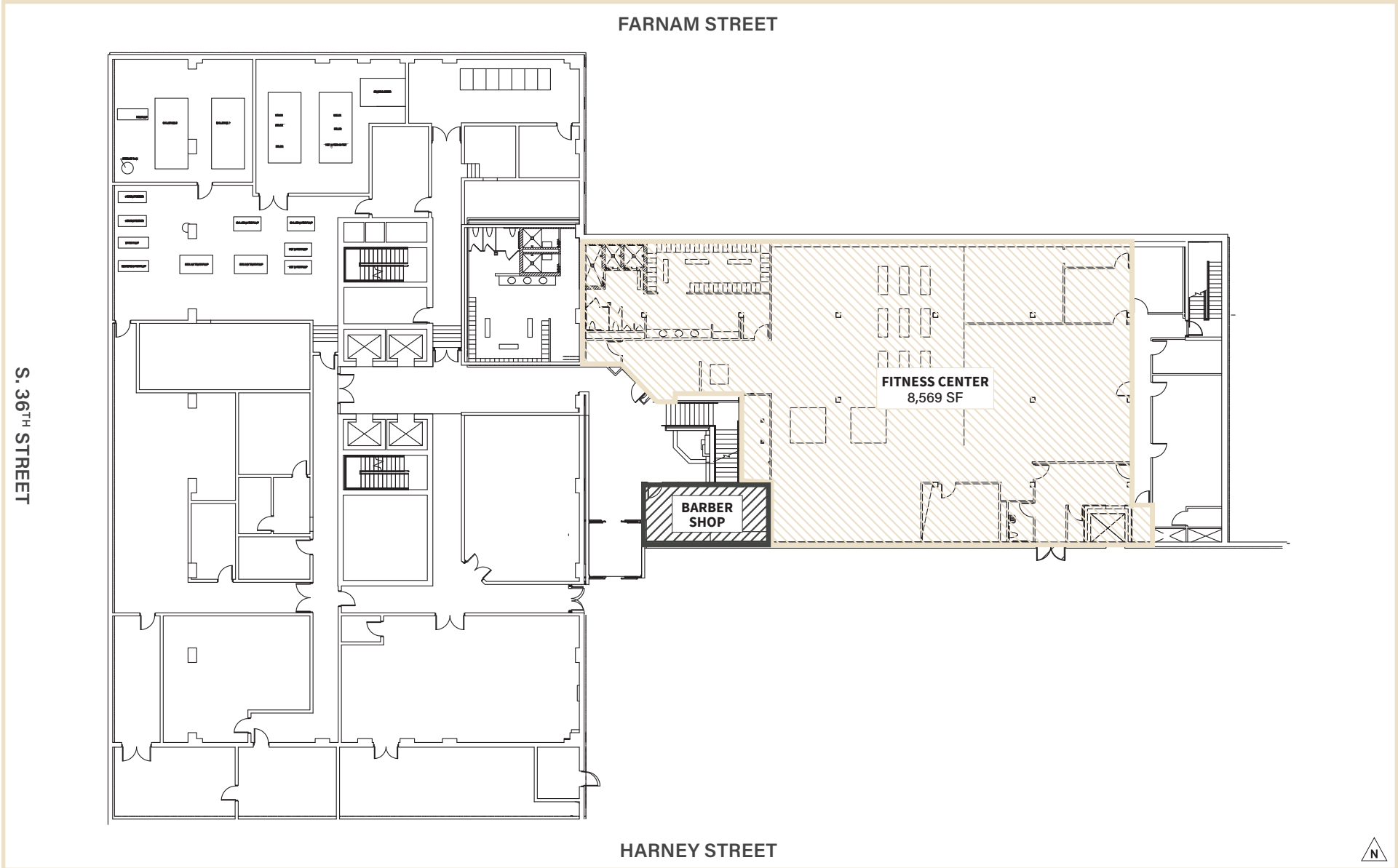


### **Cottonwood Hotel**

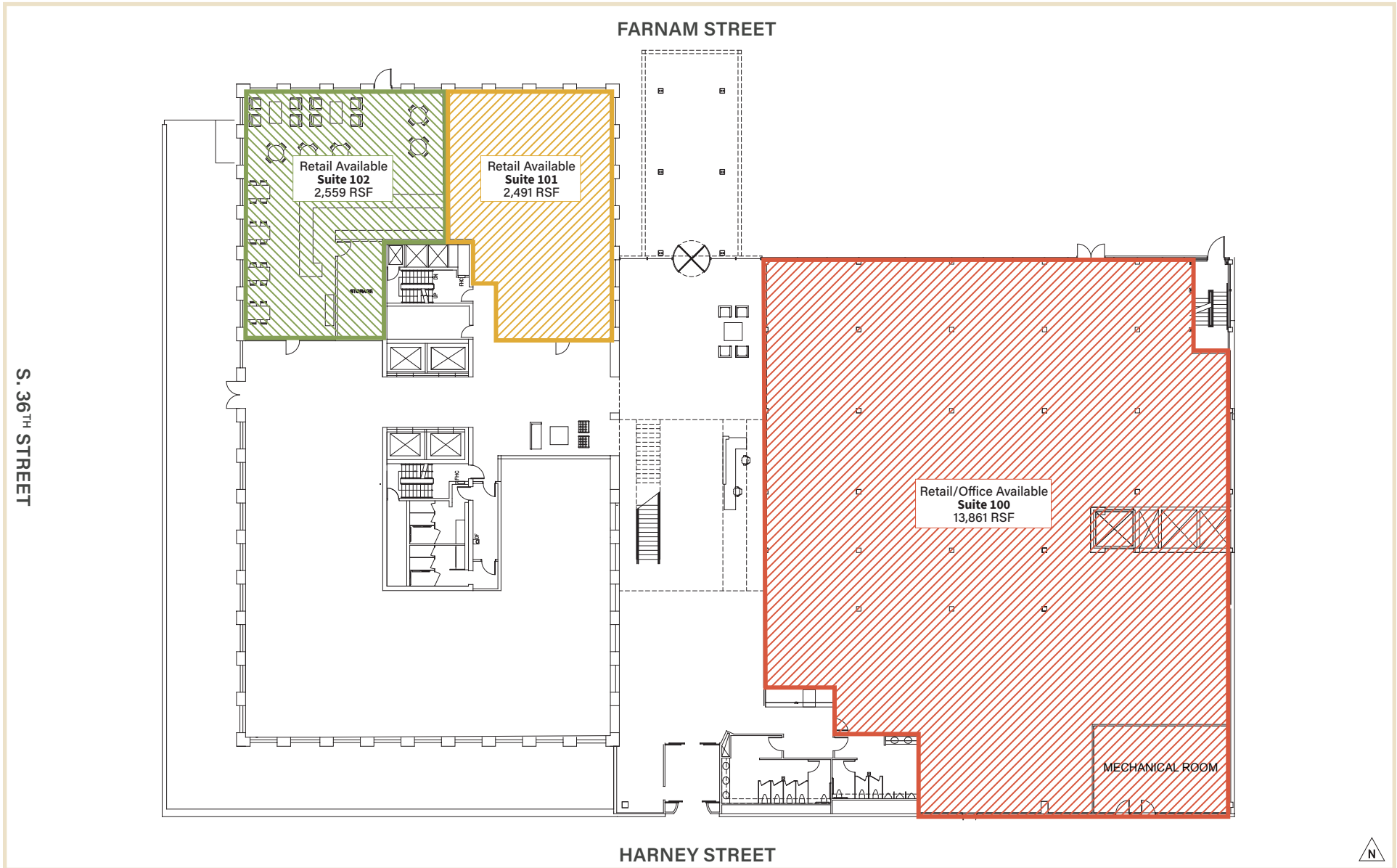
The Cottonwood Hotel is a reinvention of the historic Blackstone Hotel, a classic Omaha landmark, built in 1916. The eight-story property was listed on the National Register of Historic Places and featured grand ballrooms, beautiful gardens and notable restaurants and bars. The revival of this landmark brings a fresh presence to the ever-dynamic Blackstone District. Stay in beautifully designed rooms, take in stunning cityscapes, enjoy delicious food and drinks, and unwind poolside with a cocktail in hand. The hotel was once known as the most elegant stopover between the coasts. Now, it's once again a rendezvous point worth traveling for.

Other area developments include a completed 200-unit apartment complex featuring a food hall.

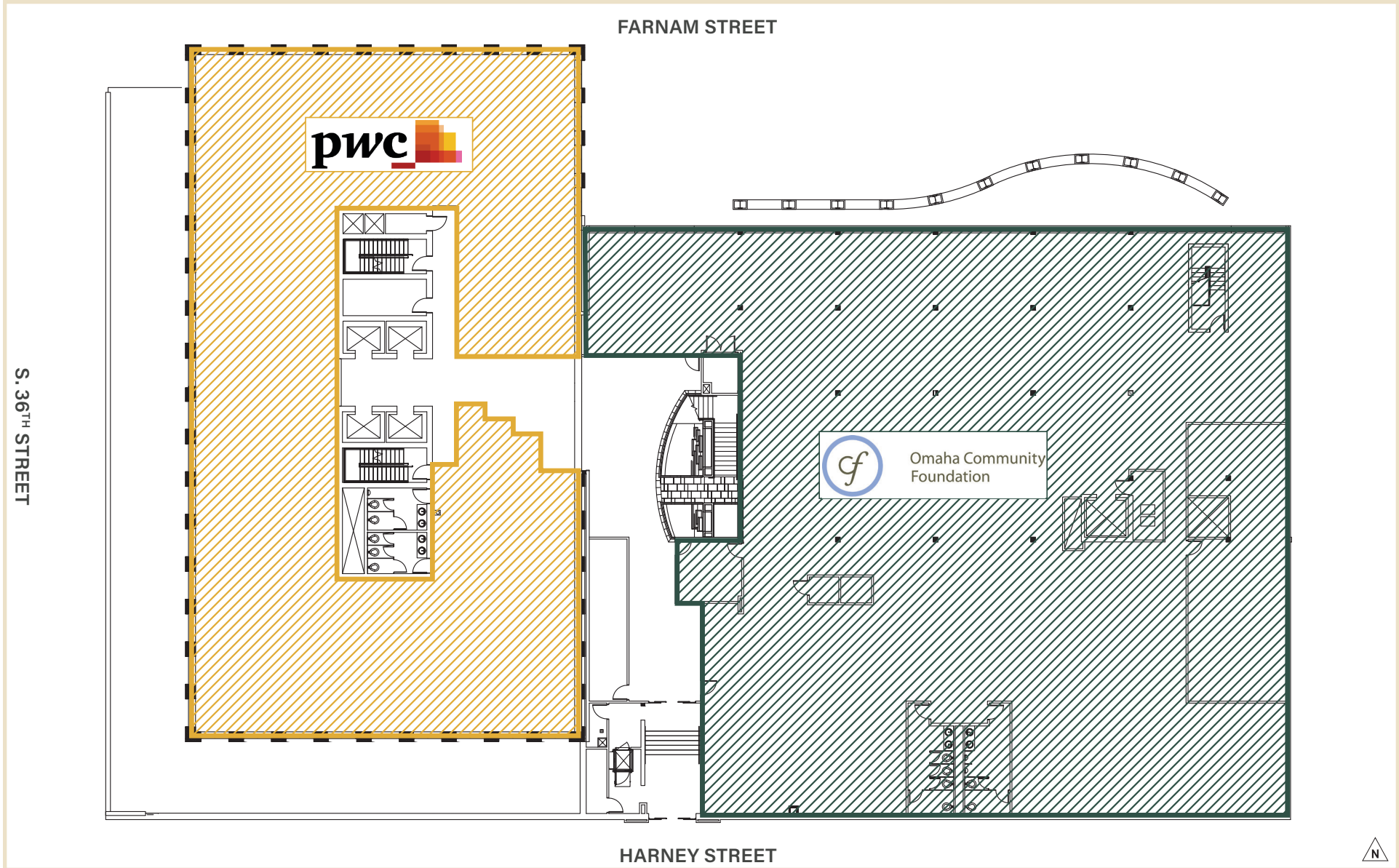
# CONCOURSE LEVEL



# FIRST FLOOR PLAN



# SECOND FLOOR PLAN - OCCUPIED BY PRICEWATERHOUSECOOPER AND OMAHA COMMUNITY FOUNDATION



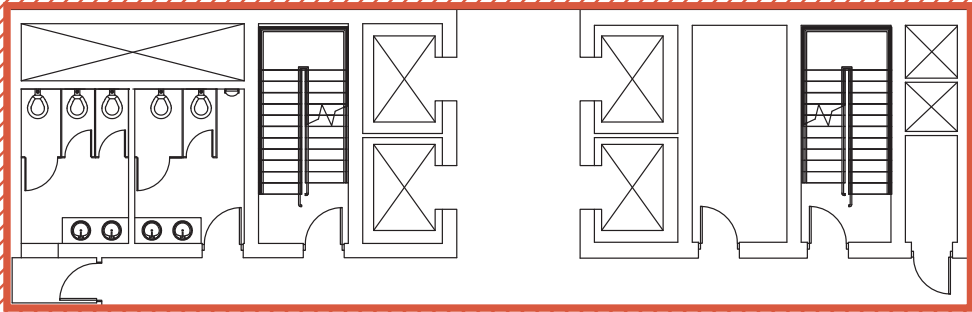
# SUITES 300-900 FLOOR PLAN

S. 36<sup>TH</sup> STREET

Available  
Suites 300-900  
12,440 - 87,080 RSF

HARNEY STREET

FARNAM STREET



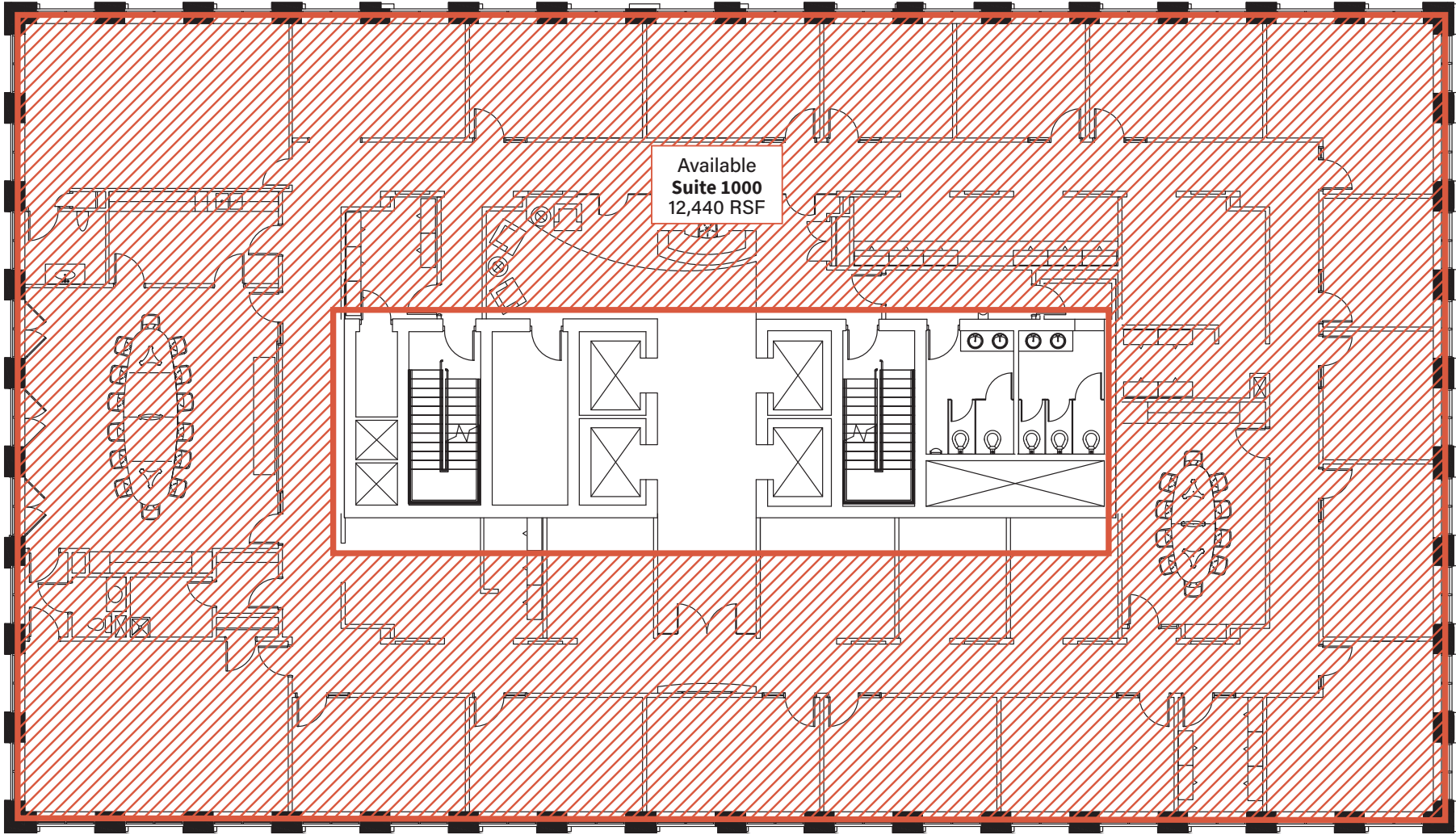
# SUITE 1000 FLOOR PLAN - FULLY FURNISHED EXECUTIVE SUITE

S. 36<sup>TH</sup> STREET

Available  
Suite 1000  
12,440 RSF

HARNEY STREET

FARNAM STREET



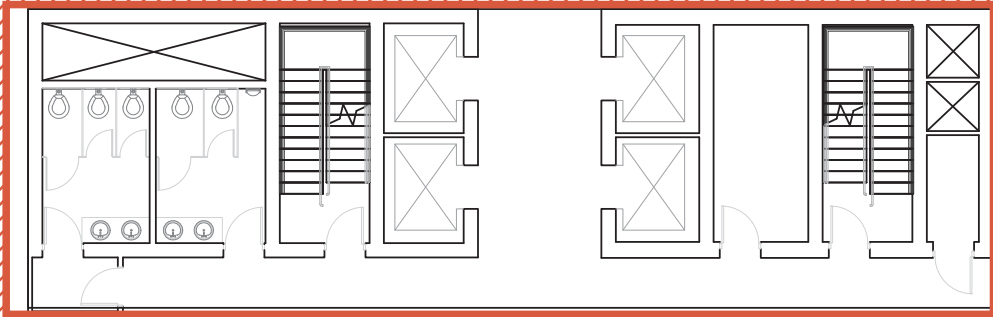
# SUITE 1100 FLOOR PLAN

S. 36<sup>TH</sup> STREET

Available  
Suite 1100  
12,440 RSF

HARNEY STREET

FARNAM STREET



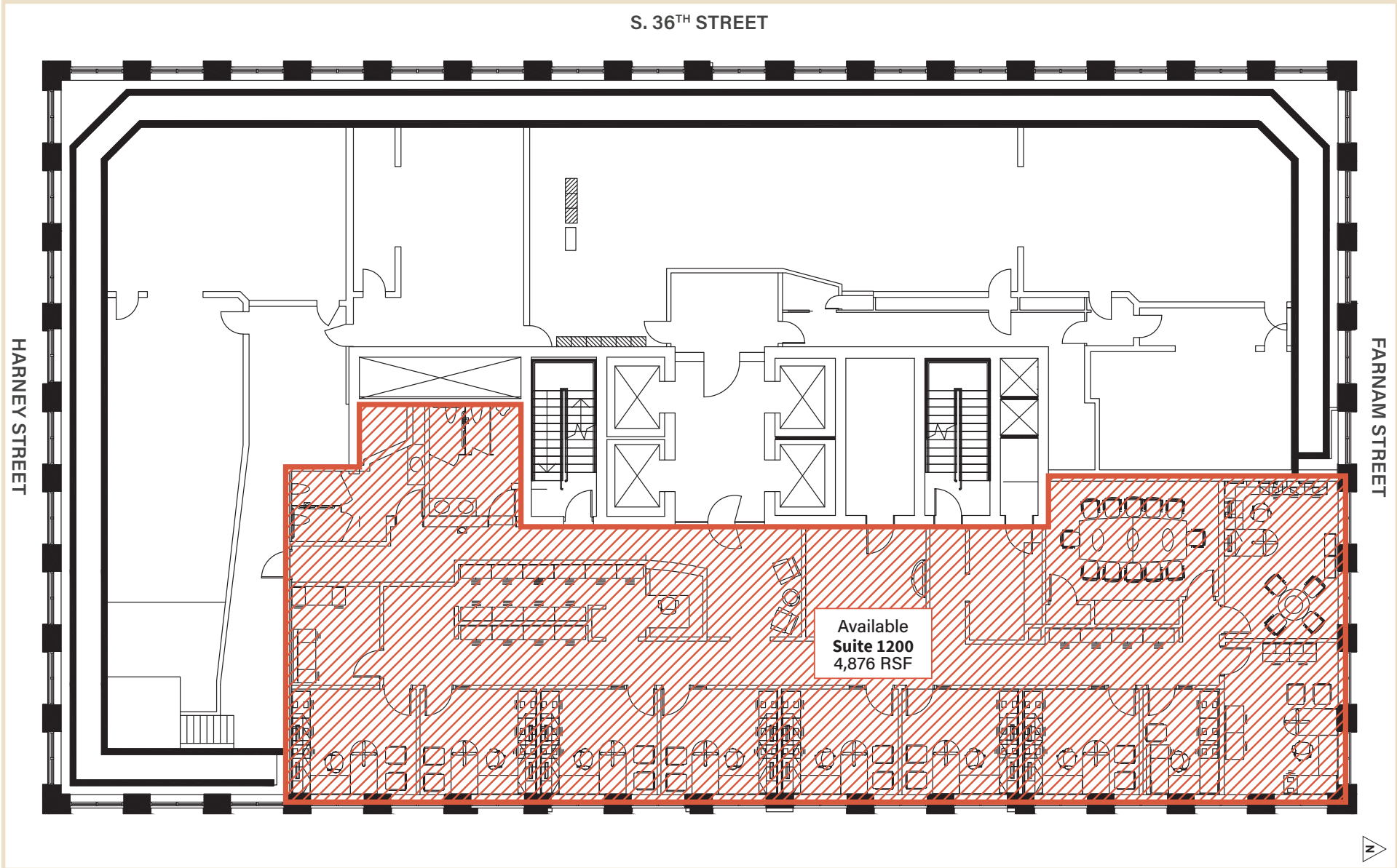
# SUITE 1200 FLOOR PLAN - FULLY FURNISHED EXECUTIVE SUITE

S. 36<sup>TH</sup> STREET

HARNEY STREET

FARNAM STREET

Available  
Suite 1200  
4,876 RSF



SUITE 1400 FLOOR PLAN - OCCUPIED BY BERKSHIRE HATHAWAY

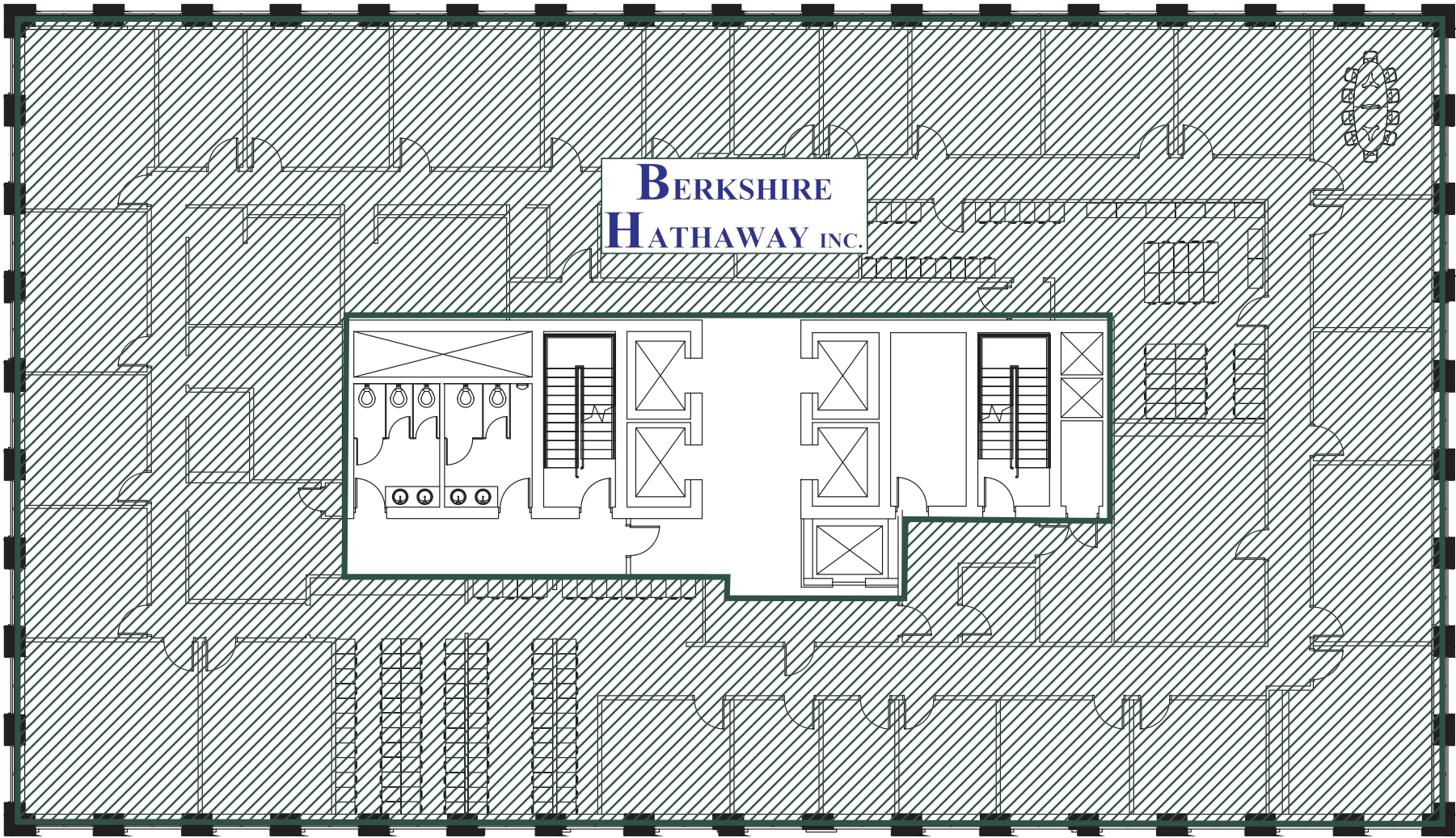


S. 36<sup>TH</sup> STREET

**BERKSHIRE  
HATHAWAY INC.**

HARNEY STREET

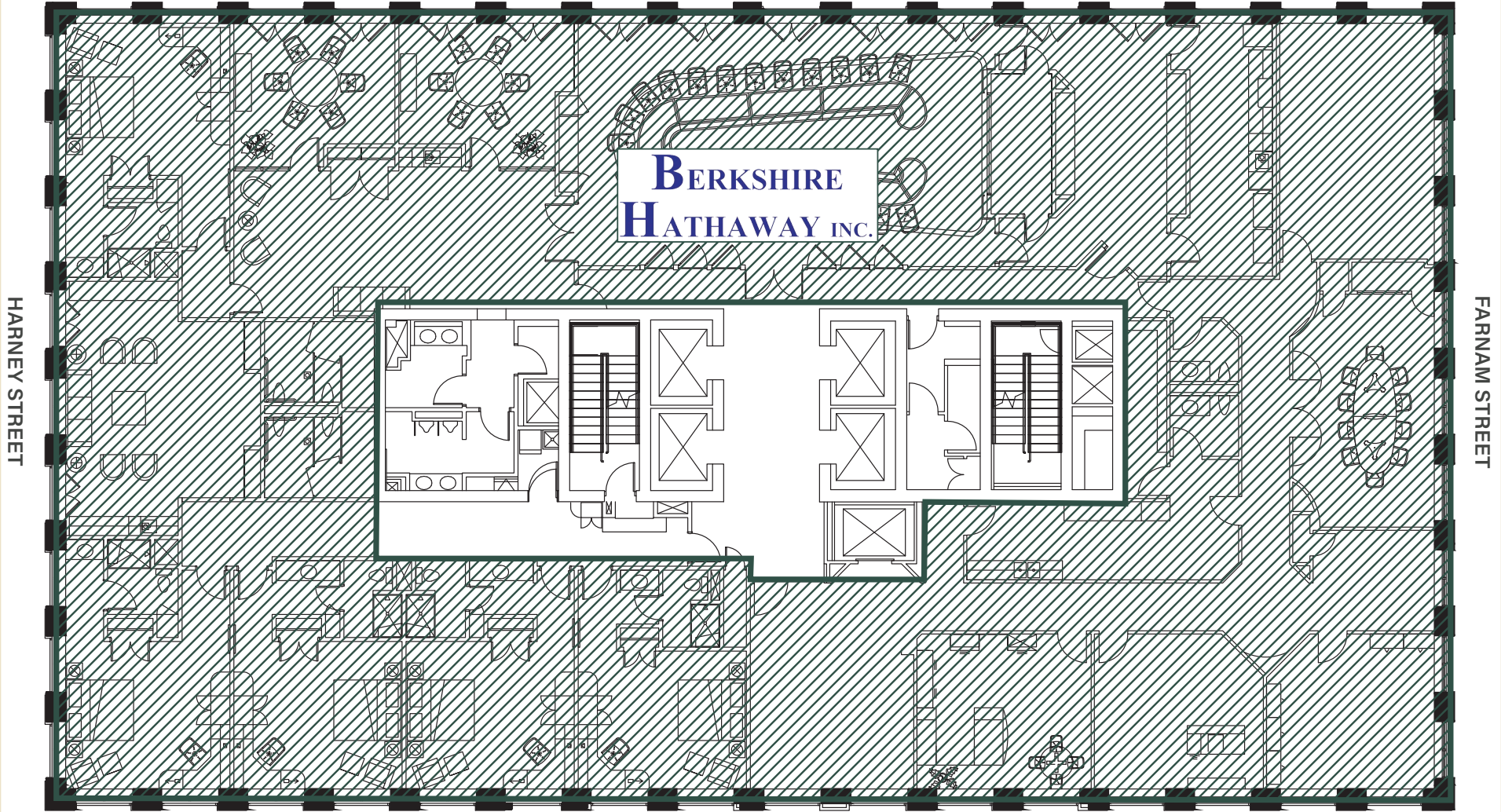
FARNAM STREET



# SUITE 1500 FLOOR PLAN - OCCUPIED BY BERKSHIRE HATHAWAY



S. 36<sup>TH</sup> STREET



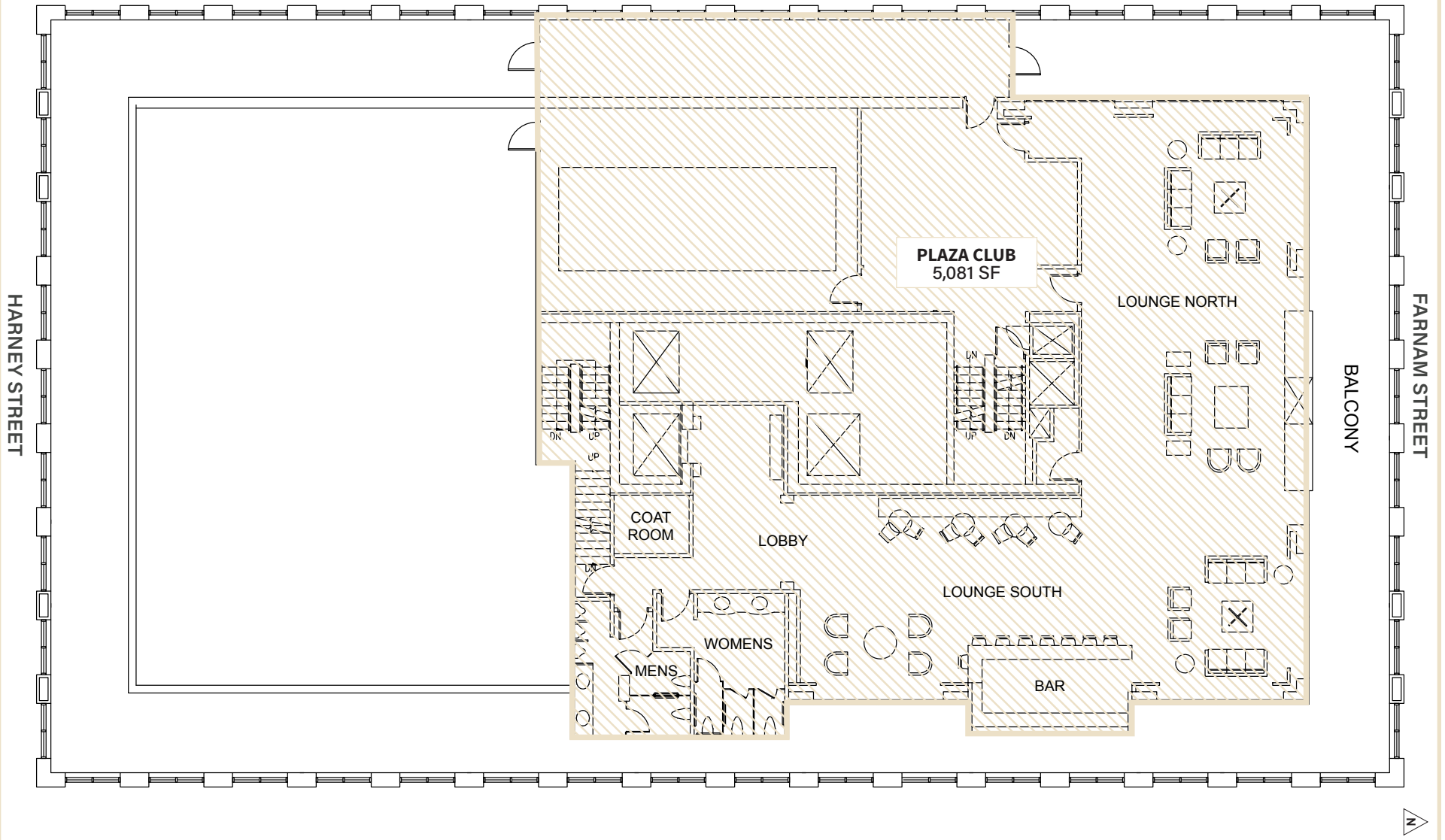
HARNEY STREET

FARNAM STREET



# PLAZA CLUB FLOOR PLAN

S. 36<sup>TH</sup> STREET



**PLAZA CLUB**  
5,081 SF

LOUNGE NORTH

COAT ROOM

LOBBY

LOUNGE SOUTH

WOMENS

MENS

BAR

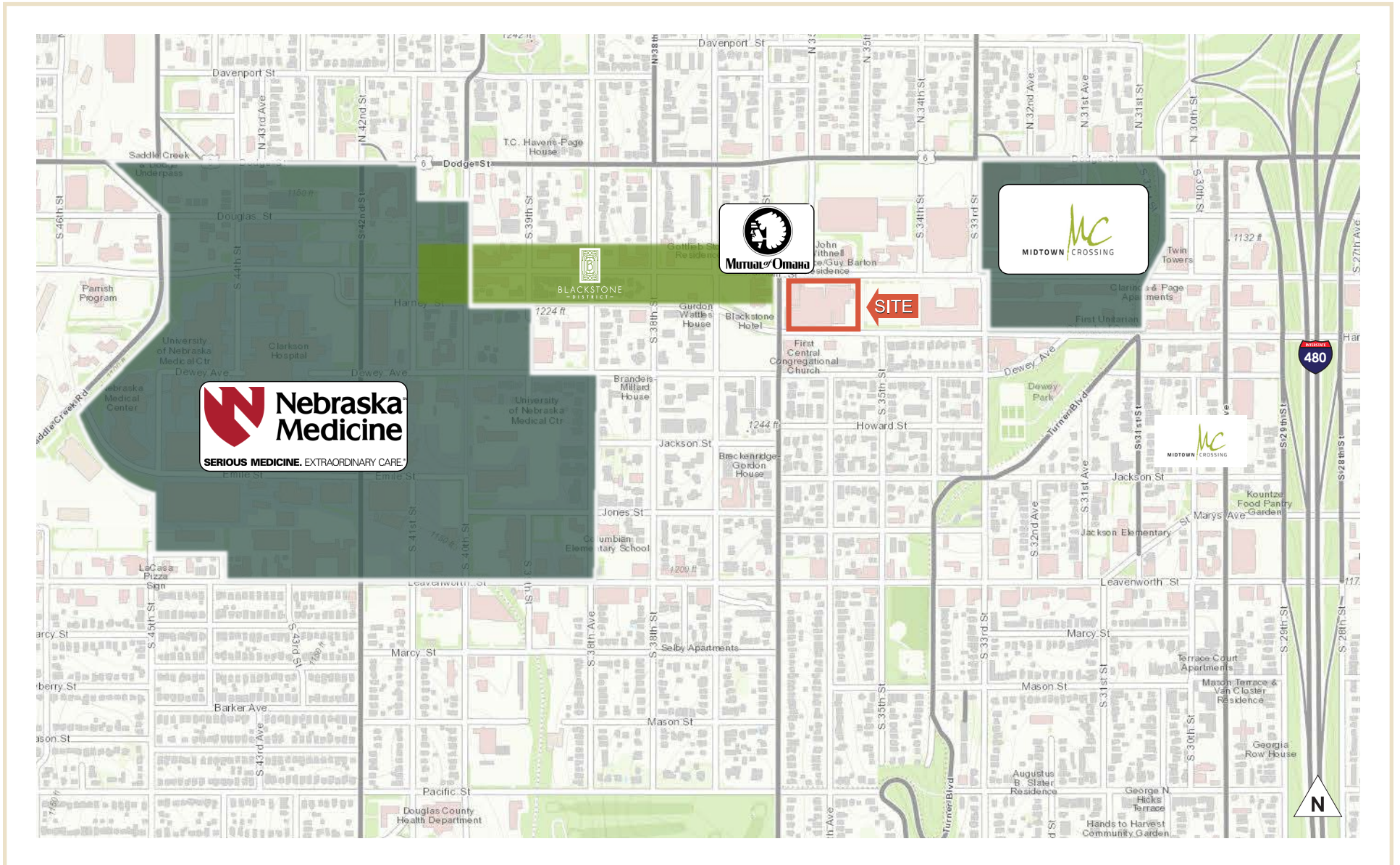
BALCONY

FARNAM STREET

HARNEY STREET











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