

FOR LEASE



C A P I T O L
P L A C E

10TH & CAPITOL OMAHA NE



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COMPANY

Your Space to Be

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INTRODUCING *Your Space*

Overview

The Capitol Place is a new, innovative mixed-use building coming to Downtown Omaha in 2018. This upscale, multi-story building boasts 148,692 SF with 71 apartment units and 27,769 SF of first floor retail/commercial space available for lease.

Timeless, new construction in 100% brick offers commercial and retail destinations prime proximity to Downtown Omaha, while being just far enough off the party scene to remain an authentic, thoughtful place to be. Designed with a zen-like atmosphere that is both calming on the inside and vibrant on the outside, the vision of the new space is to be Downtown's premier residential landmark with timeless attractions and amenities.

Capitol Place's local husband and wife owner/designers will also reside in the space, and envision a partnership model between the building's commercial amenities and its thoughtful, long-term residents. Commercial tenants will benefit from the added competitive advantages of this 10th Street 'find,' which include:

- Free customer parking
- No add-on marketing taxes
- Pedestrian-friendly curb additions
- Walkable proximity to Downtown Omaha's best attractions

THIS COULD BE *Your Space*

Availability

Lease Rate	\$25.00 SF NNN
Total Available	27,769 SF
Total Contiguous	27,769 SF

Property Highlights

Building Size	148,692 SF
Estimated Completion	Winter 2018
No. of Floors	6
Total Site Area	0.92 AC
Zoning	CBD
Traffic Counts	14,110 EADT



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Situated on the banks of the Missouri River, Omaha is centrally located in the “Heartland” of the United States. Capitol Place is located in Downtown within the Omaha Metropolitan Statistical Area which boasts a population of 931,666.

From its strong business climate, to its first-class resources and quality of life, Greater Omaha continues to cultivate an environment that is ideally suited for companies wishing to start, grow or expand their operations.



Since 2015, the population has grown **1.13%** on average, faster than the United States average population growth.

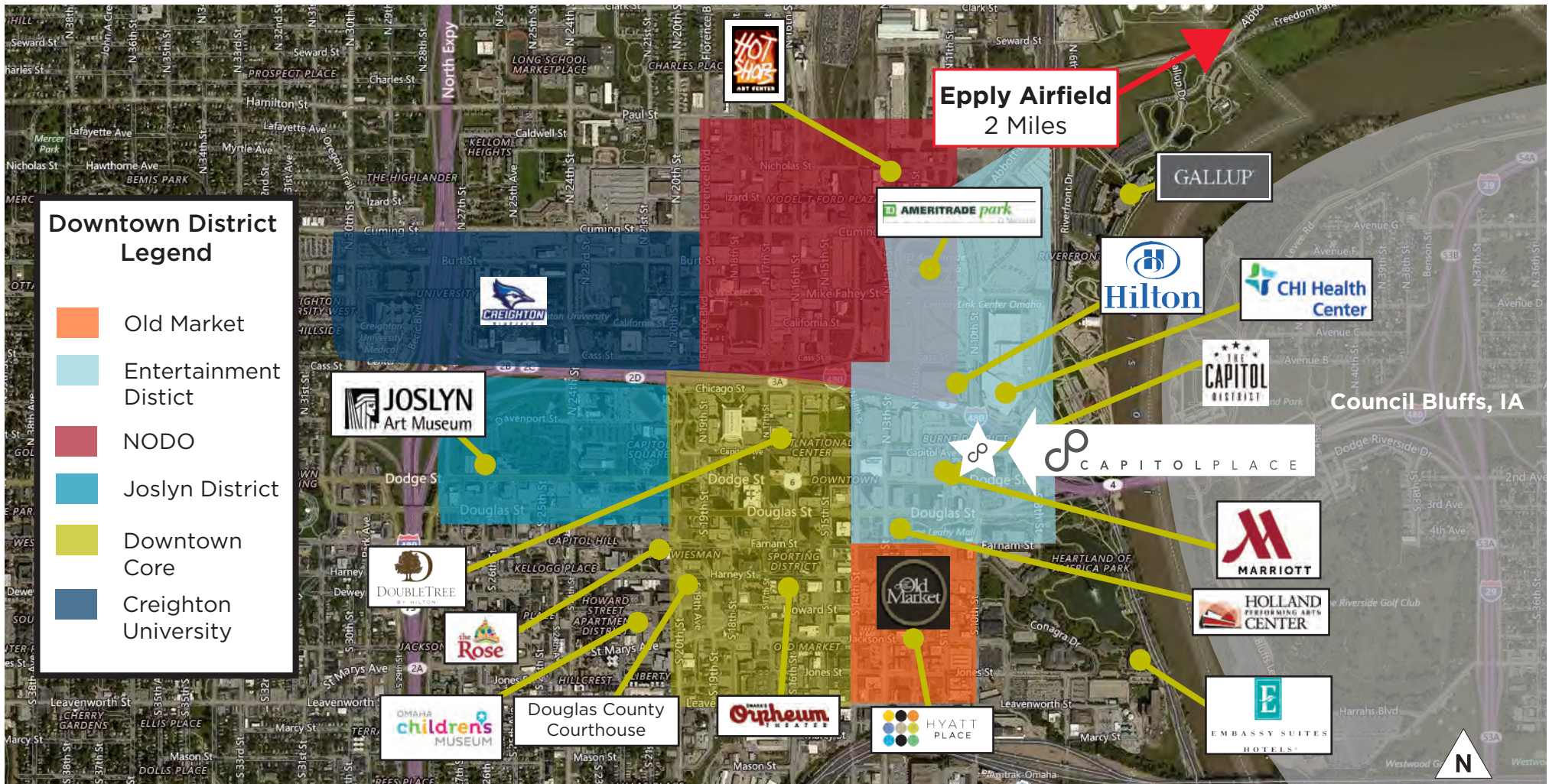
Demographics

	Population	Median HH Income	No. of Households
1-mile	11,573	\$46,487	5,380
3-mile	111,250	\$37,480	43,064
5-mile	261,774	\$41,936	99,817

Space with Proximity

Capitol Place is an important piece to the developing Downtown Omaha landscape. With contemporary apartments and a fresh look, Capitol Place sets to establish itself as Downtown's premier residential landmark with timeless attractions and amenities. This exciting mixed-use

project features thoughtful, attractive, proximity living for long-term tenants. Capitol Place will further strengthen the 10th Street axis to Downtown, with walkable proximity to everything and pedestrian-friendly amenities.



Key Downtown Employers

- Union Pacific
- First National Bank
- Omaha World Herald
- Conagra
- Gallup
- Berkshire Hathaway



- Arena seats 18,300
- Convention Center features 194,000 SF of exhibit space
- 1.1 million attendance (2014-2015)
- 356 Events (2014-2015)
- Future expansion plans underway
- More than 15 million guests in the past 12 years



- Stadium Seats 24,000
- 501,000 in attendance (2013-2014)
- 65 Events (2013-2014)
- Home of the NCAA Men's College World Series

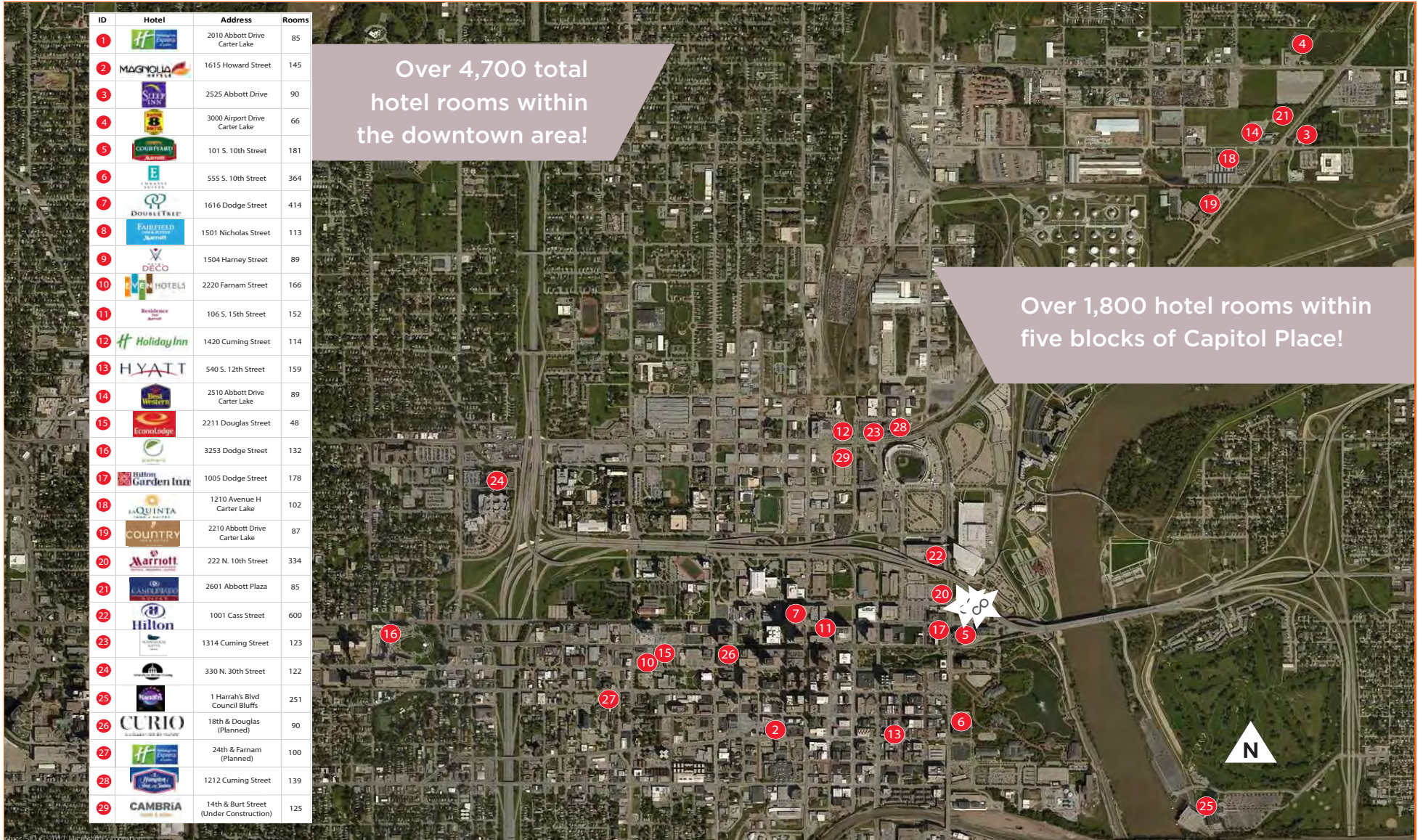


- 350,000 estimated annual attendance (230,000 at Orpheum and 120,000 at Holland)
- 400 events annually (175 Orpheum and 225 at Holland)

Downtown Workforce Population: Over 40,000 Employees

Downtown Apartment Market: Over 26,000 Units

Downtown Map - Hotels



Plenty of Space to Park



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