CATALYST

4601 CATALYST COURT | OMAHA, NE 68132

CUSHMAN & WAKEFIELD | LUND COMPANY

WELCOME TO
CATALYST

Located in the historical Omaha Steel Works factory in Omaha, Nebraska on the University of Nebraska Medical Center (UNMC) campus, Catalyst dynamically brings together private enterprises (startups to Fortune 20), government, academic and non-profit organizations with healthcare providers and payers to accelerate innovation and drive real, lasting change. Catalyst is a first-in-class collaborative office ecosystem that revolutionizes healthcare. This immersive facility is set to open January 2025.

BUILDING HIGHLIGHTS

170,000
TOTAL
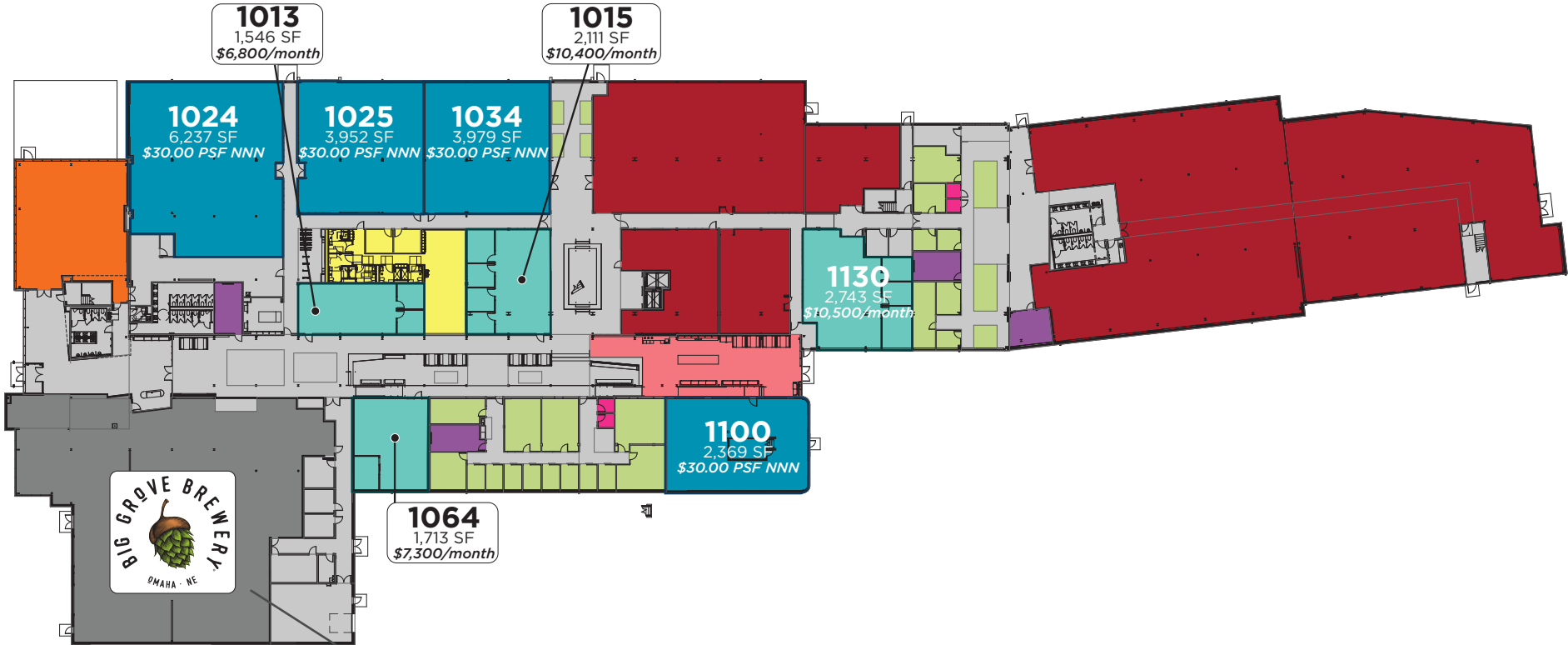BUILDING SF

JANUARY 2025
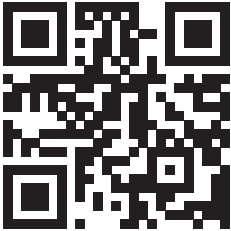BUILDING
OPENING

HISTORIC
ADAPTIVE REUSE
DEVELOPMENT

10,000 SF
OF ON-SITE
AMENITIES

CATALYST FLOOR PLAN *- LEVEL 1*

1013
1,546 SF
$6,800/month

1015
2,111 SF
$10,400/month

1024
6,237 SF
$30.00 PSF NNN

1025
3,952 SF
$30.00 PSF NNN

1034
3,979 SF
$30.00 PSF NNN

1130
2,743 SF
$10,500/month

1100
2,369 SF
$30.00 PSF NNN

1064
1,713 SF
$7,300/month

BIG GROVE BREWERY
OMAHA · NE

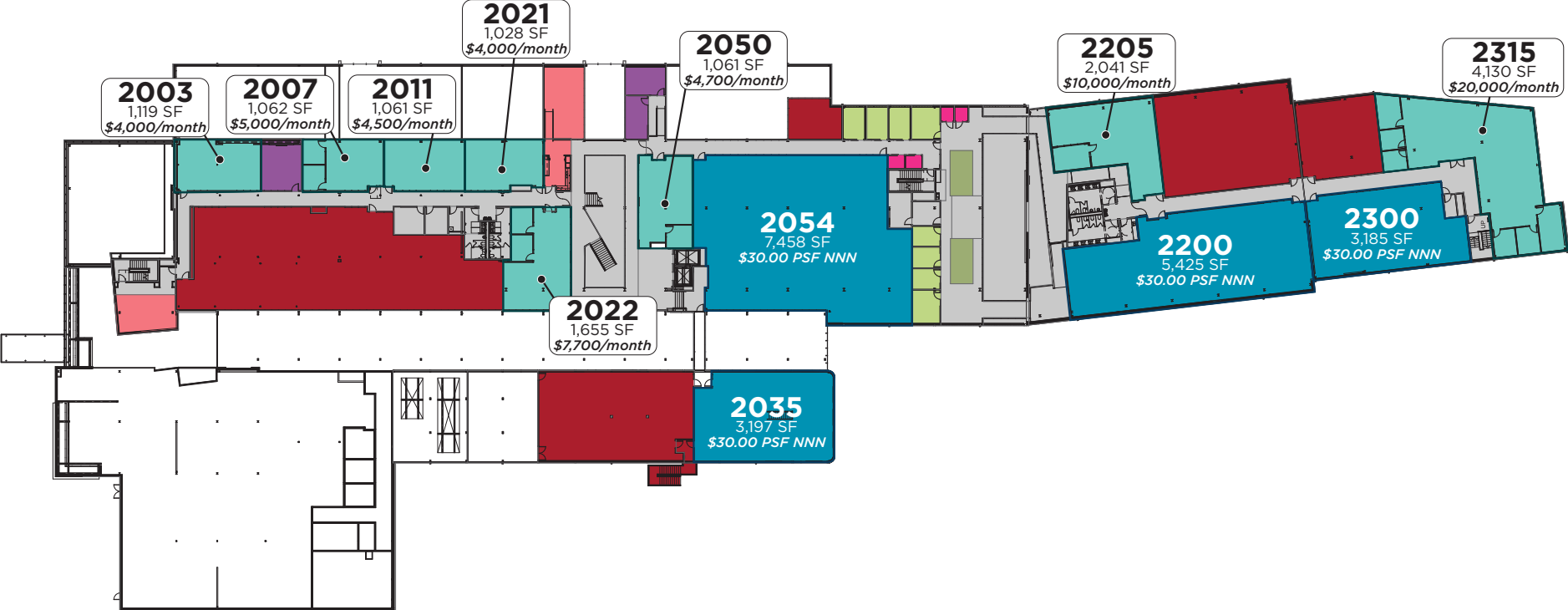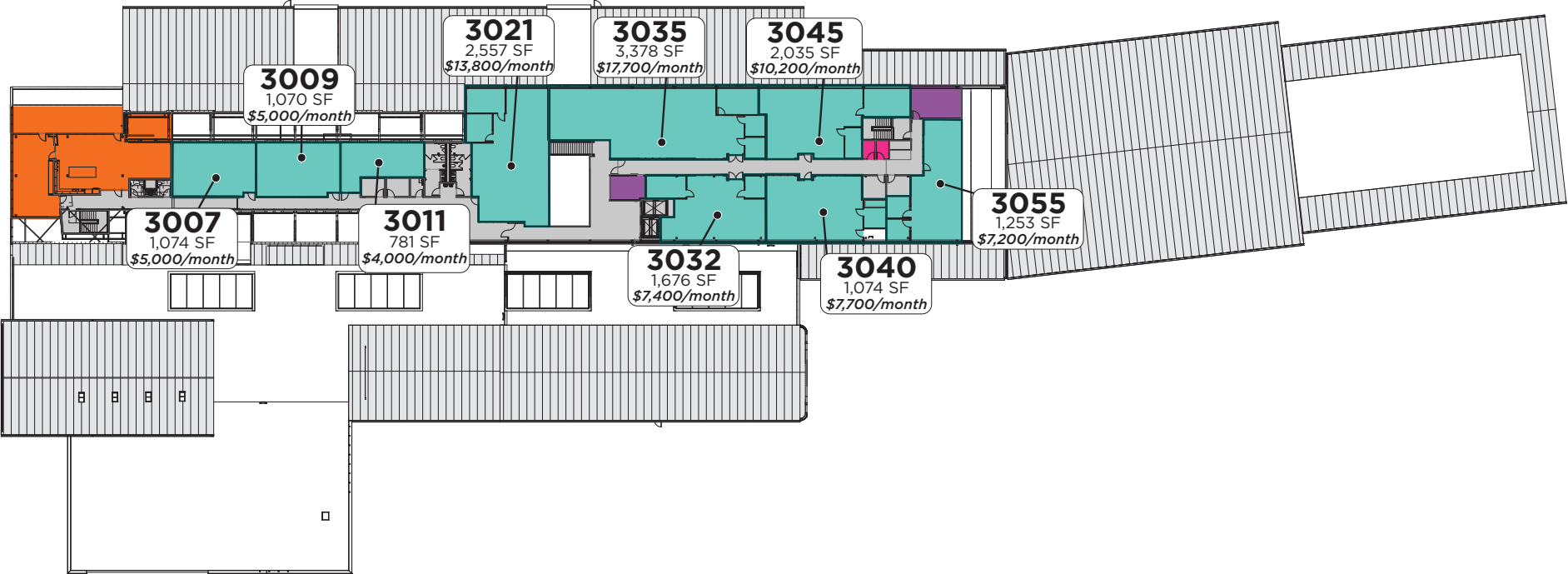Scan to view
Big Grove Brewery's
website.

- Available Office Space
- Available Spec Space
- Leased Space
- Co-Working Space
- Common Areas
- Conference Rooms
- Fitness Center
- Event Center
- Phone Booths
- Community Break Areas

N

3

CATALYST FLOOR PLAN *- LEVEL 2*

2003
1,119 SF
$4,000/month

2007
1,062 SF
$5,000/month

2011
1,061 SF
$4,500/month

2021
1,028 SF
$4,000/month

2050
1,061 SF
$4,700/month

2205
2,041 SF
$10,000/month

2315
4,130 SF
$20,000/month

2054
7,458 SF
$30.00 PSF NNN

2022
1,655 SF
$7,700/month

2200
5,425 SF
$30.00 PSF NNN

2300
3,185 SF
$30.00 PSF NNN

2035
3,197 SF
$30.00 PSF NNN

Available Office Space

Available Spec Space

Leased Space

Co-Working Space

Common Areas

Conference Rooms

Phone Booths

Community Break Areas

N

CATALYST FLOOR PLAN *- LEVEL 3*

3021
2,557 SF
$13,800/month

3035
3,378 SF
$17,700/month

3045
2,035 SF
$10,200/month

3009
1,070 SF
$5,000/month

3007
1,074 SF
$5,000/month

3011
781 SF
$4,000/month

3032
1,676 SF
$7,400/month

3040
1,074 SF
$7,700/month

3055
1,253 SF
$7,200/month

Available Spec Space

Common Areas

Conference Rooms

Phone Booths

Boardroom

N

BUILDING AMENITIES

Offering more than just desks and chairs, Catalyst is a place of innovation - where new ideas take shape. You'll have everything you need right on campus!

- 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
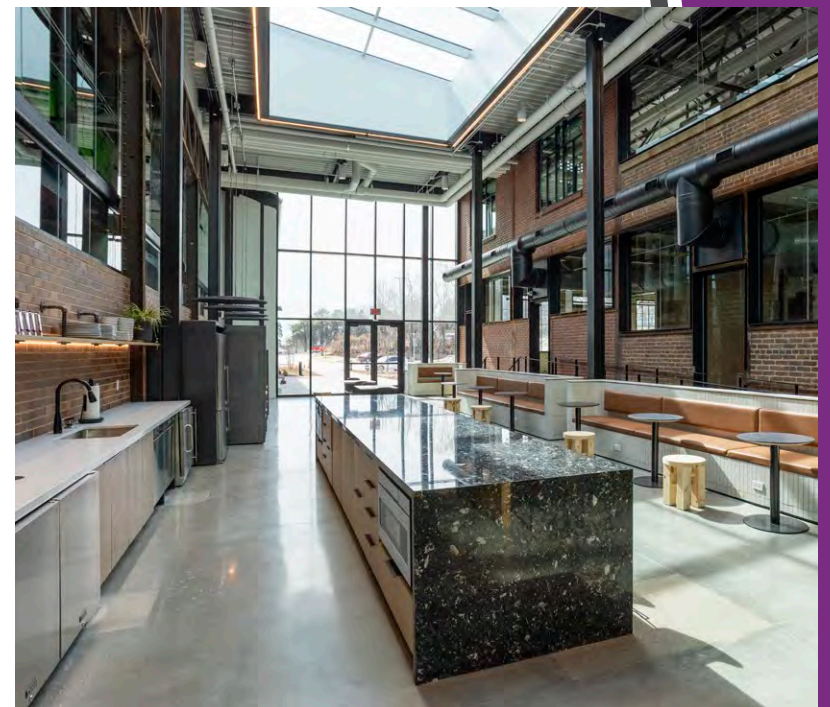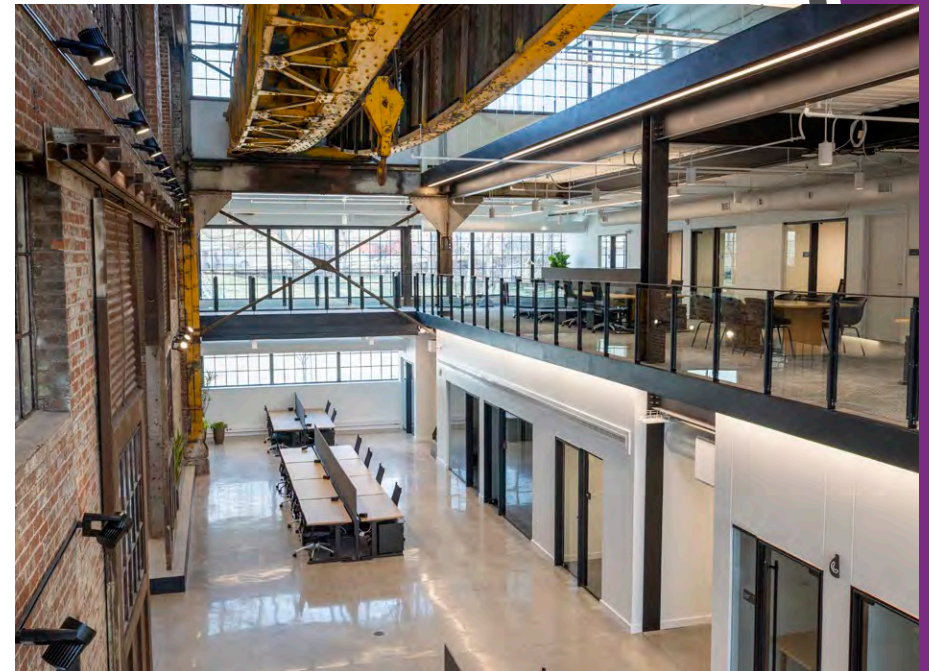- SECURE BIKE STORAGE
- COMMUNITY AMENITIES
- ON-SITE PARKING
- OUTDOOR PLAZA

Map showing the Innovation Hub at Catalyst site, including the Core Building, Parking Garage, and Innovation Hub at Catalyst, with surrounding streets: Douglas St., Farnam St., 48th St., Saddle Creek Rd., Leavenworth St., and MFCU.

INTERIOR PHOTOS

AREA MAP

CATALYST

DODGE STREET

BLACKSTONE DISTRICT

element

KIMPTON COTTONWOOD HOTEL

MIDTOWN CROSSING

UNMC
BREAKTHROUGHS FOR LIFE

INTERSTATE 480

DODGE STREET

LEAVENWORTH STREET

LEAVENWORTH STREET

INTERSTATE 480

N

DISTRICT RENDERINGS

DISTRICT RENDERINGS

DISTRICT RENDERINGS

CONTACT INFORMATION

TJ Twit, Jr.
Executive Director of Investment Services
+1 402 548 4066
tj.twit@lundco.com

Dylan McCabe, CCIM
Associate
+1 402 548 4075
dylan.mccabe@lundco.com

450 Regency Parkway, Suite 200
Omaha, NE 68114
Main +1 402 393 8811
lundco.com
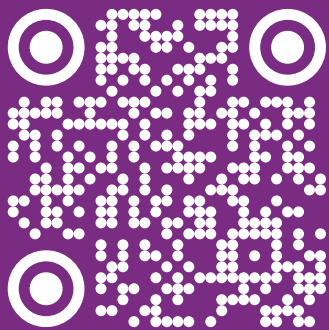
For more in information on Catalyst, scan the QR code to view a more in depth marketing package.