

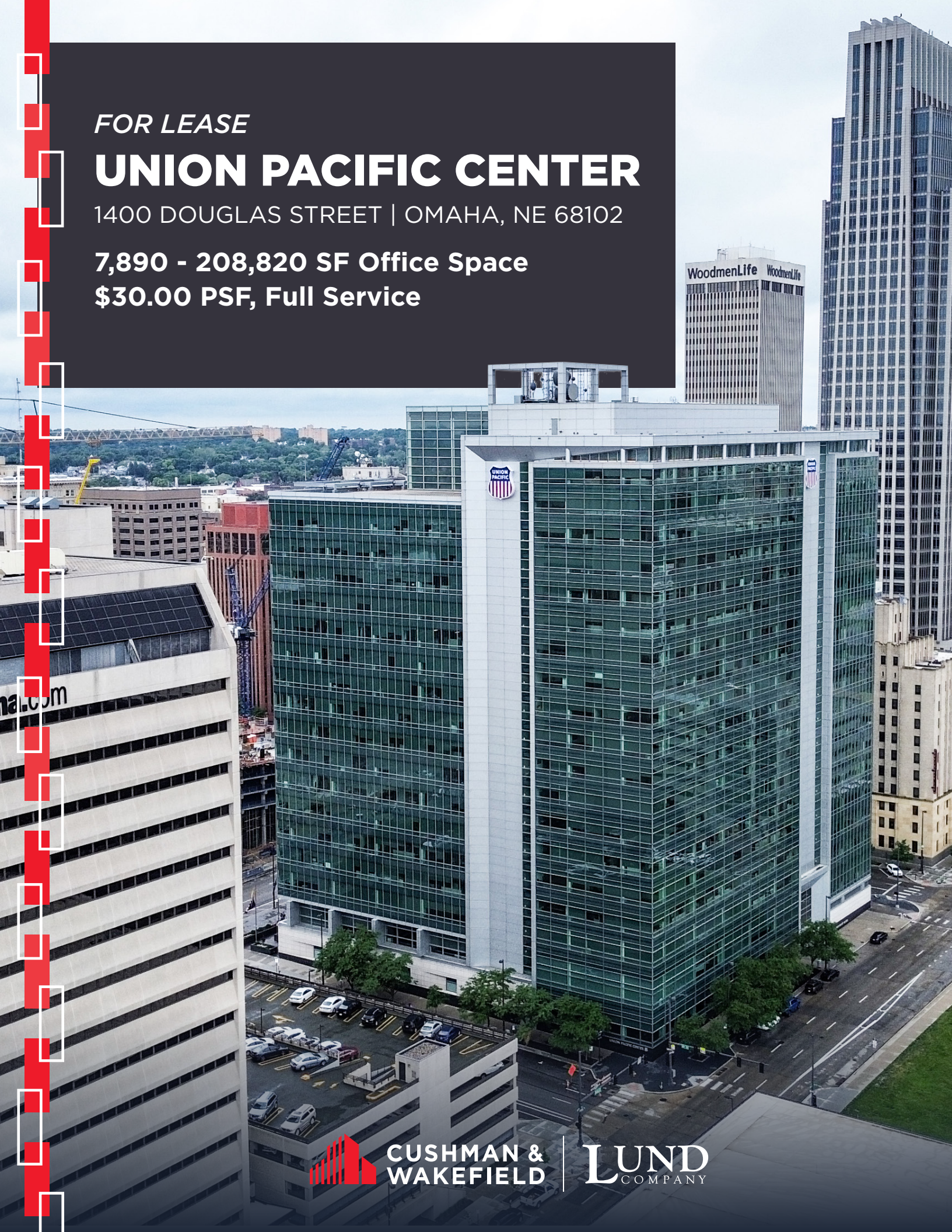
*FOR LEASE*

# UNION PACIFIC CENTER

1400 DOUGLAS STREET | OMAHA, NE 68102

**7,890 - 208,820 SF Office Space**

**\$30.00 PSF, Full Service**



**CUSHMAN &  
WAKEFIELD**

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COMPANY





## ABOUT UNION PACIFIC CENTER

Introducing a prime opportunity in the heart of the bustling Central Business District, a prestigious corporate headquarters building now offering space for lease for the first time. Elevate your company's presence with this unparalleled location, boasting shared amenities designed to enhance productivity and collaboration. Enjoy the convenience of a cafeteria, cutting-edge training facilities, and dedicated conference rooms on each floor, perfect for hosting meetings and events. Stay energized and focused with access to the building's fitness facility complete with showers. Flexible floor plans with large plate layouts, demisable to approximately 10,000 square feet, provide versatility to accommodate your unique business needs. Don't miss out on this rare chance to establish your company's flagship presence in a dynamic and thriving business hub.

<i>Suite</i>	<i>SF Min- Max</i>	<i>Price PSF Full Service</i>	<i>Availability</i>
400	7,890 - 52,205 SF	\$30.00 PSF	TBD
500	7,890 - 52,205 SF	\$30.00 PSF	TBD
600	7,890 - 52,205 SF	\$30.00 PSF	TBD
700	7,890 - 52,205 SF	\$30.00 PSF	TBD

**\$30.00 PSF**  
FULL SERVICE

**1,042,550 SF**  
TOTAL BUILDING SIZE

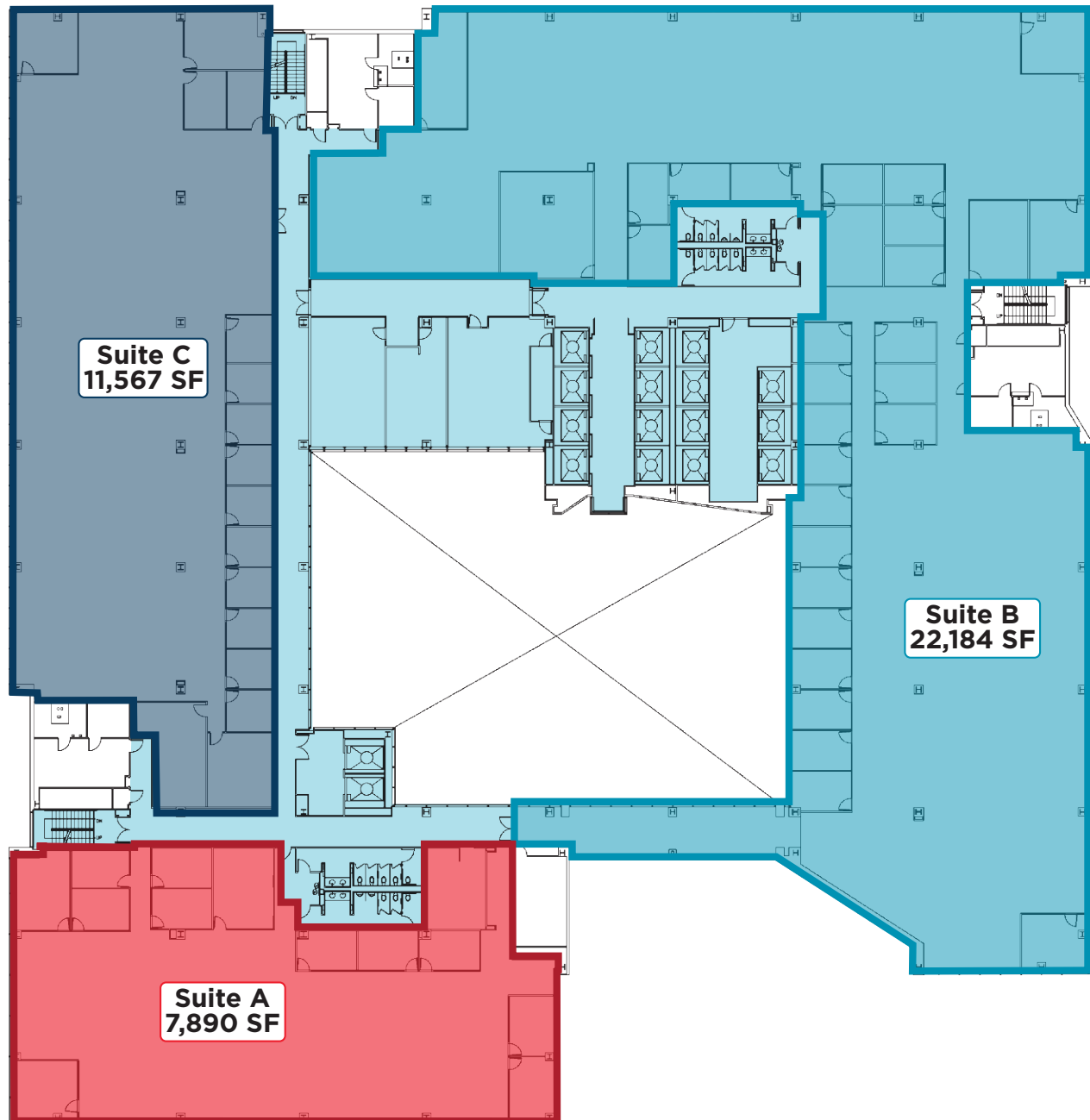
**2004**  
YEAR BUILT

**19**  
TOTAL FLOORS

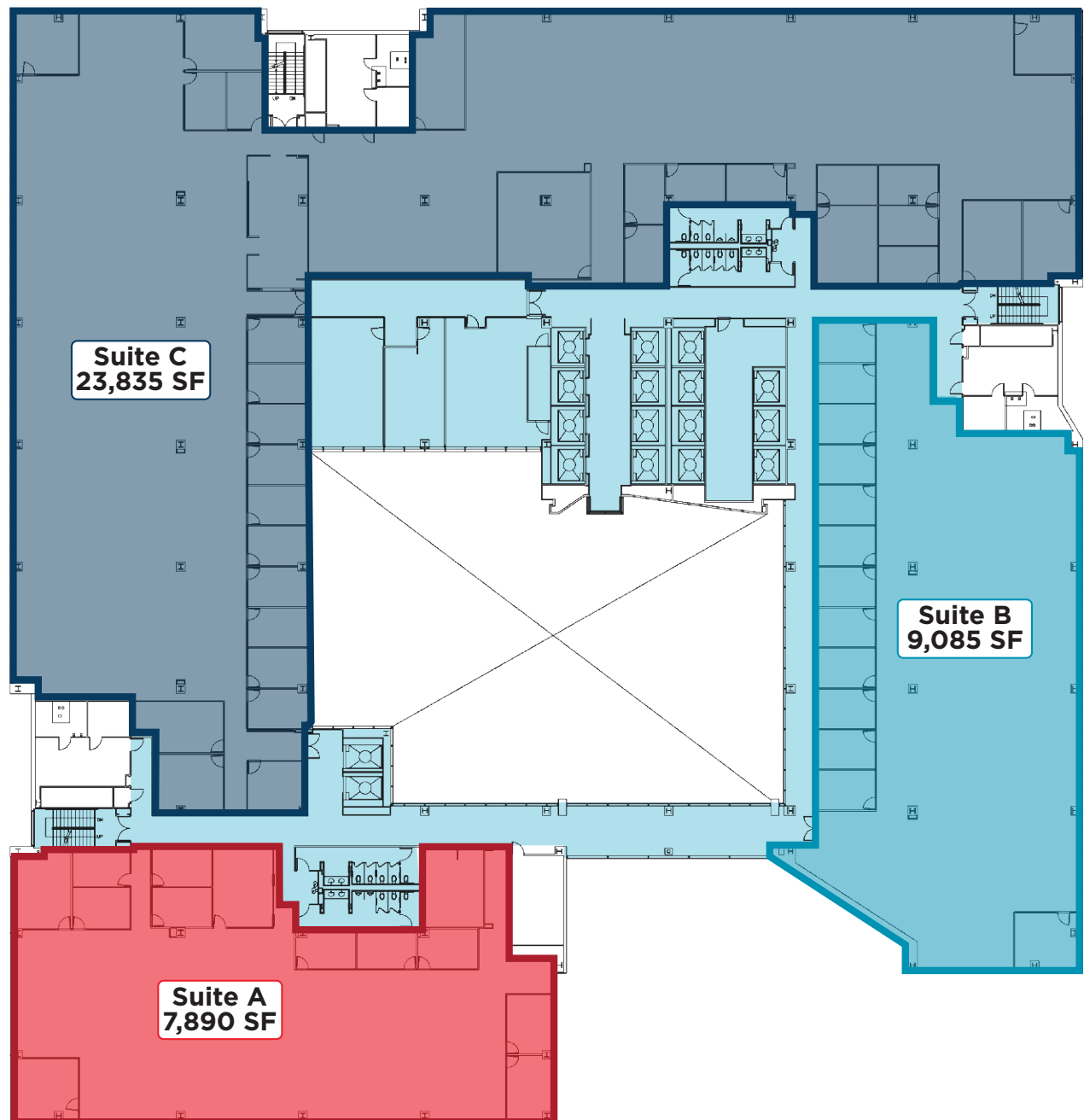
**1.7 AC**  
TOTAL SITE AREA

**CBD**  
ZONING

# FLOOR PLATE SCENARIO - OPTION 1

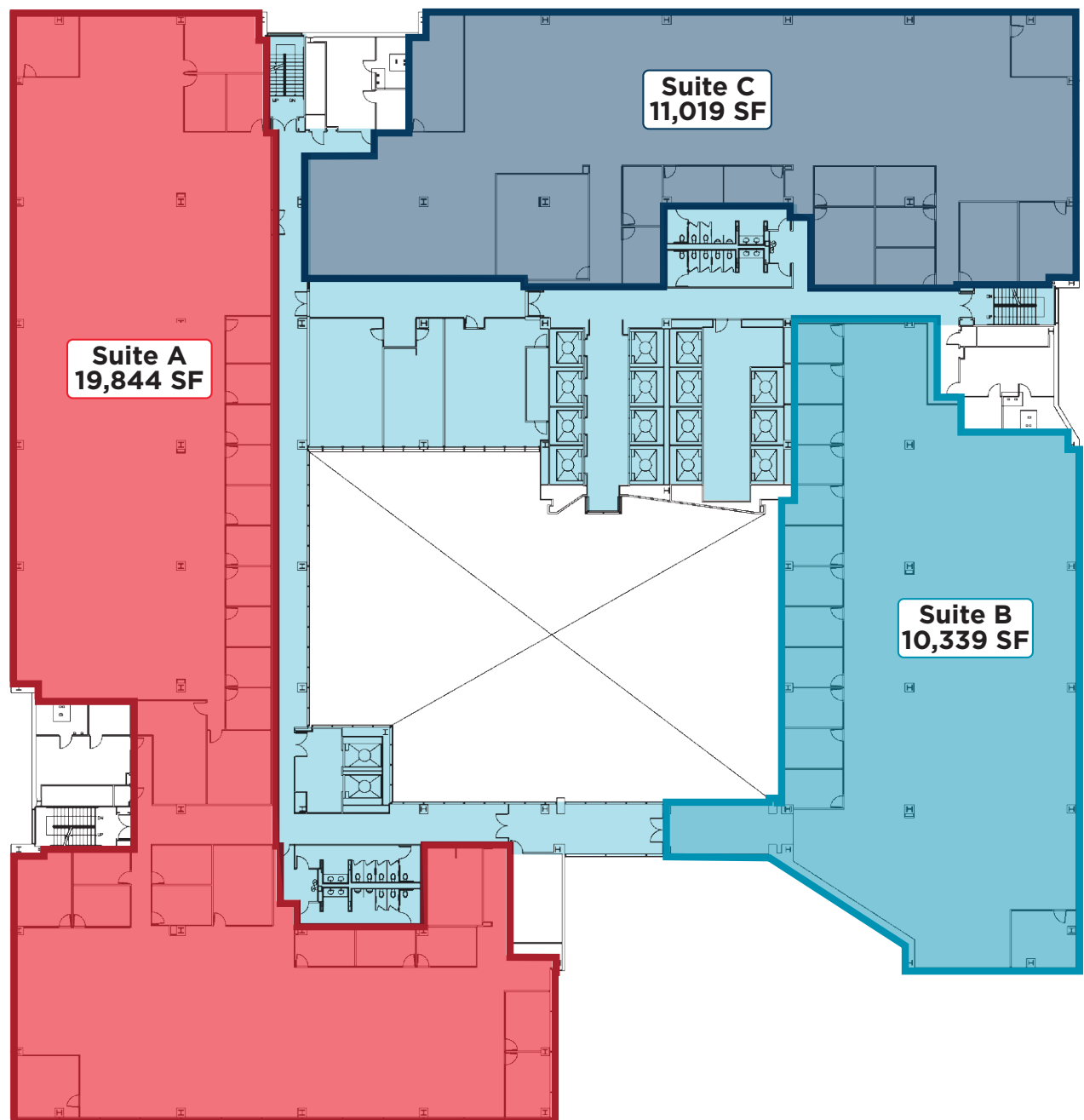


# FLOOR PLATE SCENARIO - OPTION 2





# FLOOR PLATE SCENARIO - OPTION 3





# AREA MAP



## OMAHA STREETCAR PROJECT

Union Pacific Center is conveniently located just blocks from the future streetcar route giving your employees great access to parking, as well as the option to travel around Downtown Omaha with ease.

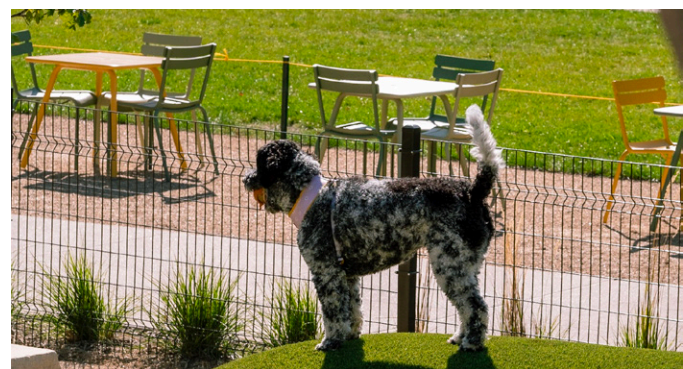
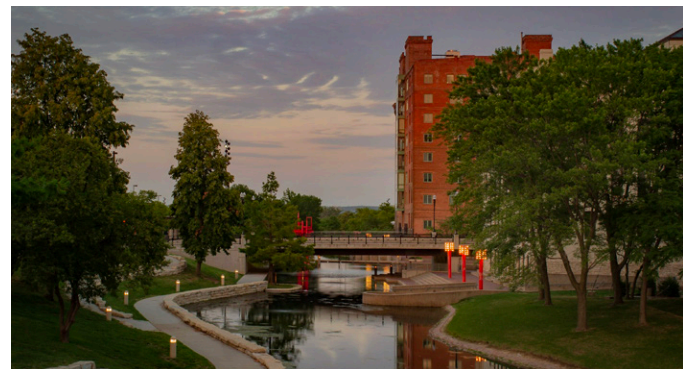
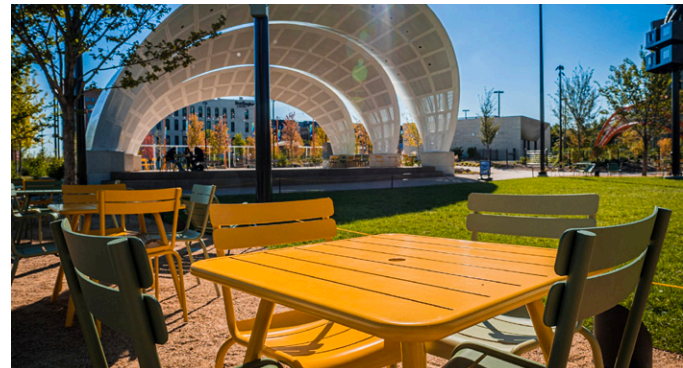
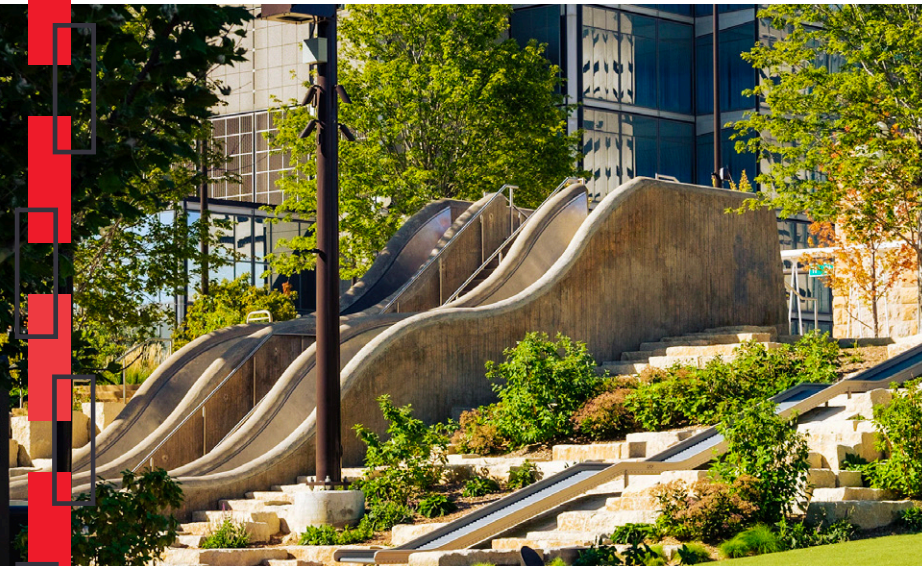


# THE RIVERFRONT REVITALIZATION PROJECT

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 was raised to street level and a green lawn was created that allows for activities and entertainment. Additional improvements made the to Gene Leahy Mall include a sculpture garden, children's play area, dog park, performance pavilion, interactive water features and space for private development such as restaurants, cafes and other mixed use buildings.

Original Source: <http://riverfrontrevitalization.com>





## For more information contact:

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