

OFFICE SPACE FOR LEASE

# LANDMARK CENTER

1,755 - 77,081 RSF | \$33.50 - \$36.00 PSF (Full Service)

1299 Farnam Street, Omaha, NE 68102

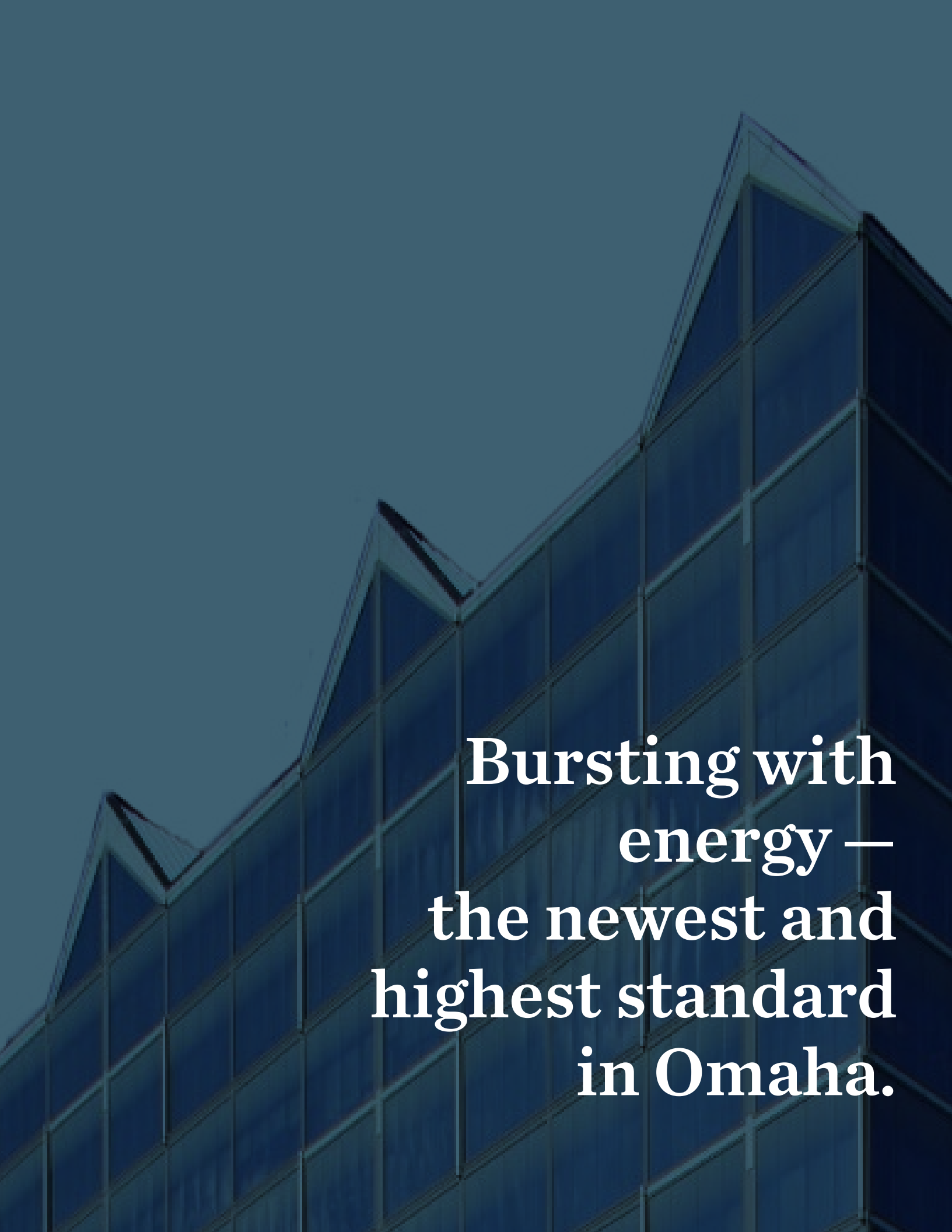


CUSHMAN &  
WAKEFIELD

LUND  
COMPANY

Smart and  
sophisticated  
yet accessible  
and welcoming.





**Bursting with  
energy —  
the newest and  
highest standard  
in Omaha.**



# ABOUT

# LANDMARK

# CENTER



**Click to View the**  
**Landmark Center Video**

<http://bit.ly/Landmarkvid>





Be a part of the redevelopment! Omaha's premier multi-tenant, Class A office tower is under new ownership and is in the process of renovations to transform the building. Included in the redevelopment at Landmark Center is the newly constructed, high-end boutique hotel, The Farnam. This Autograph Collection, Marriott hotel features 120 guest rooms with sweeping views of the city. The Farnam will also feature their premier restaurant, Dynamite Woodfire Grill and Catalyst, the hotel's chic, sophisticated bar and lounge. Along with the hotel transformations, Landmark Center is home to nine floors of office space.

Along with the hotel transformation, the building will also feature premium business amenities and courtyard space. In addition to these amazing new amenities, the building already offers many amazing amenities such as, on-site conference/training center, 24-hour security, secure elevators, on-site management, commanding views, and adjacent covered parking is available. Ground level retailers include Parliament Pub and Orangetheory Fitness.

Positioned in the heart of Downtown Omaha, Landmark Center links the Old Market, a 20-square historic entertainment district, to CHI Health Center Arena and the Capitol District. This property is directly across from the newly revitalized Gene Leahy Mall, part of the new multi-million-dollar RiverFront project, which is a 90-acre outdoor community space that will include a sculpture garden, children's play area, dog park, performance pavilion, interactive water features and much more!










# PROPERTY HIGHLIGHTS

Lease Rate	\$33.50 - \$36.00 PSF (Full Service)
Total Available	77,081 RSF
Building Size	273,400 RSF
Year Built/Renovated	1990/2021
Total Site Area	67,591 SF
Parking Type	Covered Garage
Number of Floors	15
Zoning	CBD
On-Site Management	Yes
Traffic Counts	3,364 EADT (11 <sup>th</sup> & Farnam Street)



<u>Suite</u>	<u>Square Feet (min - max)</u>	<u>Price PSF (Full Service)</u>	<u>Date Available</u>
400	19,537 - 19,537	\$33.50	Immediately
520	2,733 - 2,733	\$33.50	Immediately
800	19,345 - 19,345	\$33.50	Immediately
900	2,345 - 2,345	\$33.50	Immediately
1230	5,723 - 7,478	\$33.50	Immediately
1240	1,755 - 7,478	\$33.50	Immediately
1300	19,356 - 19,356	\$33.50	Immediately
1400	8,632 - 8,632	\$36.00	Immediately



# STACKING PLAN

Fully Furnished and Built-Out Space

Full Floor Opportunities

120 Guest Rooms

Dynamite Woodfire Grill  
& The Catalyst

Stacking Plan Legend



- Available



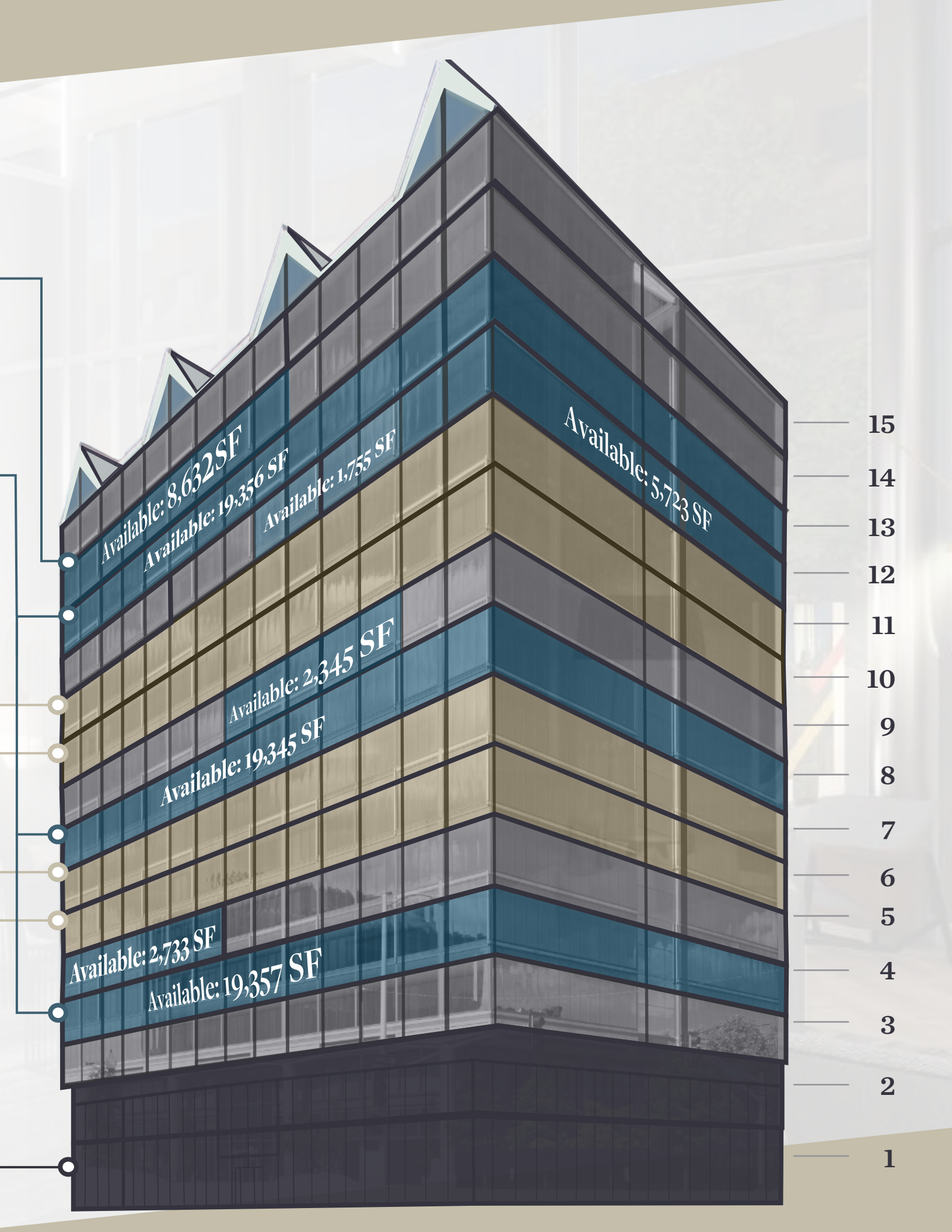
- Leased



- The Farnam  
Guest Rooms



- Non Leasable  
Space



15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

Available: 8,632 SF

Available: 19,356 SF

Available: 1,755 SF

Available: 5,723 SF

Available: 2,345 SF

Available: 19,345 SF

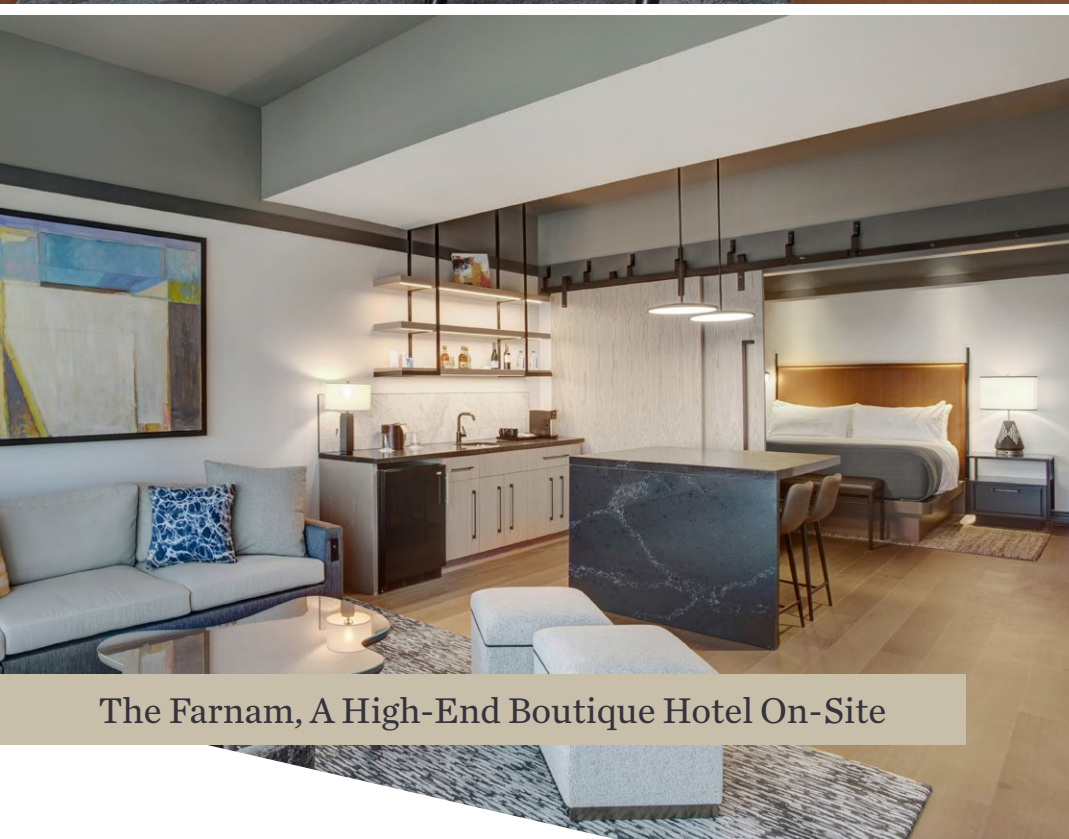
Available: 2,733 SF

Available: 19,357 SF





Dynamite Woodfire Grill



The Farnam, A High-End Boutique Hotel On-Site

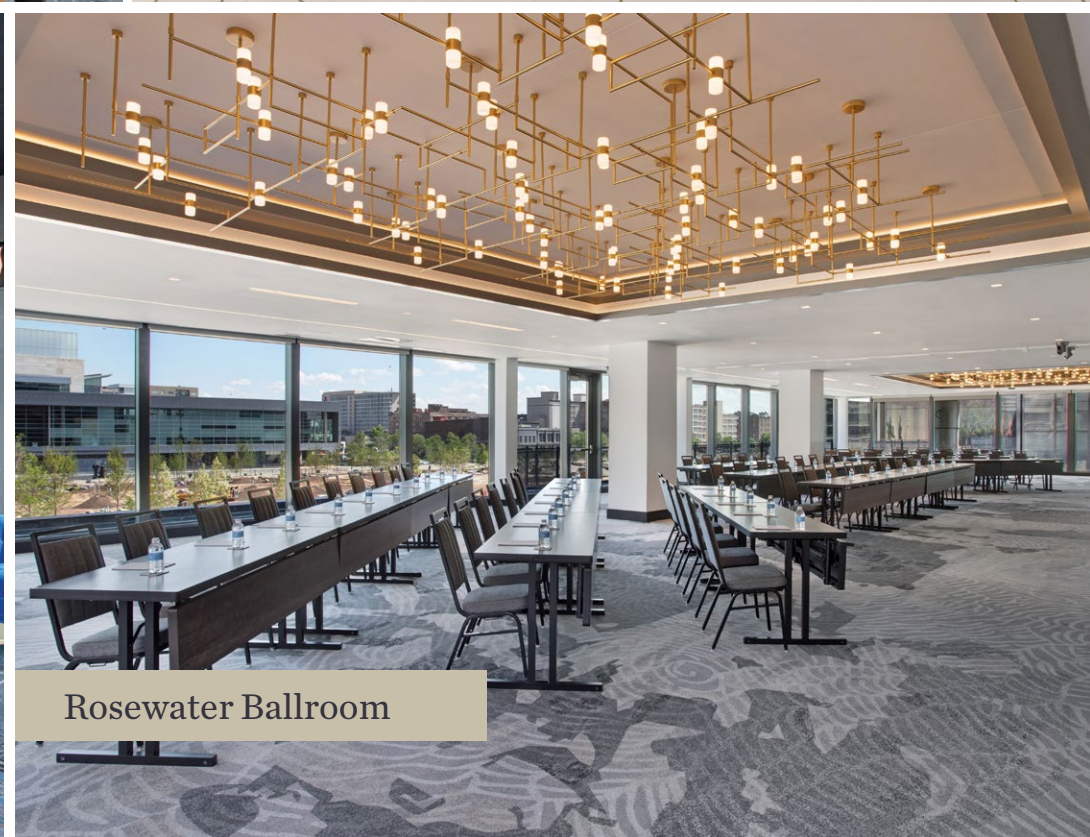


Catalyst Lounge



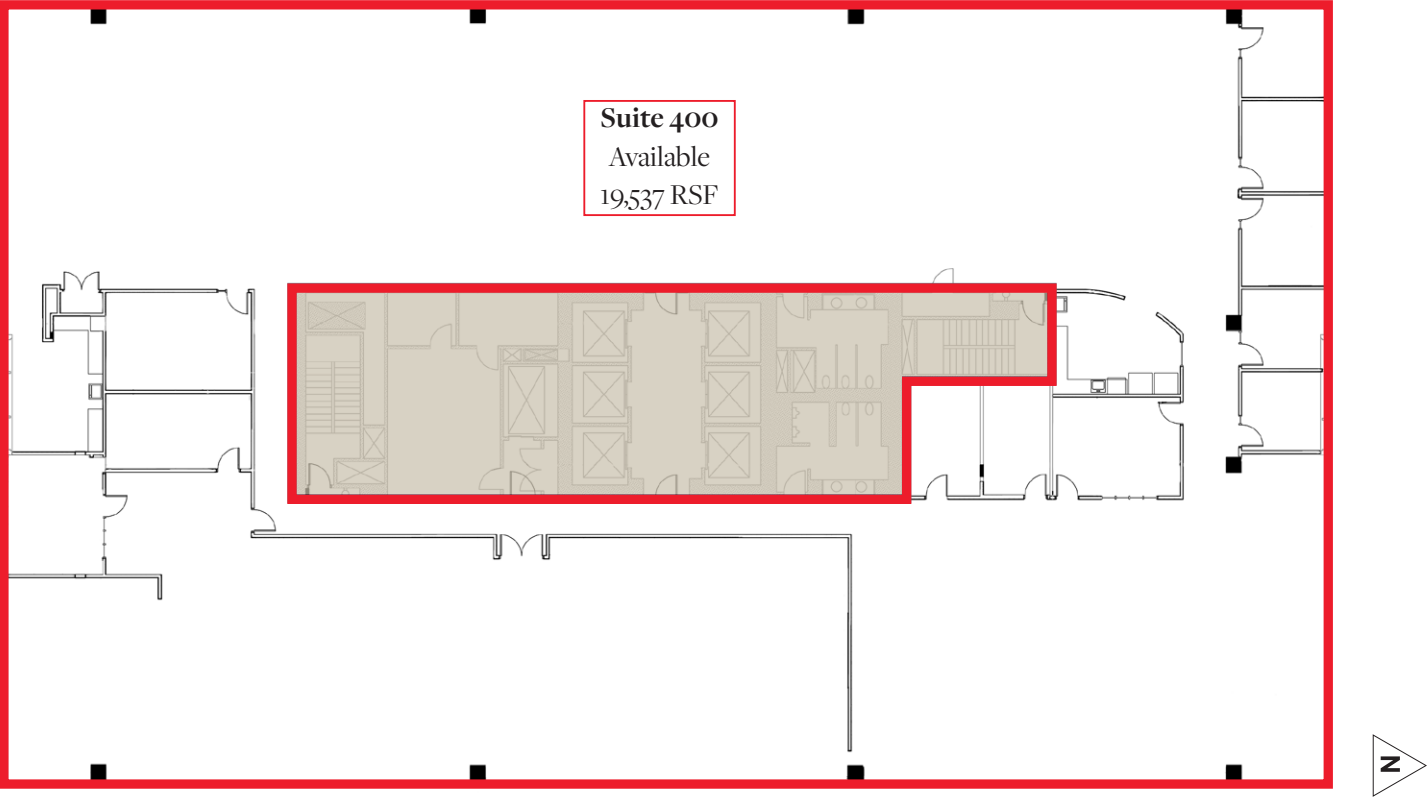


Secure Elevators

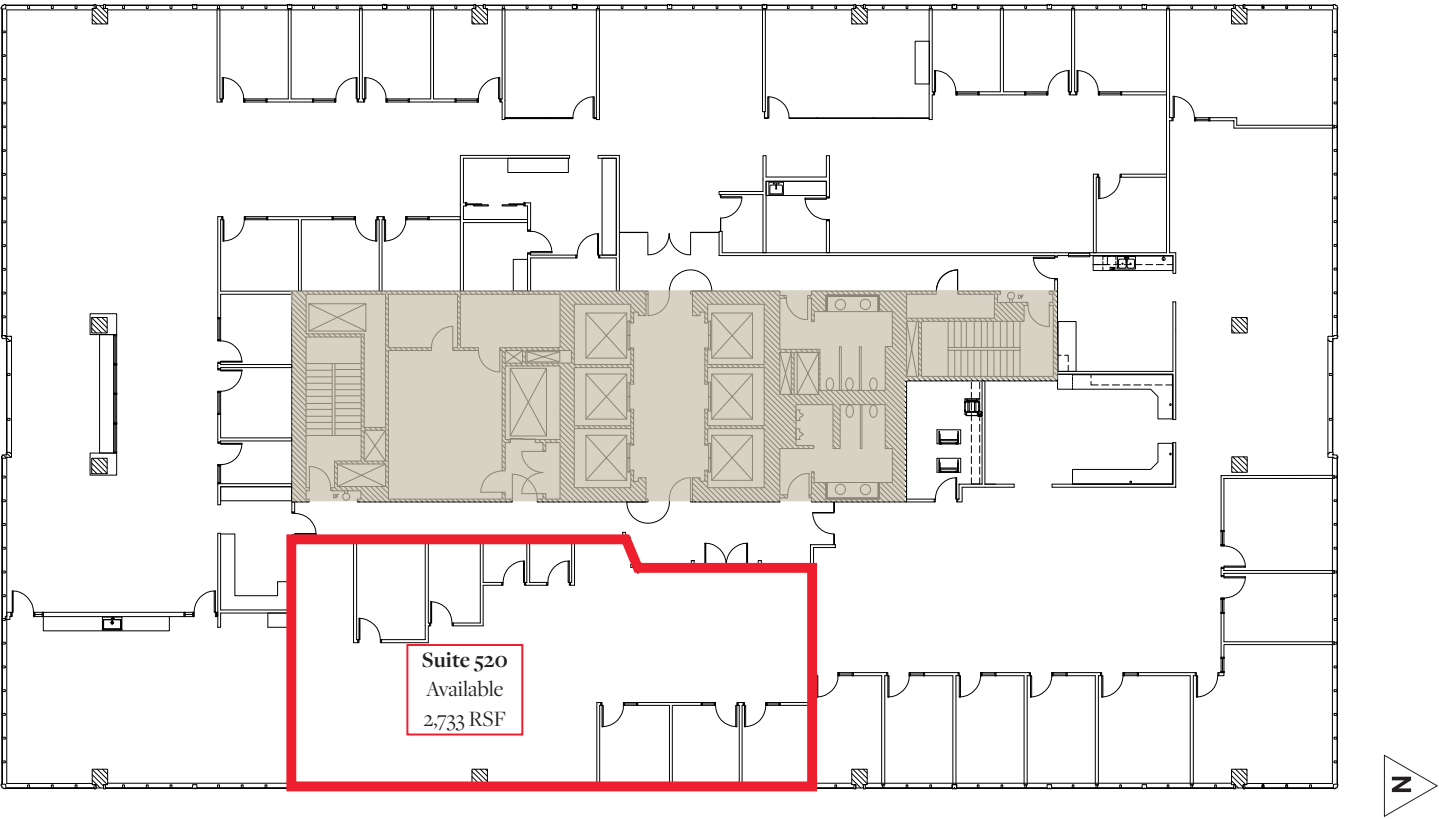


Rosewater Ballroom

Suite 400: 19,537 SF

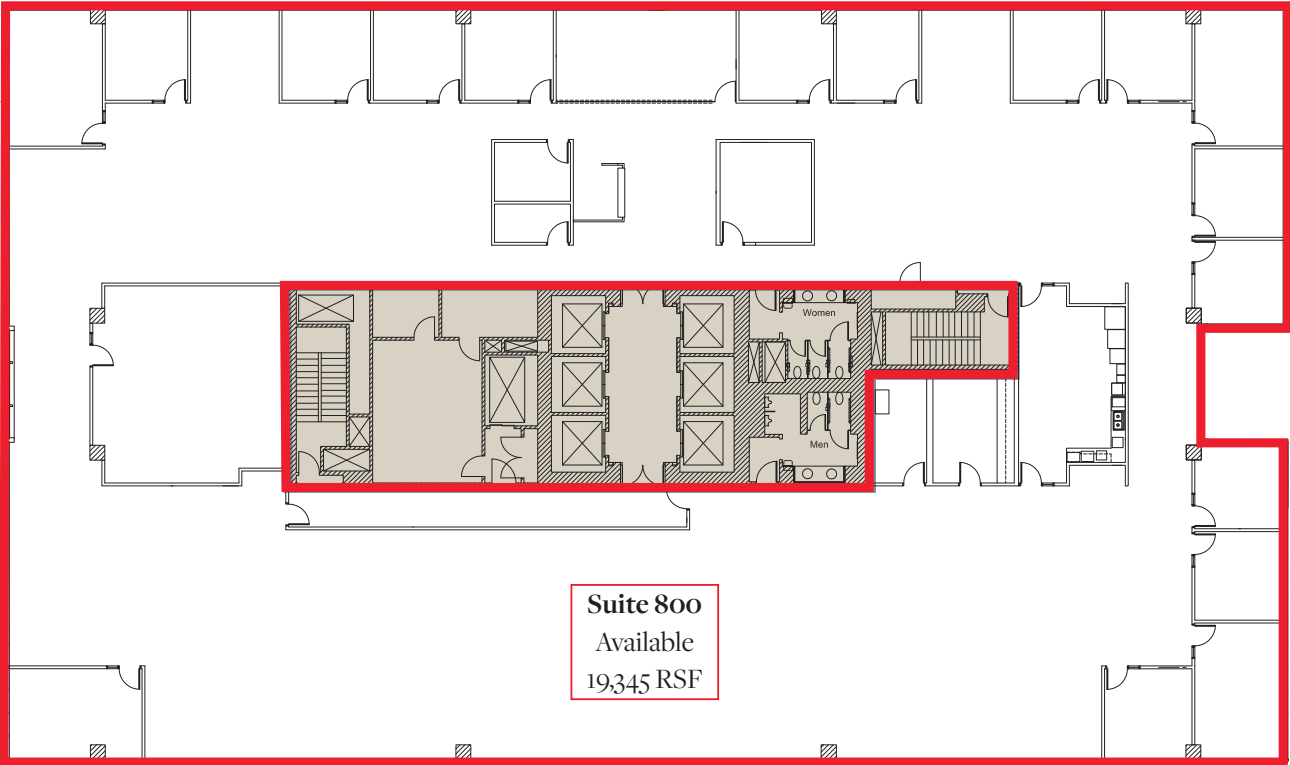


Suite 520: 2,733 SF

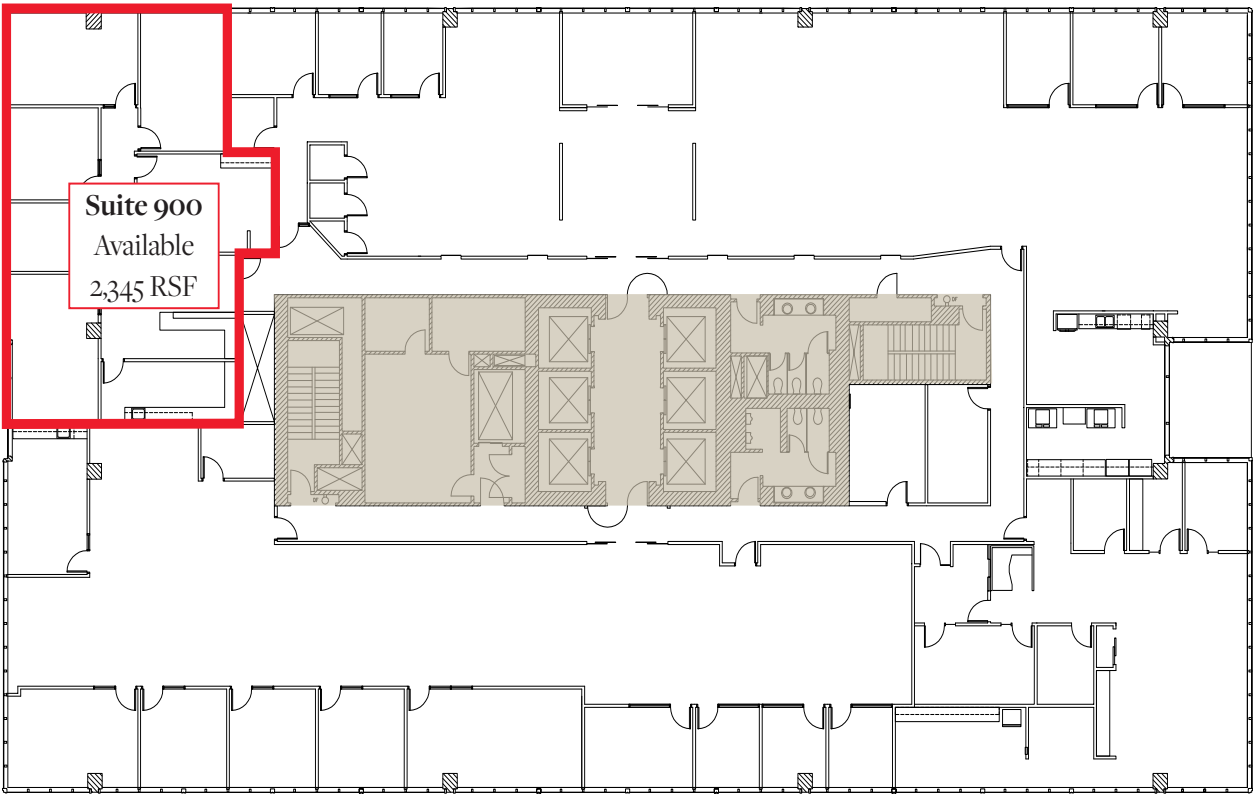




Suite 800: 19,345 SF

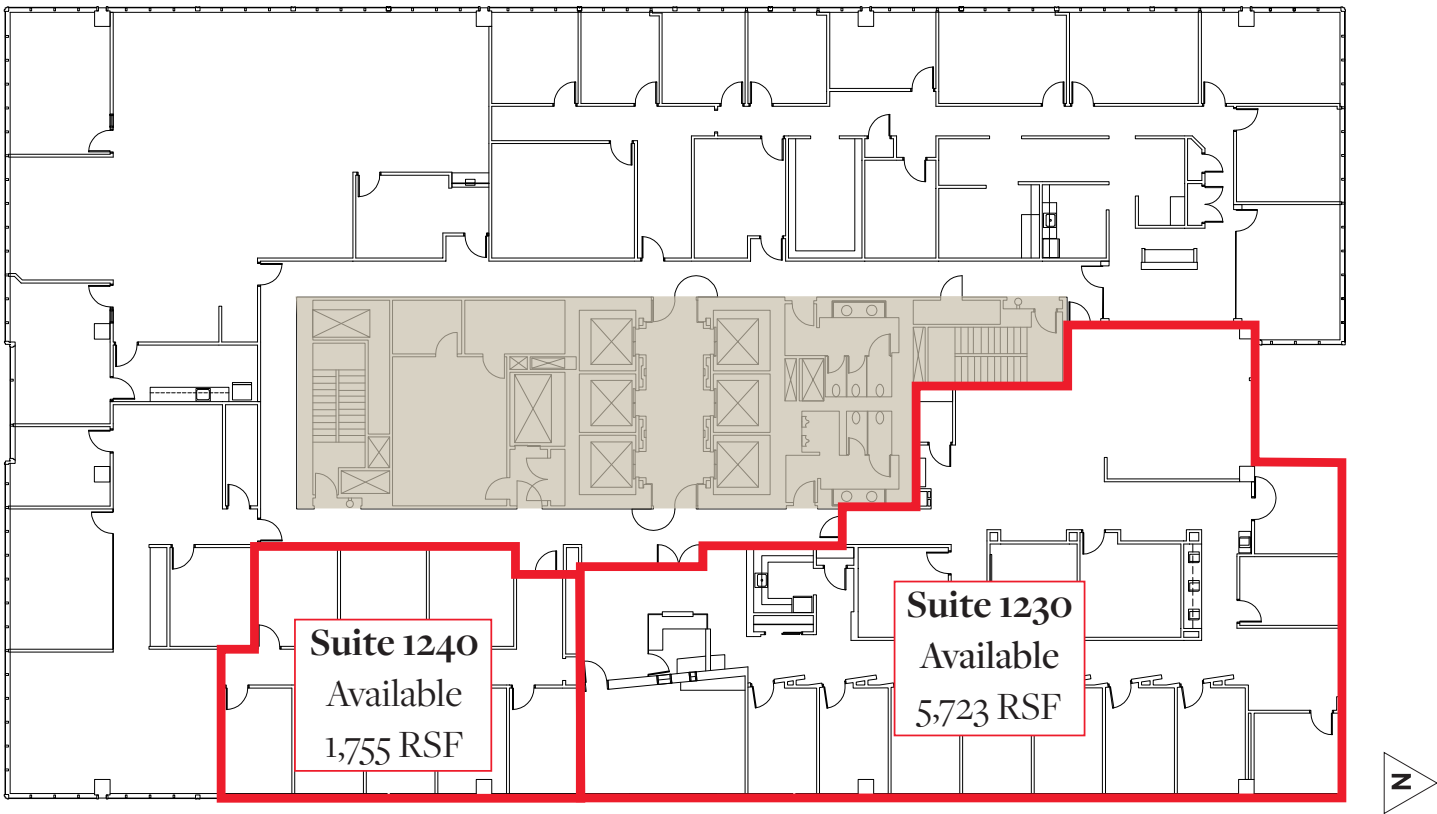


Suite 900: 2,345 SF

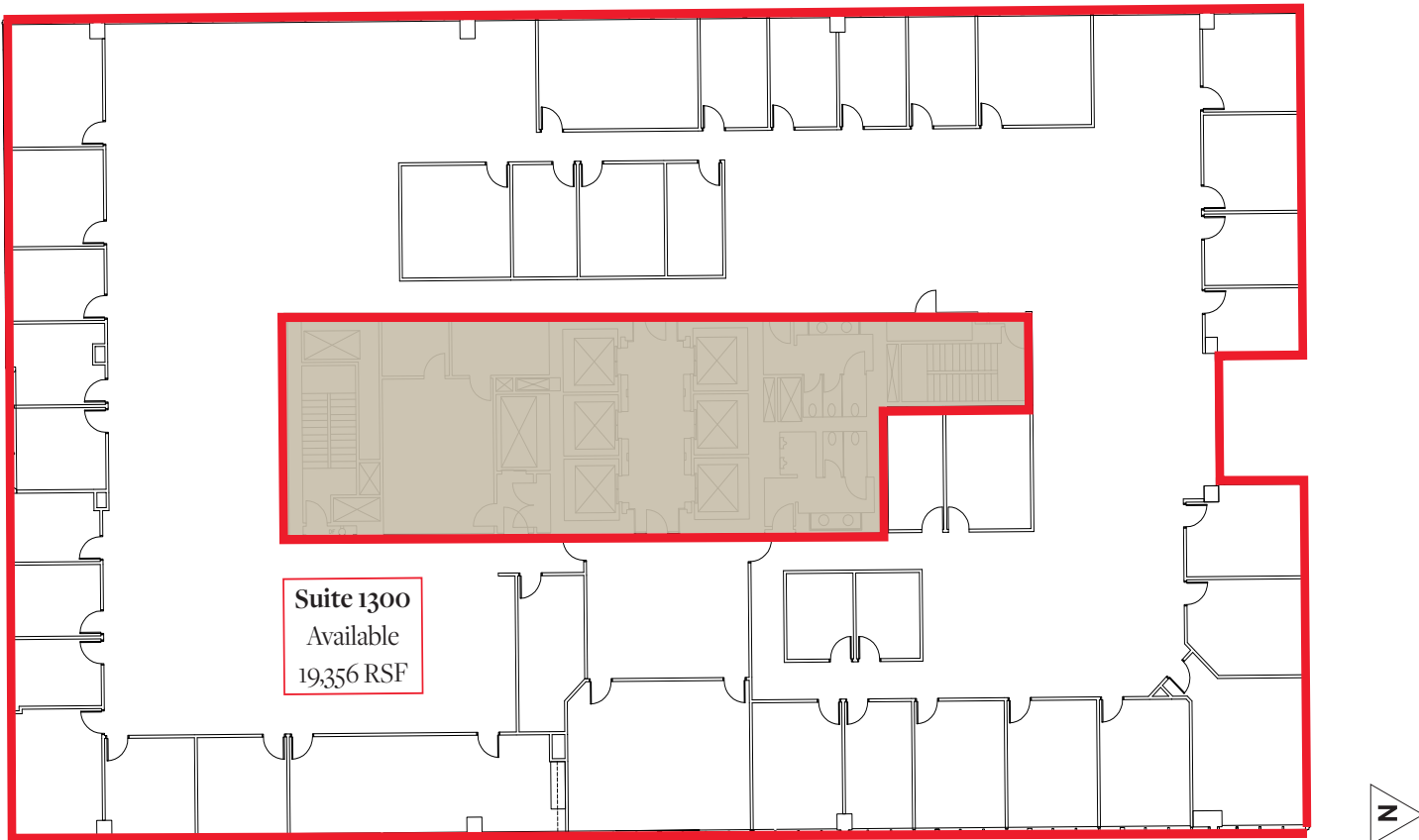




Suite 1230 & 1240: 1,755 - 7,478 SF



Suite 1300: 19,356 SF



Suite 1400: 8,632 *SF*

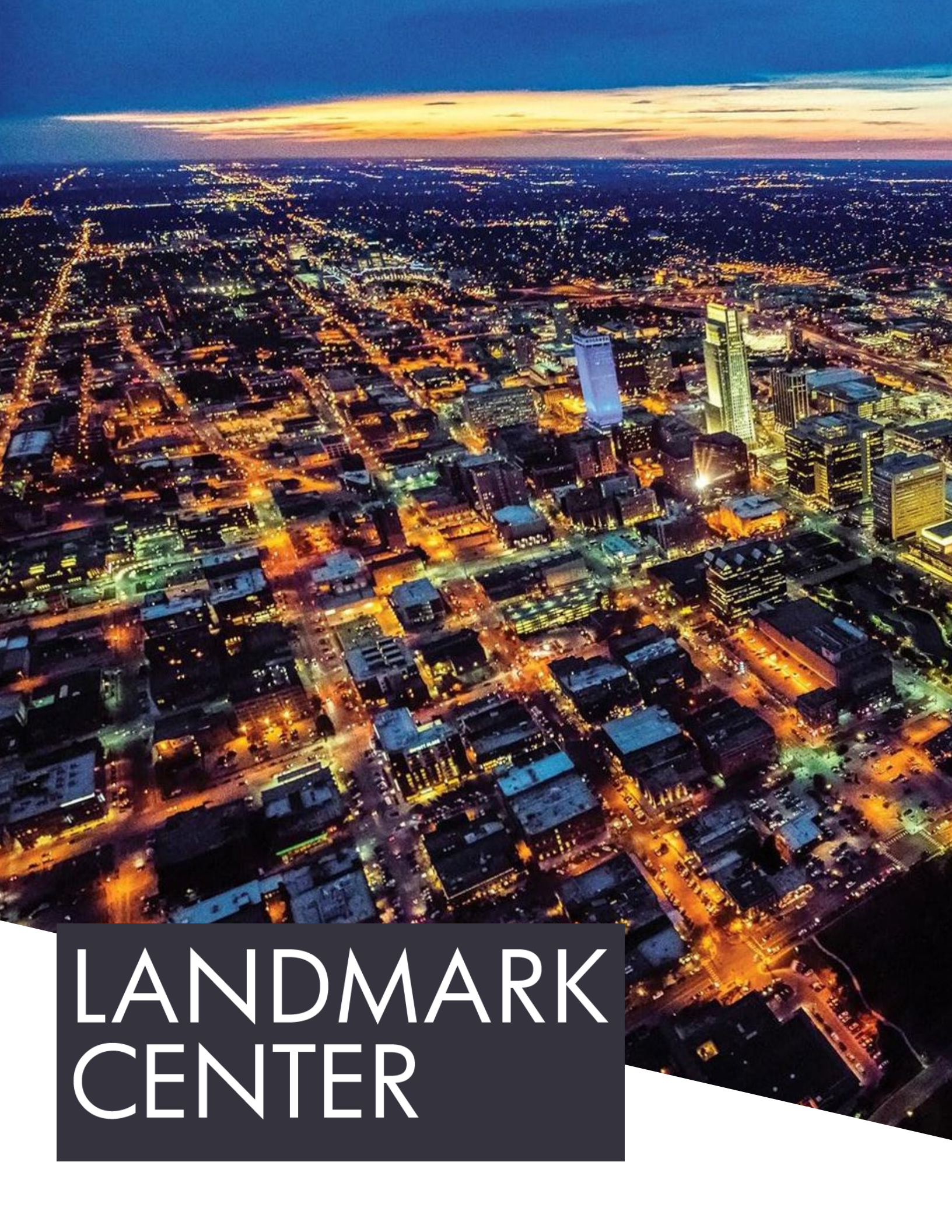


## Suite 1400 Amenities

- 8,632 SF Available
- \$36.00 PSF (Full Service)
- Fully Furnished and Built-Out Space
- Move-In Ready
- Conference Room
- 360° Views of Downtown Omaha







# LANDMARK CENTER









# 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.





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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!

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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.





## CHI Health Center OMAHA



Arena seats 18,975



Convention Center features 194,000 SF of exhibit space



More than 500,000 SF of meeting space



Hosts annual Berkshire Hathaway meeting, totaling more than 40,000 attendants (2019)



1 million attendance (2018)



Largest arena in the state

## charles SCHWAB field OMAHA



Stadium Seats 24,000 with the ability to expand to 35,000 spectators



Home of the NCAA Men's College World Series and the Big Ten baseball tournament (2014-2016 & 2018-2022)



Continuous 360-degree concourse



Annual attendance averages 500,000 people

## omaha performing arts



500,000 estimated annual attendance (Orpheum and Holland Arts Center)



430 events annually (Orpheum and Holland Arts Center)



Ranked #8 for ticket sales in the Midwest



Provides almost \$48 million annual impact on the local economy



# OMAHA STREETCAR PROJECT

Landmark Center is conveniently located on the future streetcar route giving your employees great access to parking, as well as, the option to travel around Downtown Omaha with ease.



## Downtown District Legend

- Creighton University
- The Old Market
- Joslyn District
- Gene Leahy Mall
- Downtown Core
- NODO
- Future Streetcar Route



Creighton  
UNIVERSITY

① First National Bank

PKS Kiewit

GERALD FORD FWY

WoodmenLife



Omaha  
World-Herald

LANDMARK  
CENTER

Douglas County  
District Court

HYATT

S. 13th STREET

The Old  
Market

Downtown Workforce Population:  
Over 41,995 Employees



charles SCHWAB *field*  
OMAHA

Hilton

CHI Health Center  
OMAHA

GALLUP

Kiewit  
Luminarium  
Science Museum

Marriott

HOLLAND  
PERFORMING ARTS  
CENTER

Gene Leahy Mall

Riverfront Redevelopment

Conagra Campus  
Redevelopment

Heartland of  
America Park







**#1** Best Cities to Move to  
*Forbes, 2024*

**#2** Best Cities for Renters  
*Forbes, 2025*


**#6** Best States, Nebraska  
*US News, 2024*

**#9** Top Cities for Young Professionals  
*pheabs, 2024*

# 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.

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.



## States with the Best Infrastructure, Nebraska

*Smart Asset, 2022*

## #3 States with the Best Infrastructure, Nebraska

*Smart Asset, 2022*

## #9 Best Places to Live for Families in the US

*Real Estate News, 2023-2024*

## #9 Cities with the Best Work-Life Balance

*Coworking Cafe, 2025*

Omaha is home to over two dozen insurance headquarters including Mutual of Omaha/United of Omaha, Jefferson Pilot, Pacific Life, World Insurance, Woodmen of the World and Warren Buffett's company, Berkshire Hathaway. Banking serves the region with such money center banks as Wells Fargo and US Bank. A world-class concentration of medical facilities including Clarkson, Bergan Mercy, Methodist and Children's Hospitals, the world-renowned University of Nebraska Medical Center and Lied Transplant Center serve the community. The largest area employer, Offutt Air Force Base, is home to the US Strategic Command Center and is located in Bellevue.

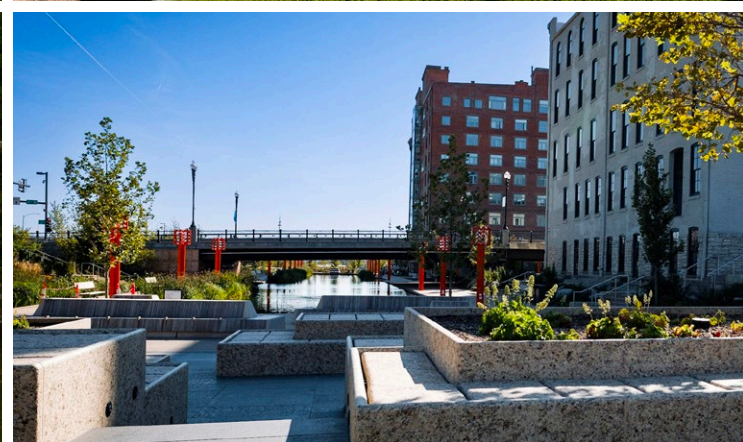
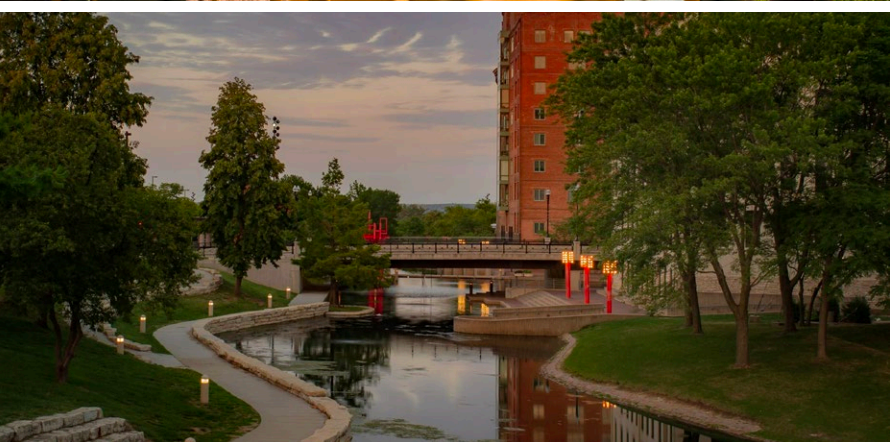
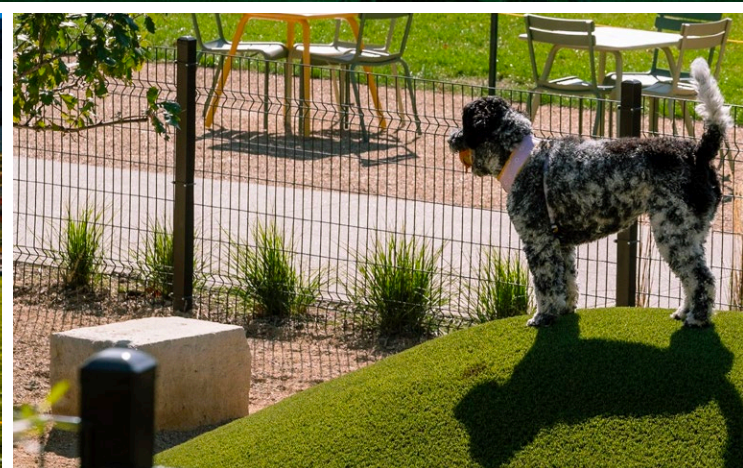
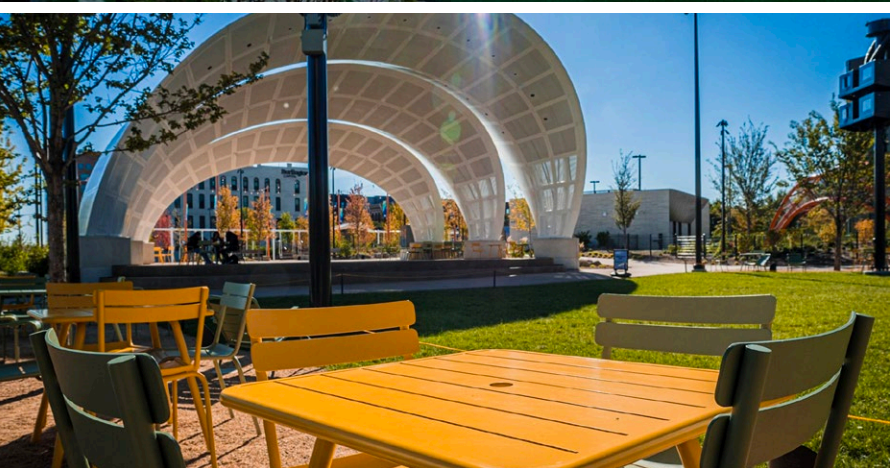
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Since 2017, Omaha's Population has grown 2.05% on average, which is faster than the United States average population growth.

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Omaha also houses four Fortune 500 companies: Berkshire Hathaway, Inc. (#4), Union Pacific Railroad (#129), Kiewit (#314) and Mutual of Omaha (#367); and four Fortune 1000 companies: Green Plains Renewable Energy (#742), Valmont Industries (#813), West Corporation (#869) and Werner Enterprises (#945).









# 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.

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To unify community through a thoughtful,  
amenity-rich open space anchored by the  
Missouri Riverfront.

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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 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.



## For more information contact:

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