



CUSHMAN &
WAKEFIELD

LUND
COMPANY

BLACKSTONE PLAZA

3555 FARNAM STREET
OMAHA, NE 68132

Office Space For Sublease
Lease Rate: \$35.00 FS





PROPERTY DESCRIPTION

Located in the vibrant Blackstone district this 1,486 RSF sublease is available now and features stunning views of Downtown Omaha, a modern kitchenette, and a glass-enclosed conference room.

Building amenities include:

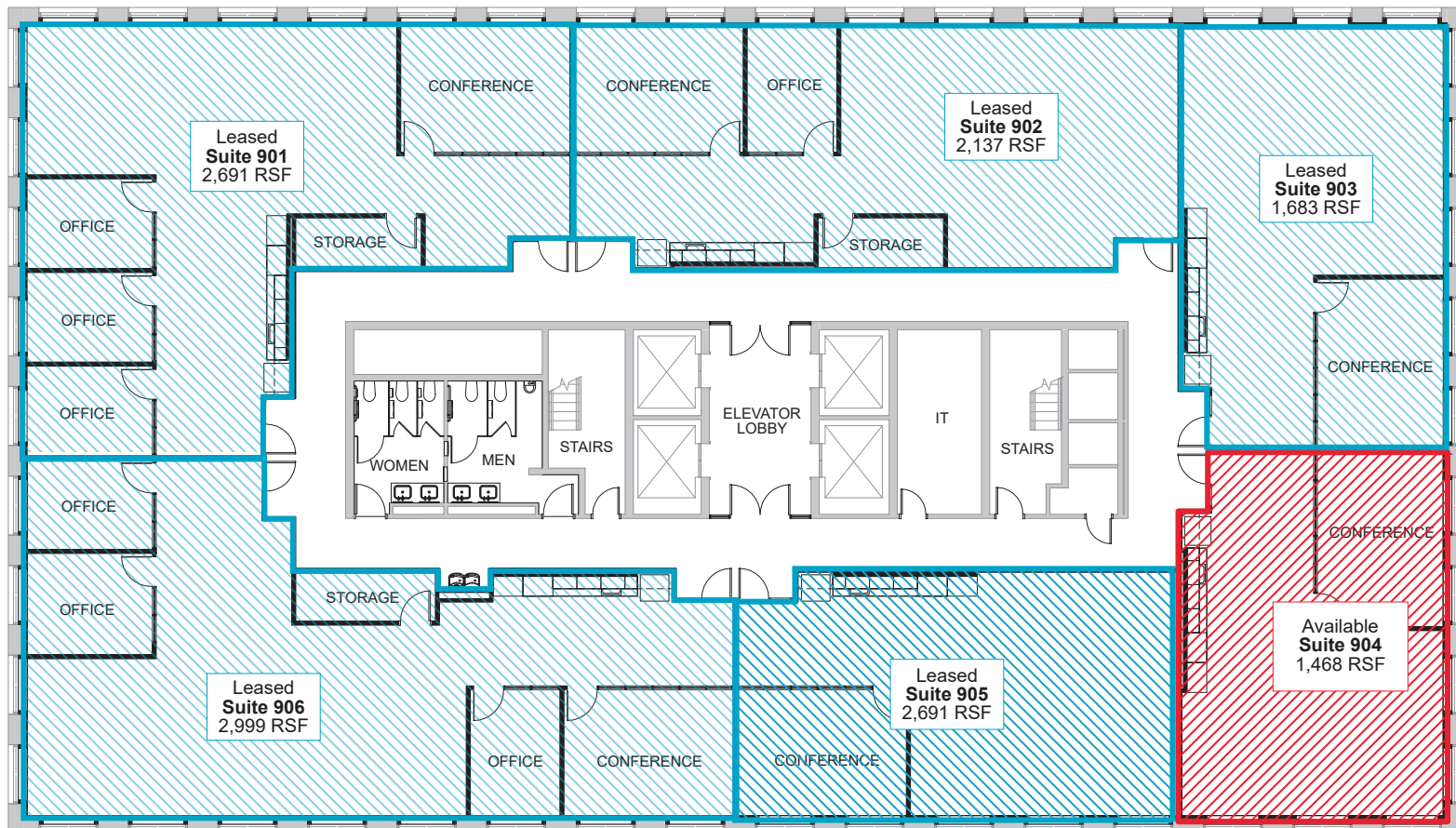
- Top-floor Cloud Room tenant lounge with panoramic city views
- Fitness center with towel service and private showers
- Shared conference facility
- On-site barber and auto detail shop
- Abundant, covered parking

Enjoy a professional workspace in one of Omaha's most dynamic neighborhoods—perfect for companies seeking convenience, lifestyle, and connectivity.

PROPERTY HIGHLIGHTS

Lease Rate:	\$35.00 Full Service	Year Built/Renovated:	1960/2021
Building Size:	165,000 SF	Floors:	15
Total Available:	1,468 SF	Elevators	Yes - four
Min-Max Contiguous:	1,468 SF	Parking Ratio:	4/1,000

NINTH FLOOR

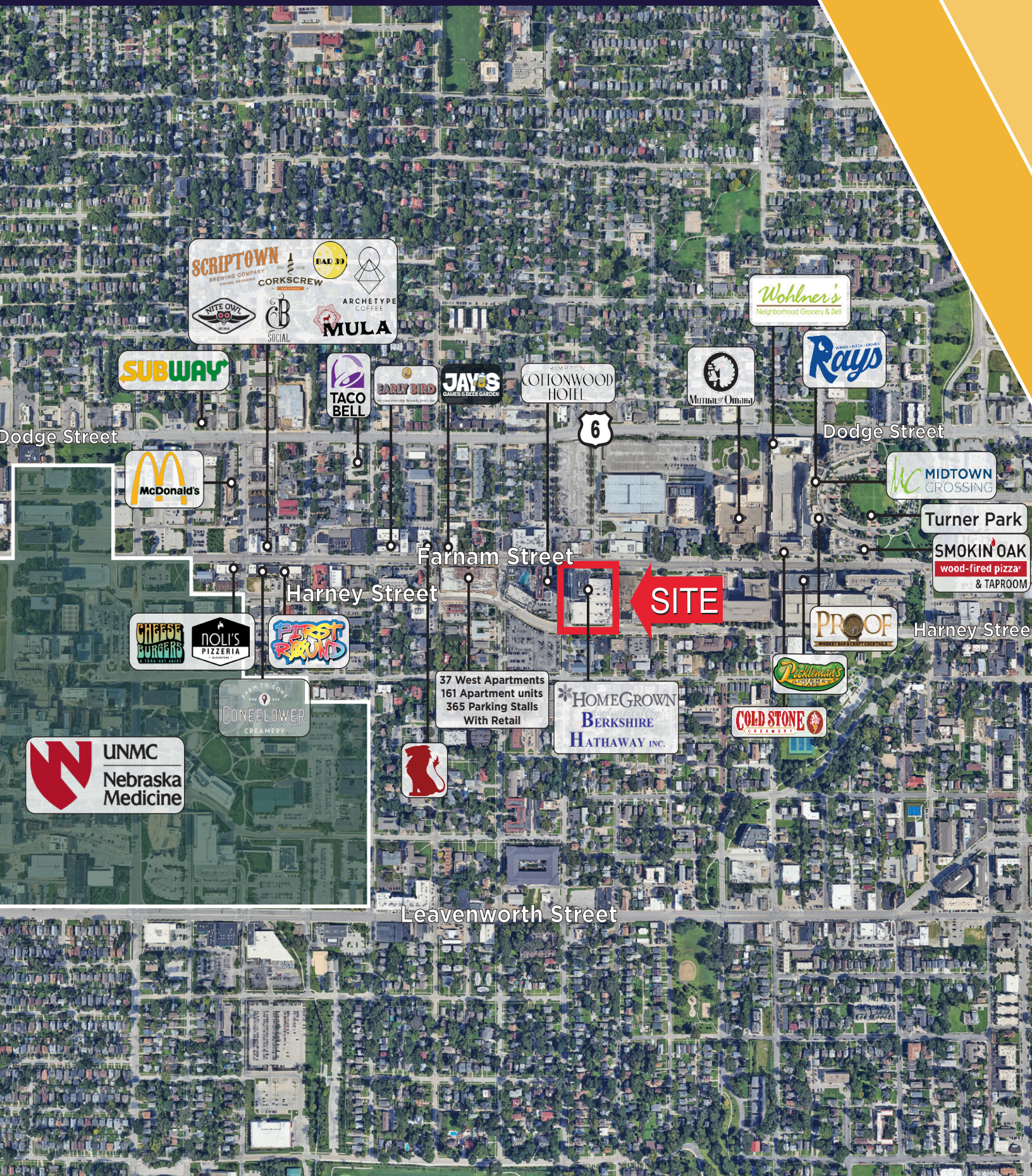


** Floor plan measurements are approximate and are for illustration purposes only.

INTERIOR PHOTOS



AERIAL MAP



SCRIPTOWN BREWING COMPANY
CORKSCREW SOCIAL
NITE OWL
MULA
ARCHETYPE COFFEE

SUBWAY

TACO BELL

EARLY BIRD

JAYS

COTTONWOOD HOTEL

Mutual of Omaha

Wohlner's
Neighborhood Grocery & Deli

Rays

MIDTOWN CROSSING

Turner Park

SMOKIN OAK
wood-fired pizza & TAPROOM

PROOF

Pickelman's

COLD STONE CREAMERY

HOME GROWN
BERKSHIRE
HATHAWAY INC.

37 West Apartments
161 Apartment units
365 Parking Stalls
With Retail

CONEFLOWER CREAMERY

CHEESE BURGERS

NOLI'S PIZZERIA

FIRST ROUND

UNMC
Nebraska Medicine

SITE

Dodge Street

Dodge Street

Farnham Street

Harney Street

Harney Street

Leavenworth Street



For more information,
please contact:

Connor Lund

Senior Associate

+1 402 548 4003

connor.lund@lundco.com

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450 Regency Parkway, Suite 200

Omaha, NE 68114

+1 402 393 8811

lundco.com

