



Leasing opportunity

Located in UNMC's EDGE District, the new 180,000 SF CORE (Center of Research Excellence) is a six-story hub for science, technology, and innovation. Designed for both lab and computational research, CORE will be a key driver in the region's life sciences ecosystem.

Flexible, shelled research floors support wet and dry labs alongside offices—ideal for startups, scientists, and industry leaders in fields like microbiology, genetics, and computational science.

CORE also features modern office suites and activated street-level retail, creating a vibrant, mixed-use space that sparks collaboration and drives commercialization.

As a flagship EDGE District project, CORE connects UNMC with private-sector innovators to shape the future of health science.

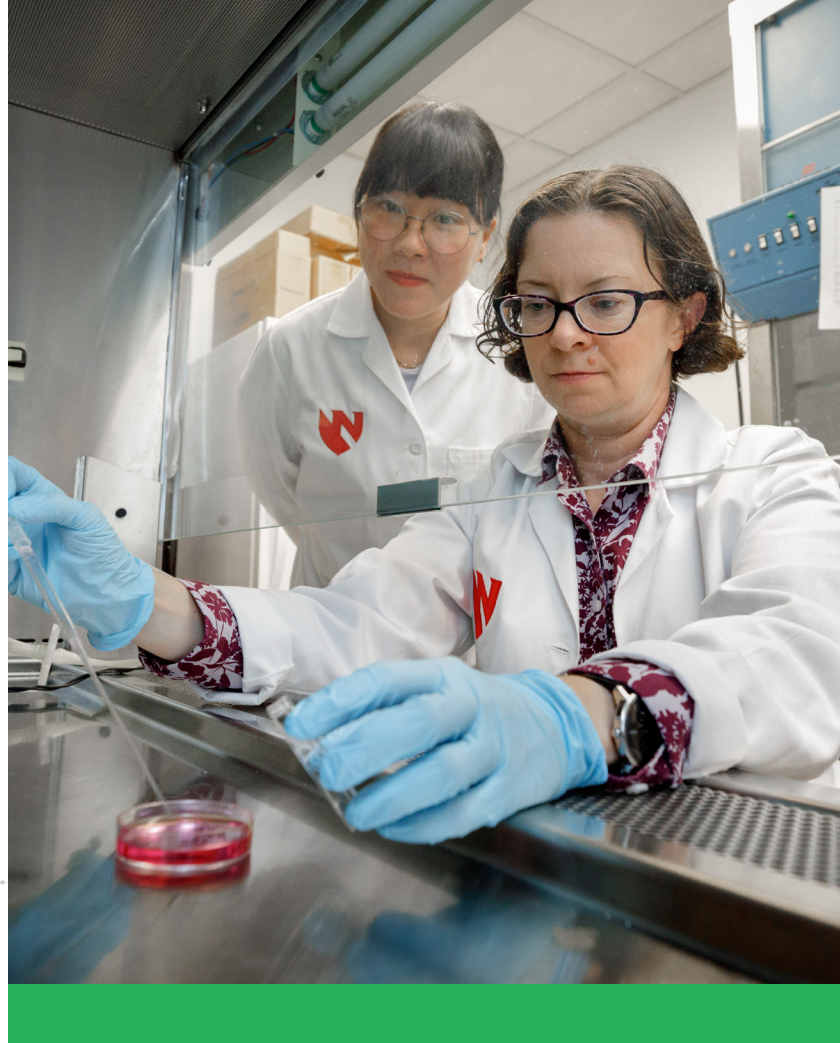
 180,000 SF of Flexible Research & Innovation Space	Wet Labs (BSL-2 Infrastructure) designed to support bioscience research and safe experimentation
Dry Labs & Computational Research Areas	 Private Office Suites
 Ground Floor Retail & Activation Space	Future Skybridge Connection to Project Health (Phase I of Project NExT)

Currently available spaces

SPACE	LOCATION	SIZE	RENTAL RATE	TERM	CONDITION	TENANT IMPROVEMNT
Retail	1st Floor	5,680 RSF	\$X/RSF NNN	Negotiable	Build-to-Suit	Negotiable
Retail	1st Floor	8,800 RSF	\$X/RSF NNN	Negotiable	Build-to-Suit	Negotiable
Office Space	2nd Floor	17,500 RSF	\$X/RSF NNN	Negotiable	Build-to-Suit	Negotiable
BSL2 Lab Space	3rd Floor	25,000 RSF	\$X/RSF NNN	Negotiable	Build-to-Suit	Negotiable
BSL2 Lab Space	4th Floor	25,000 RSF	\$X/RSF NNN	Negotiable	Build-to-Suit	Negotiable
BSL2 Lab Space	5th Floor	25,000 RSF	\$X/RSF NNN	Negotiable	Build-to-Suit	Negotiable
BSL2 Lab Space	6th Floor	25,000 RSF	\$X/RSF NNN	Negotiable	Build-to-Suit	Negotiable

Why Lease at CORE?

CORE offers more than just real estate – it's your front door to a thriving innovation district anchored by one of the nation's top academic medical centers. Located within the EDGE District and directly connected to UNMC and Nebraska Medicine, CORE provides the infrastructure, access, and amenities your organization needs to thrive.



EDGE District Amenities

- **Class A Office Suites and BSL-2 Wet & Dry Labs:** Designed for flexibility, safety, and high performance
- **Secured 24/7 Access:** Peace of mind with controlled entry and around-the-clock availability
- **Reliable High-Speed Internet:** Supporting research, telehealth, and real-time data applications
- **On-Site Dining & Retail:** Including a coffee shop, brewery, and street-level activation
- **Affordable Parking Options:** Garage, permit, and metered spaces available



A Vibrant, Connected Community

- **Access to World-Class Resources:** Direct proximity to UNMC research, clinical, and academic assets
- **Innovation-Focused Environment:** Co-locate with startups, R&D teams, and health-tech pioneers
- **Green Spaces & Outdoor Areas:** Designed for informal meetings, networking, and relaxation
- **District Events & Programming:** Activate your team with regular workshops, socials, and community gatherings
- **Mixed-Use Environment:** Retail, residential, and commercial energy creates a place where people want to be

Join us at CORE – where space meets purpose, and your mission meets momentum.

LEVEL 6

- LABORATORY SPACE
- COMMON AREA

25,000 SF BSL2 Lab
Space for lease at \$X/SF

LEVEL 5

- LABORATORY SPACE
- COMMON AREA

25,000 SF BSL2 Lab
Space for lease at \$X/SF

LEVEL 4

- LABORATORY SPACE
- CORE SPACES

25,000 SF BSL2 Lab
Space for lease at \$X/SF

LEVEL 3

- LABORATORY SPACE
- COMMON AREA

25,000 SF BSL2 Lab
Space for lease at \$X/SF

LEVEL 2

- OFFICE SPACE
- BUILDING AMENITY SPACE
- ROOF PATIO SPACE
- COMMON AREA

17,500 SF office space
for lease at \$X/SF

8,800 SF retail available
for lease at \$28.7/SF

LEVEL 1

- RETAIL / OFFICE SPACE
- BUILDING AMENITY SPACE
- COMMON AREA
ENTRY LOBBIES
LOADING DOCK
BUILDING SUPPORT

5,680 SF retail available
for lease at \$X/SF

**“Have specific
technical needs?”**

We're happy to
share detailed
building design
criteria – just ask!”

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& Real Estate*

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