



Leasing opportunity

Lease prime high-tech office space within Catalyst – owned and managed by UNMC.

UNMC is offering approximately 40,000 SF of premier office space for lease within the 170,000 SF Catalyst facility. With six exclusive suites available, tenants gain direct access to a dynamic community of innovators and benefit from proximity to UNMC's world-class healthcare research, technology and talent.



Modern, high-tech
co-working & office
environment

A bold transformation of
Omaha's industrial legacy
into a cutting-edge
innovation hub.

Purpose-built for
collaboration and
innovation in a
future-focused setting.



Historic adaptive reuse



Unmatched proximity
to UNMC resources

Direct access to
UNMC's world-class
clinical, academic and
research expertise –
right next door.

Currently available office spaces



**Generous Improvement
Allowances Available.**

SPACE	LOCATION	SIZE	RENTAL RATE	TERM	CONDITION	TENANT IMPROVEMENT
Genome (Suite 1110)	1st Floor	2,089 RSF	\$34/RSF NNN	Negotiable	Build-to-Suit	Negotiable
Petri (Suite 1135)	1st Floor	1,824 RSF	\$34/RSF NNN	Negotiable	Build-to-Suit	Negotiable
Neuron (Suite 1200 + 1300)	1st Floor	22,224 RSF	\$34/RSF NNN	Negotiable	Build-to-Suit	Negotiable
Vitalis (Suite 2030)	2nd Floor	3,656 RSF	\$34/RSF NNN	Negotiable	Build-to-Suit	Negotiable
Culture (Suite 2230)	2nd Floor	3,660 RSF	\$34/RSF NNN	Negotiable	Build-to-Suit	Negotiable
Strand (Suite 2305)	2nd Floor	1,666 RSF	\$34/RSF NNN	Negotiable	Build-to-Suit	Negotiable

Why Lease at Catalyst?

This facility offers a comprehensive suite of amenities designed to support productivity, wellness and connection. The integration of these features underscores our commitment to fostering a vibrant, collaborative and health-conscious workspace.



Fitness Center



Crane Co-working

Exclusive Amenities Include:

- **Flexible Office Suites:** Ideal for startups, scale-ups or established teams seeking customizable space.
- **Rentable Event Spaces:** Host meetings, trainings or celebrations in the Forge Event Center, Steelworks Boardroom or Living Room lounge.
- **Dedicated Meeting Areas:** Nearly 10,000 SF of shared amenities including eight conference rooms and 10 phone booths. All tenants can reserve meeting spaces and the boardroom free of charge for up to two hours per session.
- **24/7 Secured Facility Access**
- **Reliable High-Speed Internet:** Secure Wi-Fi throughout the building.
- **Wellness Rooms:** Two private spaces for nursing, meditation or quiet work.
- **Two Kitchens:** Fully stocked with coffee and tea for everyday convenience.
- **Outdoor Plaza:** A flexible space for informal meetings or events.
- **Fitness Center:** Located on the first floor, the fitness center includes private locker rooms, showers and rentable lockers—perfect for tenants who prioritize wellness.
- **Affordable Parking Options:** Garage, permit and metered spots nearby.
- **On-Site Dining:** Enjoy Big Grove Brewery and Big Grove Coffee Co. inside the building.
- **Future Green Spaces:** Outdoor areas planned for relaxation, networking and community use.
- **Discounts on Event Rentals:** Tenants receive reduced rates for use of the Executive Boardroom and Event Center.
- **Mail Room & Package Services**
- **Printing & Copying Services**
- **Secure Bike Storage**



EDGE District Rendering

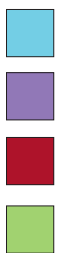
A Thriving Innovation Community

- **Adjacent to UNMC and Nebraska Medicine's city campus**, a \$2.1 billion academic medical center with six colleges, 90+ programs, 50 departments, 6,000 employees and 4,400+ students.
- Centrally located in Omaha's urban core—just minutes from **UNO, Aksarben Village, Blackstone and Midtown Crossing**.
- Surrounded by planned residential, retail and hospitality developments.
- Direct access to a growing ecosystem of startups, R&D leaders and healthcare innovators.
- Regular networking events, community programming and curated opportunities to connect and collaborate.
- **Home to forward-thinking tenants including:**



UNMC Durham Research Center

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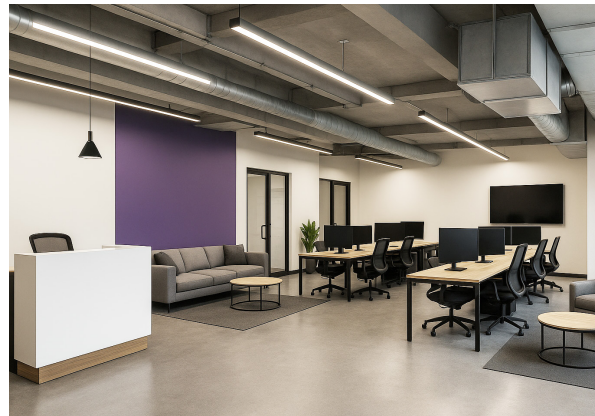


Co-working spaces

**Owned and managed by UNMC*



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GENOME – 2,089 SF \$34/SF NNN



PETRI – 1,824 SF \$34/SF NNN



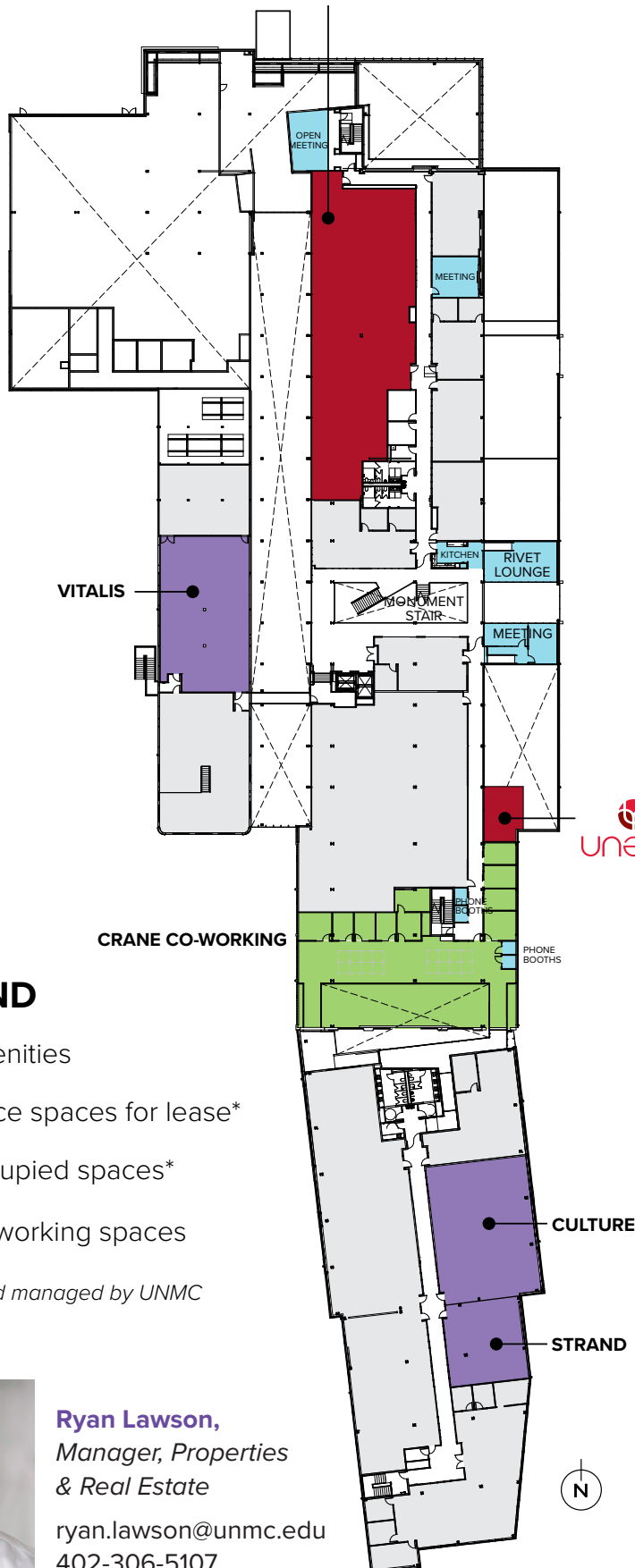
NEURON – 22,224 SF \$34/SF NNN

The above images are conceptual renderings generated by AI.

CATALYST LEVEL 2



CENTER FOR
CONTINUING EDUCATION



LEGEND

- Amenities
- Office spaces for lease*
- Occupied spaces*
- Co-working spaces

*Owned and managed by UNMC



VITALIS – 3,656 SF \$34/SF NNN



CULTURE – 3,660 SF \$34/SF NNN



STRAND – 1,666 SF \$34/SF NNN

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