



THE CAPITOL DISTRICT



THE CAPITOL DISTRICT

PRESENTING BROCHURE

WHY OMAHA

POPULATION & DEMOGRAPHICS



931,666
GREATER OMAHA AREA
434,353
CITY OF OMAHA



APPROXIMATELY 1.3M PEOPLE LIVE WITHIN
A 60 MINUTE DRIVE OF OMAHA

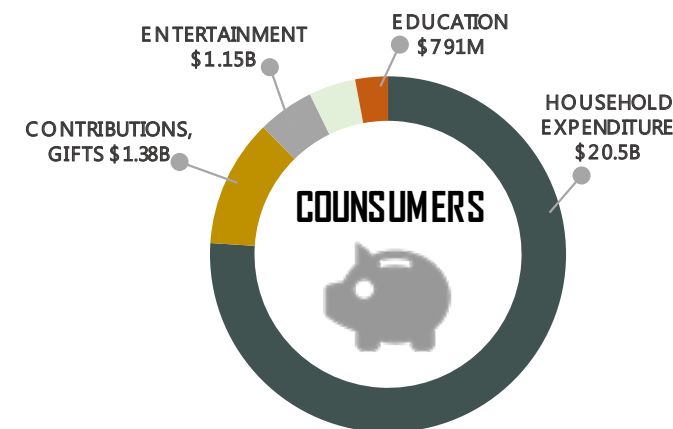
Average Age



Unemployment Rates:

Nebraska - 2.8%
National - 5.3%

Average home price is
\$163,500 in Omaha,
compared to **\$229,400**
national average



AVERAGE
HOUSEHOLD
INCOME

75k



- 35% of the population is under 25
- Median Household Income \$62,891
- Omaha's Cost of Living is 8.2% below the national average
- Omaha's median household income is 6% higher than the national average

National Recognition

Low cost of living. Short commutes. Expansive cultural and entertainment amenities that are the envy of cities twice its size. All of these have helped make Omaha a perennial favorite of those who chronicle the best places to live, work, raise a family, open a business and more. Every year, the accolades grow.

Omaha attracts 11.9 million total visitors annually who spend more than \$1.1 billion in total dollars during their stay.

-Omaha Convention & Visitors Bureau Tourism Economic Impact 2014



FORTUNE
500

Home to Four Fortune 500 Companies

- Berkshire Hathaway
- Union Pacific
- Peter Kiewit Sons, Inc.
- Mutual of Omaha

Home to Five Fortune 1000 Companies

- Green Plains Inc.,
- TD Ameritrade
- Valmont Industries
- West Corporation
- Werner Enterprises



WHY DOWNTOWN OMAHA

A Welcoming, Lively, Inclusive Community

For those new to Omaha — especially those from larger cities — Downtown Omaha will blow away all expectations. Looking for an urban, “walk to work” lifestyle? Omaha has it. Like to travel? Omaha’s airport access is quick and easy. Eager to explore a diverse array of communities and cultural opportunities? There’s no end to the possibilities.



45,000

EMPLOYEES

8,500

RESIDENTS



2,300 Hotel Rooms In Omaha
Over 50% are Downtown



353,000 in
Attendance - 2015



The Holland Center: 225 Annual Events
The Orpheum Theater: 175 Annual Events
350,000 estimated annual attendance



More than 15 Million guests in the past 12 Years

- 1.1 Million guests in FY 2014-2015
- 365 Events
- Berkshire Hathaway Annual Meeting - approximately 40,000 attendees
- 17,560 Seating Capacity
- 194,000 SF of Exhibit Space



8,000 STUDENTS

Transportation & Access

Eppley Airfield offers 150 flights a day to nearly 20 cities across North America, including 17 Non-Stop Cities.



FORTUNE
500

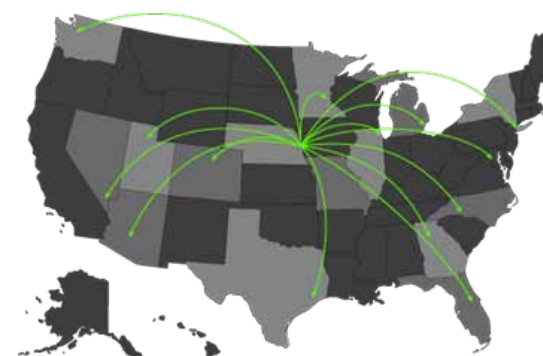


Mutual of Omaha

BERKSHIRE HATHAWAY INC.



Kiewit



IN 2013, EPPLEY SERVED
MORE THAN 4 MILLION
PASSENGERS



WHY THE CAPITOL DISTRICT



Welcome to The Capitol District

The Capitol District is a destination dining and entertainment district surrounding a modern day town square. The district welcomes all people year-round at all times of day by holding collaborative events, creating new experiences, and injecting fun into the everyday.

Connecting. Invigorating. Entertaining.

The Capitol District occupies a key site for the future of Downtown Omaha by connecting the Old Market and the MECA events district and linking the Riverfront to the downtown business district. The Capitol District is completing broken pedestrian thruways and opening up new commercial opportunities in surrounding areas.

With a diverse mix of dining, nightlife, and entertainment destinations, The Capitol District will be home to some of the best times to be had in the city. Our inclusive, thoughtfully-developed community will draw people from across the city, the region, and the country to live, work, and discover entertainment.

Quick Facts

- 5.4 acre development located on Capitol Street between 10th & 12th streets in downtown Omaha
- Over 20 (90,000 SF) restaurants, bars, and other businesses will be part of the district
- A public plaza - our modern town square - will feature year-round activities for the community including concerts, outdoor movies, art exhibits, ice skating, and collaborative events
- Capitol District Apartments - 12 stories, 218 units
- The district is Omaha's first development to receive an entertainment district designation
- Convenient, generous, and affordable parking including the district's 505-stall parking garage

Amenities

Tenant leases in The Capitol District include the following amenities:

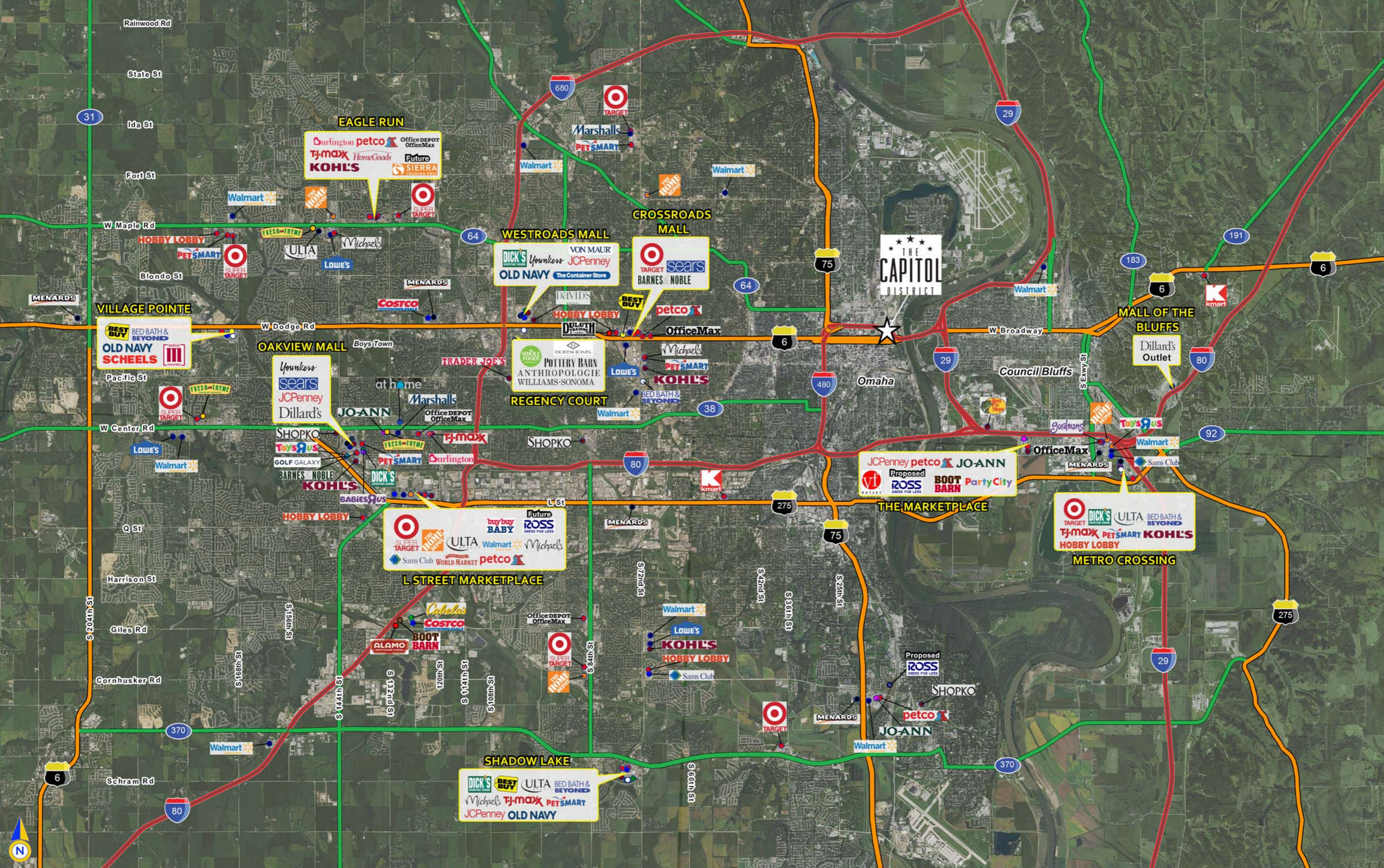
- Exposure to more than two million local, regional and national visitors who visit Downtown and/or attend events at the CenturyLink Arena & Convention Center, TD Ameritrade Park, or the Holland Center for Performing Arts. Regular events include:
 - Division I Collegiate Sporting Events (Creighton & UNO)
 - NCAA & Olympic Trial Events (2018 Midwest Regionals & 2020 Swim Trials)
 - Berkshire Hathaway Annual Meeting
 - World-Renowned Recording Artists and Performing Artists
- Highly visible location and convenient access from I-480 & 10th Street in the epicenter of Downtown Omaha
- Brand alignment with a youthful, energetic, mixed-use project to diversify the potential customer base
- 30% of all hotel rooms are situated within six blocks of The Capitol District



<http://issuu.com/greateromahachamber/docs/downtowndevelopment>

★ ★ ★
THE
CAPITOL
DISTRICT
CITY LIVING





EAGLE RUN

Durlington petco Office DEPOT OfficeMax
TJ-maxx HomeGoods Future
KOHLS SIERRA

CROSSROADS MALL

Target sears
BARNES & NOBLE

WESTROADS MALL

DICK'S Youngkers JCPenney
OLD NAVY The Container Store

VILLAGE POINTE

BEST BUY BED BATH & BEYOND
OLD NAVY SCHEELS

OAKVIEW MALL

Youngkers sears
JCPenney Dillard's

REGENCY COURT

WHOLE FOODS POTTERY BARN
ANTHROPOLOGIE WILLIAMS-SONOMA

THE MARKETPLACE

JCPenney petco JO-ANN
Proposed ROSS BOOT BARN Party City

L STREET MARKETPLACE

Target buy buy BABY Future
ROSS ULTA Walmart Michaels
Sams Club WORLD MARKET petco

METRO CROSSING

Target DICK'S ULTA BED BATH & BEYOND
TJ-maxx PETSMART KOHL'S
HOBBY LOBBY

SHADOW LAKE

DICK'S BEST BUY ULTA BED BATH & BEYOND
Michaels TJ-maxx PETSMART
JCPenney OLD NAVY

RIVERFRONT PLACE CONDOS

Home of the College World Series



493,765 Attendance (2014)
79 Events (2014)
24,000 Stadium Seats

SLOWDOWN



Kiewit
Education, Innovation & Leadership Facility

Creighton UNIVERSITY
8,019 Students
2,250 Employees

Creighton Soccer Stadium
6,000 Seats

NATIONAL PARK SERVICE
200 Employees



1.1 Million Attendance (2014-15)
356 Events (2014-15)
18,300 Arena Seats
194,000 SF Convention Center Space

Hilton & Convention Center



RIVERFRONT

Chicago St

Capitol Dist Parking
505 Stalls

Omaha World-Herald
Parking Garage
550 Stalls
1,000 Employees

CENTRAL HIGH SCHOOL

Capitol Ave



CAPITOL PLACE

OMAHA PARK
8
GAVILON
400 Employees
1,280 Stalls

Dodge St

UNITED STATES COURTHOUSE

First National Bank
800 Employees



UNION PACIFIC
3,500 Employees

Omaha World-Herald

HOLLAND PERFORMING ARTS CENTER
120,000 Annual Attendees
225 Annual Events



Douglas St



WOODMEN of the WORLD
540 Employees

KUTAK ROCK
300 Employees

FIRST COMP
285 Employees

GENE LEAHY MALL

ConAgra Foods
1,200 Employees

HEARTLAND OF AMERICA PARK

OLD MARKET



TWO STORY
RETAIL

**GARAGE
PARKING**
505 STALLS

28 STALLS

25 STALLS

**OMAHA MARRIOTT
DOWNTOWN WITH
MEETING ROOMS &
BALLROOM**

**OWH
PARKING**
550 STALLS

**SURFACE
PARKING**
65 STALLS

PLAZA

**APARTMENT
TOWER**

**THREE STORY
MIXED-USE**

CAPITOL AVE

**CAPITOL
PLACE**

**RETAIL
PARKING**
1,280 STALLS

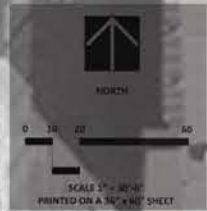
11TH STREET

**SURFACE
PARKING**
230 STALLS

**FORD
LOFT
CONDOS**

10TH STREET

**LOCAL
BEER PATIO
AND KITCHEN**

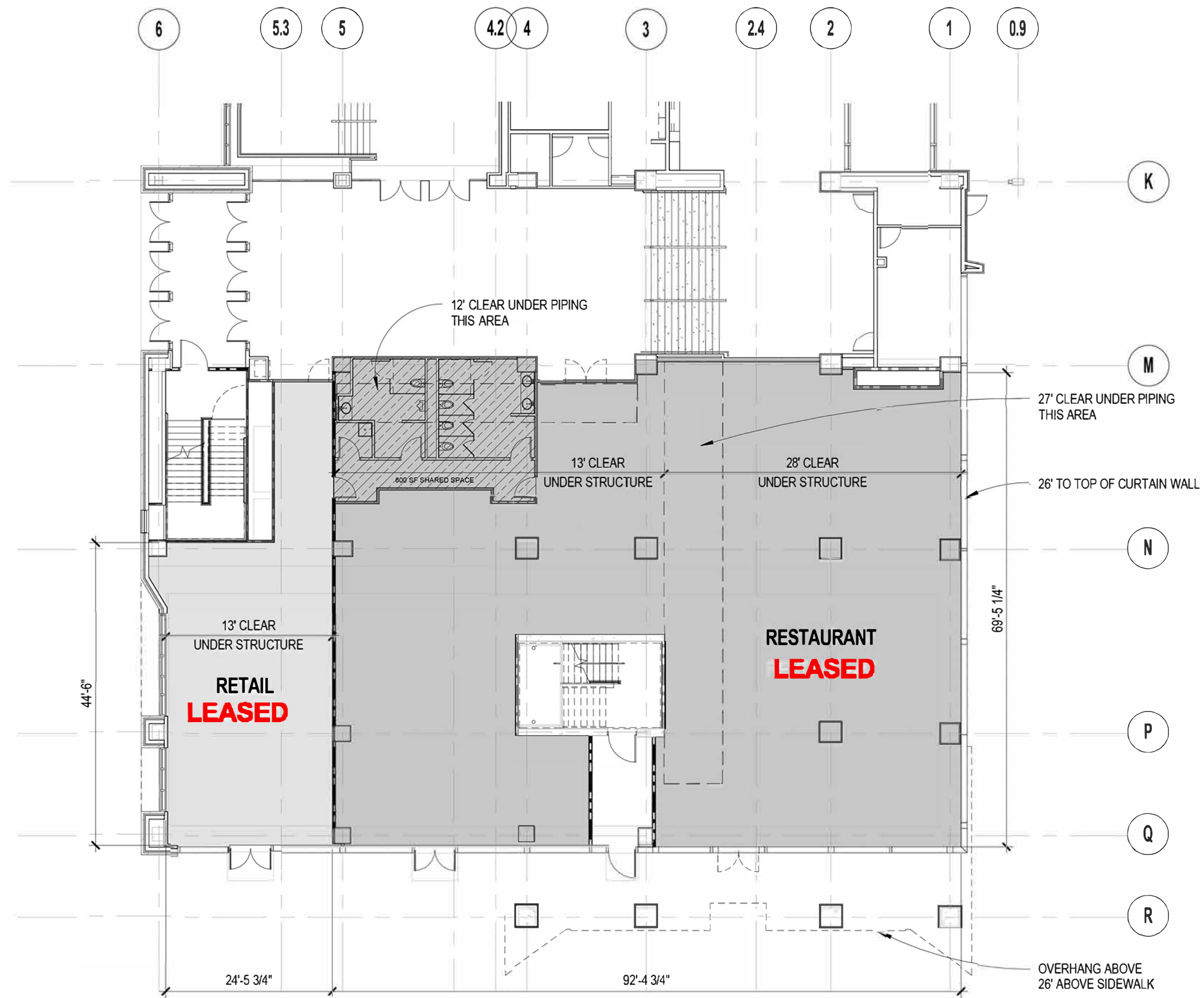




MARRIOTT
OMAHA DOWNTOWN
CAPITOL DISTRICT

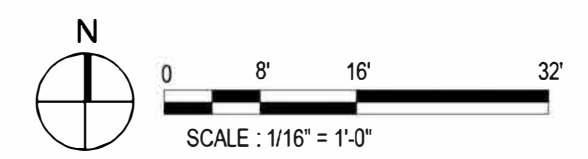
- 333 Guest Rooms
- 13 Suites
- 17,500 SF of event space
- 10,275 SF grand ballroom
- Marriott Club Lounge
- Outdoor swimming pool
- Full Service Restaurant & Bar
- Starbucks Coffeehouse

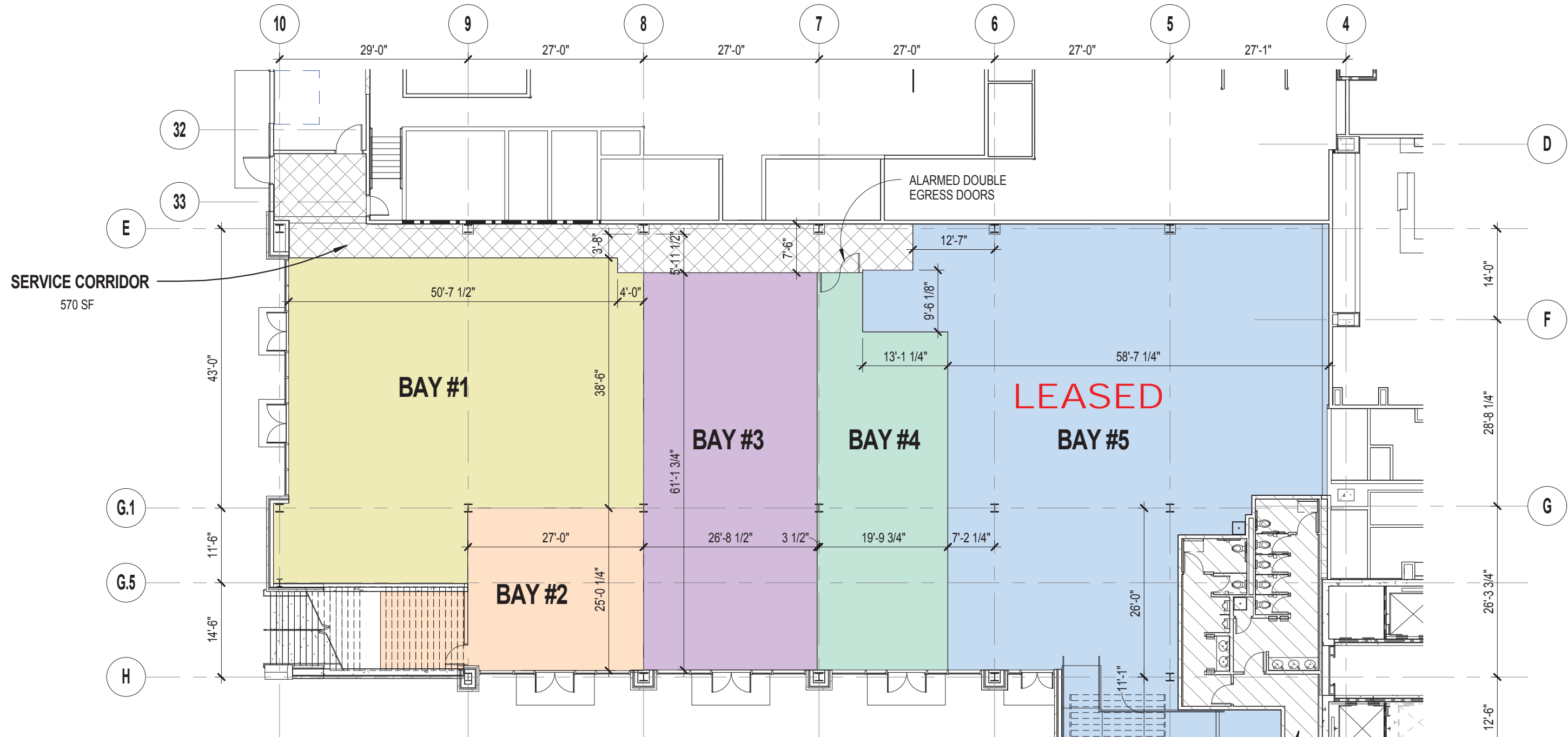




RENTABLE AREA

- 1,304 SF
- 5,980 SF





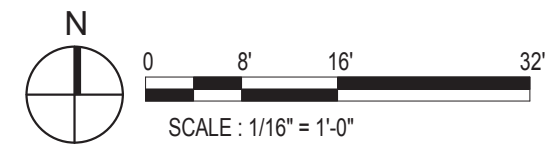
SERVICE CORRIDOR
570 SF

ALARMED DOUBLE
EGRESS DOORS

SHARED RESTROOMS
788 SF

RENTABLE AREA	
BAY #1	2,442 SF
BAY #2	836 SF
BAY #3	1,633 SF
BAY #4	1,110 SF
BAY #5	4,000 SF
TOTAL	10,021 SF

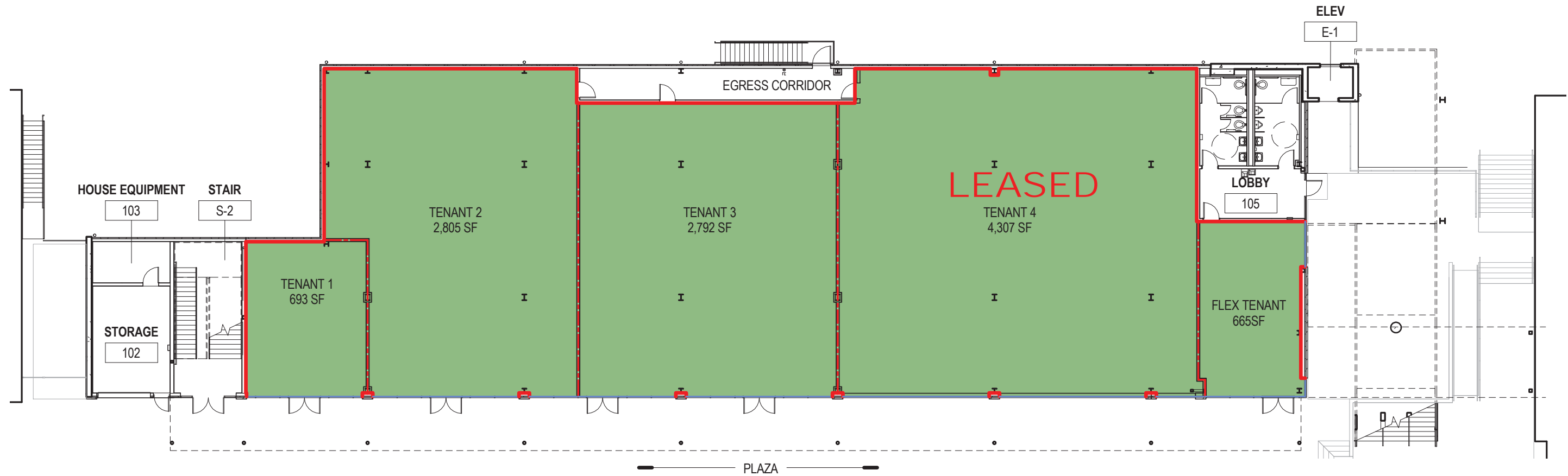
NOVEMBER 10, 2017











LEVEL 1 LEASABLE SF: 11,262 SF

Level 1 Leasable Area Plan
1" = 20'-0"

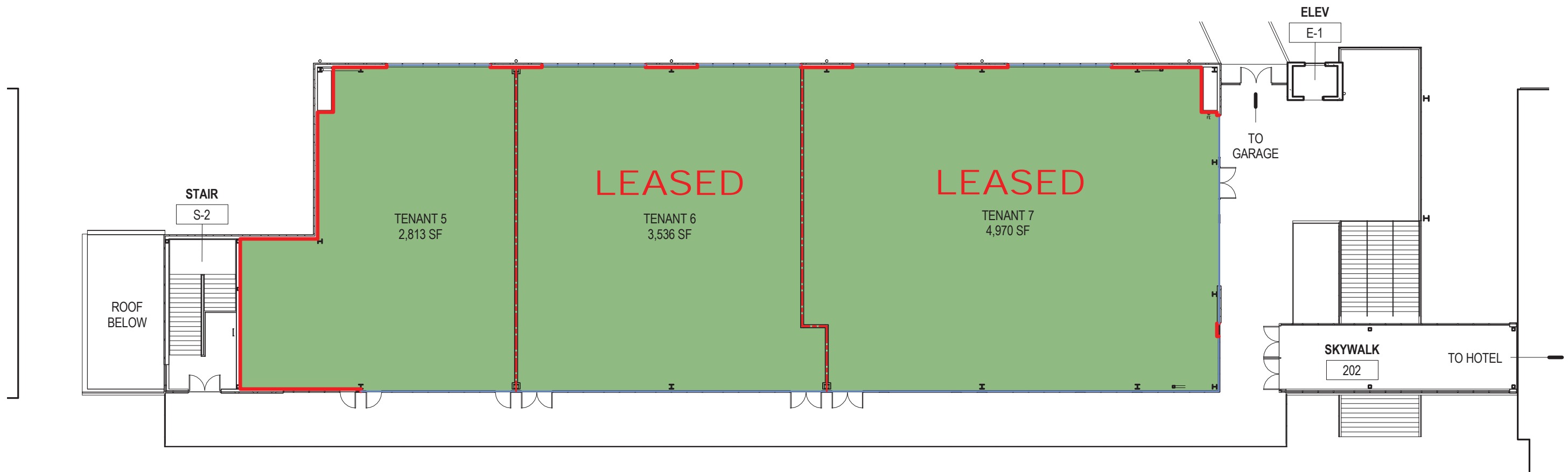
10th & Capitol Retail Building

Project Number: 2016.006.00

Date: 08/24/2017



TACKarchitects
www.tackarch.com



LEVEL 2 LEASABLE SF: 11,318 SF

Level 2 Leasable Area Plan
 1" = 20'-0"

10th & Capitol Retail Building

Project Number: 2016.006.00

Date: 08/24/2017



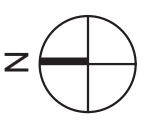
TACKarchitects
 www.tackarch.com



LEO A DALY



RENTABLE AREA
TOTAL 19,260 SF



RETAIL LEVEL

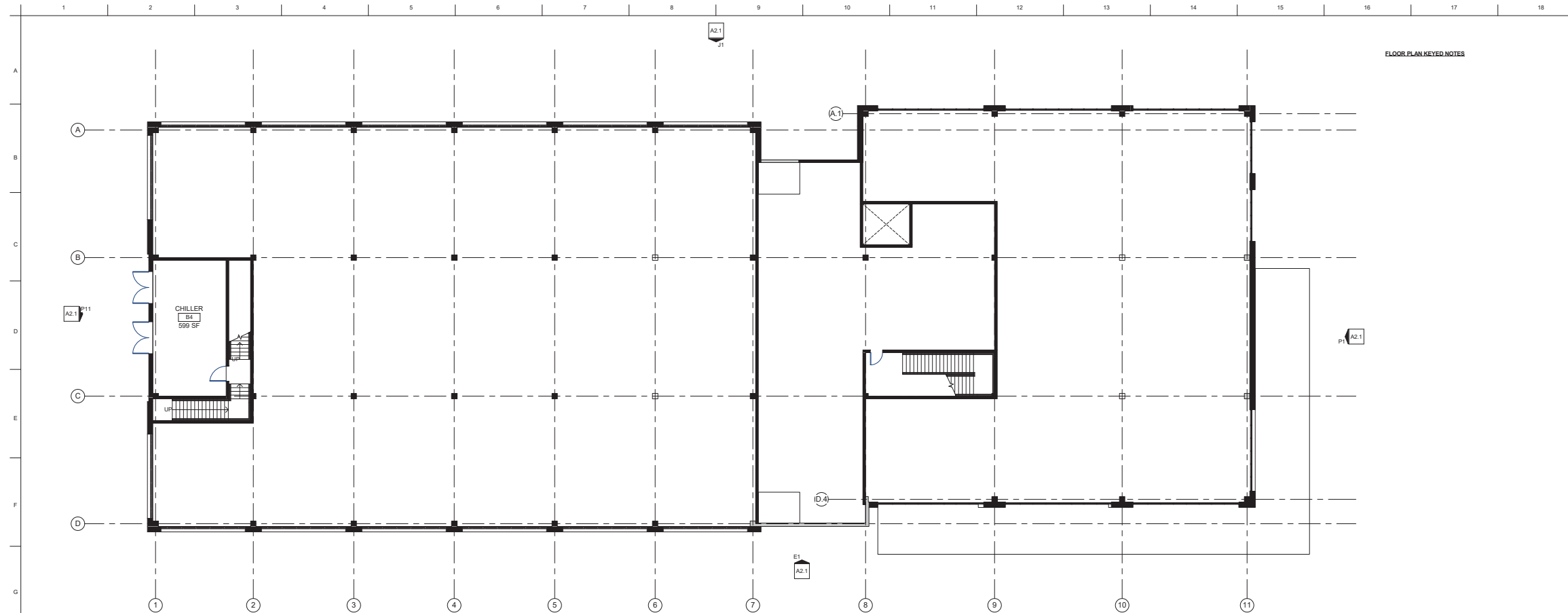
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10/10/17

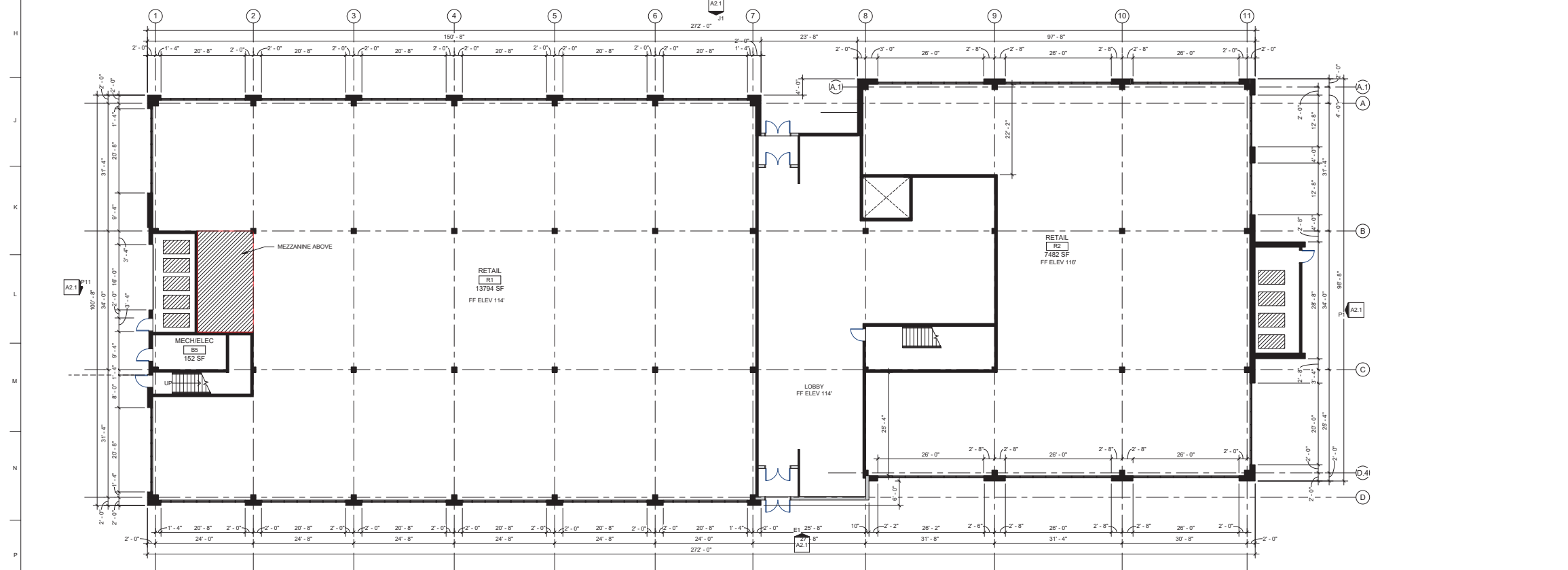
Capitol District Apartments

LEO A DAILY





G1 FLOOR PLAN - MEZZANINE
A1.1 SCALE: 3/32" = 1'-0"



P1 FLOOR PLAN - FIRST FLOOR
A1.1 SCALE: 3/32" = 1'-0"

FLOOR PLAN KEYED NOTES

CAPITOL DISTRICT, LOT 5

CAPITOL AVE
 OMAHA, NE
 68102

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 MACCHIETTO
 ARCHITECTS**
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 alleypoyner.com

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PRE-DESIGN

REVISION DATE

PROJECT NUMBER 16032

DATE:

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FLOOR PLANS - FIRST & MEZZANINE LEVELS

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CAPITOL DISTRICT URBAN PARKING

**OWH
Garage
550**
Evening

**Capitol District
Garage
Six-Level
505**

**Lot E
81**

Apt Tower

**Mixed Use Tower
70**

Marriott

I-480

**9th
Street Lot
68**

**Riverfront Parking
98 (Free)**

**Omaha Park
8 Garage
1,280**
Evening

**Surface
Parking
230 stalls**

**Capitol
Place**

**Central
Sales
80**

**City Park Surface Pkg
135**

**Courtyard
Marriott
20**

PARKING KEY:

**Dedicated
Capitol District**

**Other Available
Parking**

PARKING				
LOT	TOTAL	Guar.	Price	Availability
Capitol District - Private	225			Residential Only
Capitol District - Public	225	100	110	Reserved 24 Hours
MECA Lot E	81	57	95	Assigned Workday
9th Street Lot	68	68		Assigned Workday
Visitor Garage				Validation Available
Total Stalls Available		300		

Hotel Rooms

Family and friends. Clients and prospects. Old classmates. New acquaintances. No matter who you may host as guests, if you live or work in Downtown Omaha, you are close to the city's finest hotel options.

#	Hotel	Rooms	Limited or Full Service
1	Capitol District Marriott	334	334
2	Hilton Omaha	600	600
3	Courtyard by Marriott	181	181
4	Hilton Garden Inn	178	178
5	Fairfield Inn	113	113
6	Holiday Inn	114	114
7	Homewood Suites	123	123
8	Hampton Inn & Suites	103	103
9	DoubleTree Hotel	413	413
10	Residence Inn - NEW	152	152
11	Embassy Suites	145	145
12	Hyatt Place - NEW	159	159
13	Hotel Deco	89	89
14	Magnolia Hotel	146	146
TOTAL:		2,850	2,850

Downtown has almost 3,000 hotel rooms. This is over 30% of the entire room count of the metro area, and 50% of all full or limited service rooms.



Retail Inquiries:
The Lerner Company



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★ ★ ★
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DISTRICT

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