

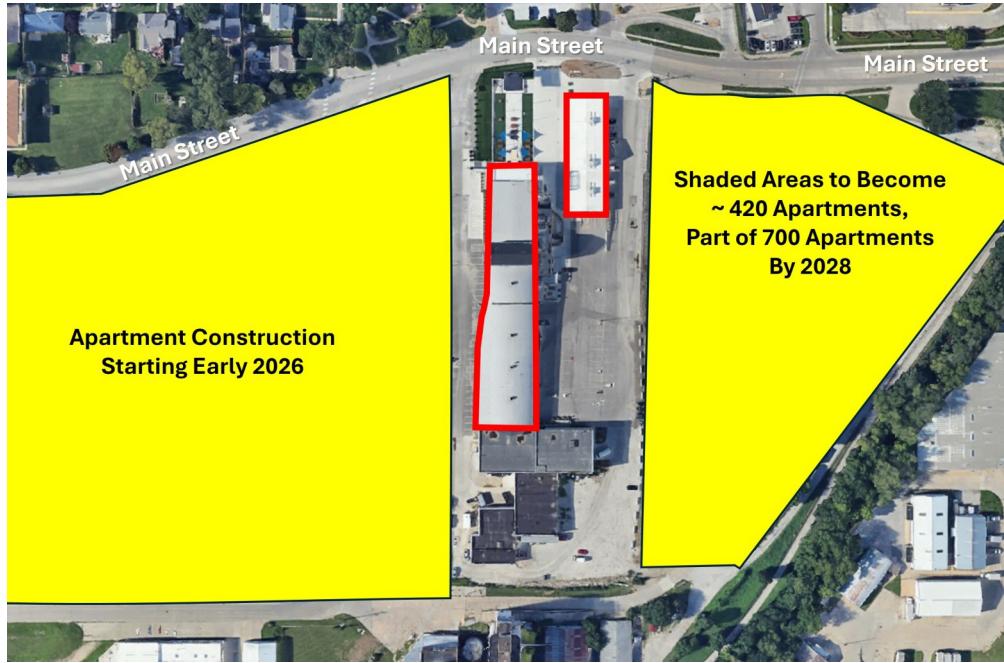
One of Omaha's Premier Entertainment Venues has 5 Potential Retail, Office/Medical Office, Flex, & 2 Floors of Living Space Now Available FOR LEASE!

This Rare Opportunity to be Your New Location is Further Enhanced by the fact It Will Be Sitting Between Approximately 700 Apartments and New Retail by 2028!

These Locations Present a Unique Opportunity for Businesses Seeking Visibility, Flexibility, and Access to Vibrant Foot Traffic & Built-In Entertainment with Bushwacker's & Granary Green!

Lease Rate: \$14.00 - \$18.00 PSF NNN*

CAM: \$5.00 - 7.50 PSF*



* Lease & CAM Rates vary depending on space location.

Note: All measurements are approximate, not drawn to scale.

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Now available for lease, this dynamic commercial space in the heart of the Omaha metro offers businesses an exceptional opportunity to establish themselves in a thriving and rapidly developing district. Located adjacent to The Granary, Granary Green, and the popular Bushwackers Saloon & Dance Hall, this property combines unparalleled visibility with easy access to vibrant foot traffic and a variety of lifestyle amenities. Situated within the Ralston Hinge Redevelopment, a transformative project bringing new energy to the area, this space is poised to become a central hub for innovation, creativity, and business growth. With flexible leasing options for spaces ranging from $\pm 1,500$ SF to $\pm 8,000$ SF, this location is ideal for startups, creative firms, service businesses, or larger tenants seeking a prime, adaptable environment.

Designed to meet a diverse range of business needs, this property boasts a variety of functional features including loading access, a full kitchen, multiple conference rooms, and ample outdoor space for product displays and events. The location offers unique advantages such as proximity to Granary Green's bustling events, foot traffic from Bushwackers, and synergy with nearby businesses in dining, wellness, and coworking. With easy access to major highways and ample parking, this space offers an ideal setting for a wide range of uses, from creative offices and retail showrooms to fitness centers and tech companies.



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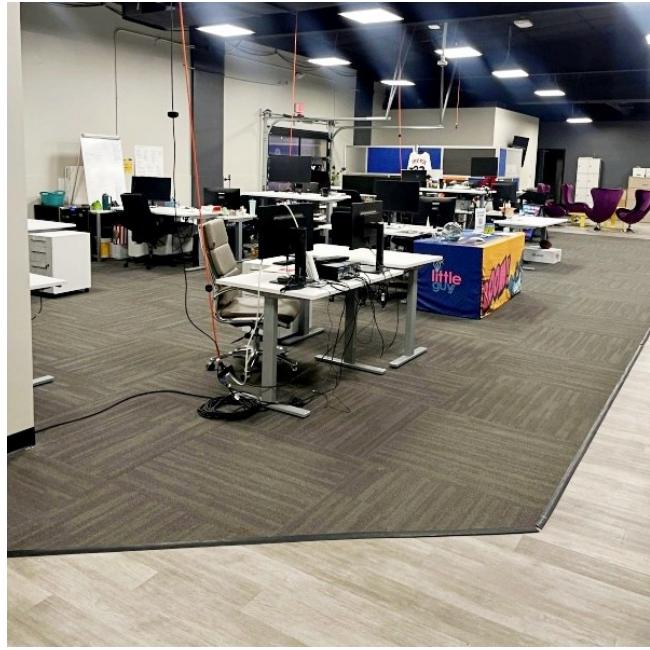
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Omaha NE 68118

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Options Available
7305 Main Street Ralston NE 68127



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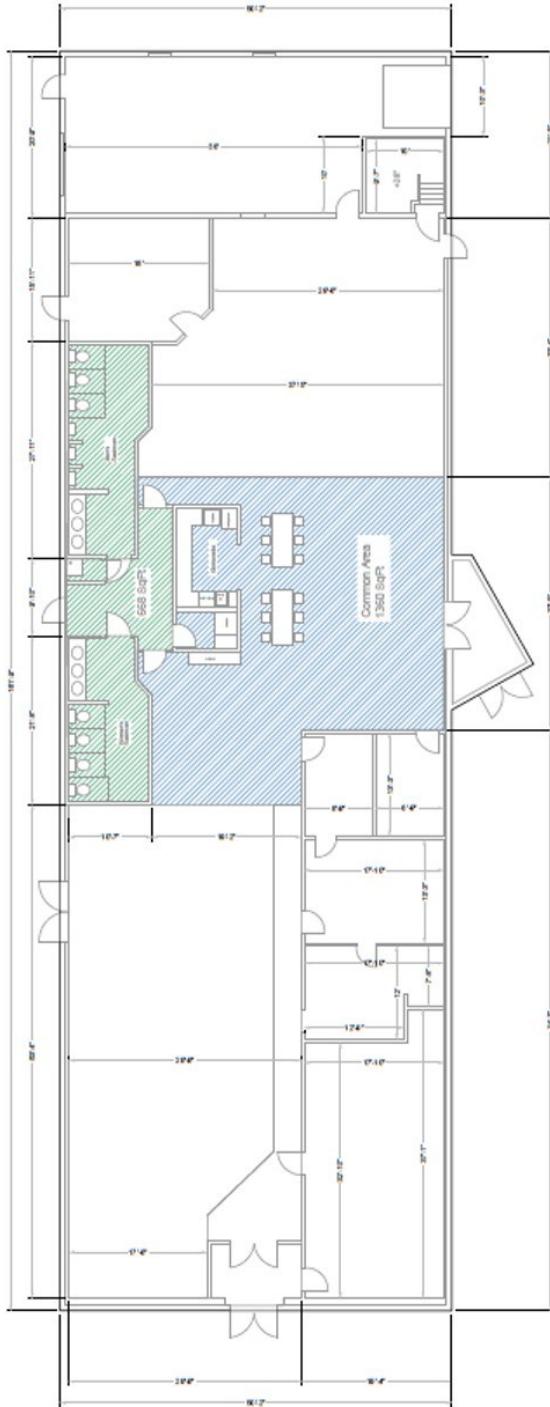
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Discover a Prime Retail/Office/Medical opportunity in the Heart of Ralston's bustling Granary District. This beautifully finished ± 830 square foot boutique bay offers a unique, move-in-ready space perfect for a variety of uses. With its high ceilings, original hardwood floors, and sleek, modern finishes, the suite exudes character while providing all the modern amenities you need. Located just steps from Venues at The Granary, you'll benefit from constant foot traffic from nearby events, with additional exposure to the Granary Green, which attracts high visibility during concerts and community gatherings. Whether you're a boutique retailer, wellness provider, or creative office user, this space offers the perfect environment to grow your business.

Enjoy unparalleled convenience with minimal build-out needed, as this space is ready for immediate occupancy. The Granary is a thriving district home to an eclectic mix of marketing firms, design studios, and tech startups, providing a vibrant, collaborative atmosphere. The suite is also ideally positioned to take advantage of ample parking, a mix of nearby entertainment venues like Bushwackers, and access to an elegant, fully furnished meeting room across the hall. With opportunities for outdoor activation during events, this is your chance to join a dynamic community while enjoying all the benefits of a prime, high-traffic location.



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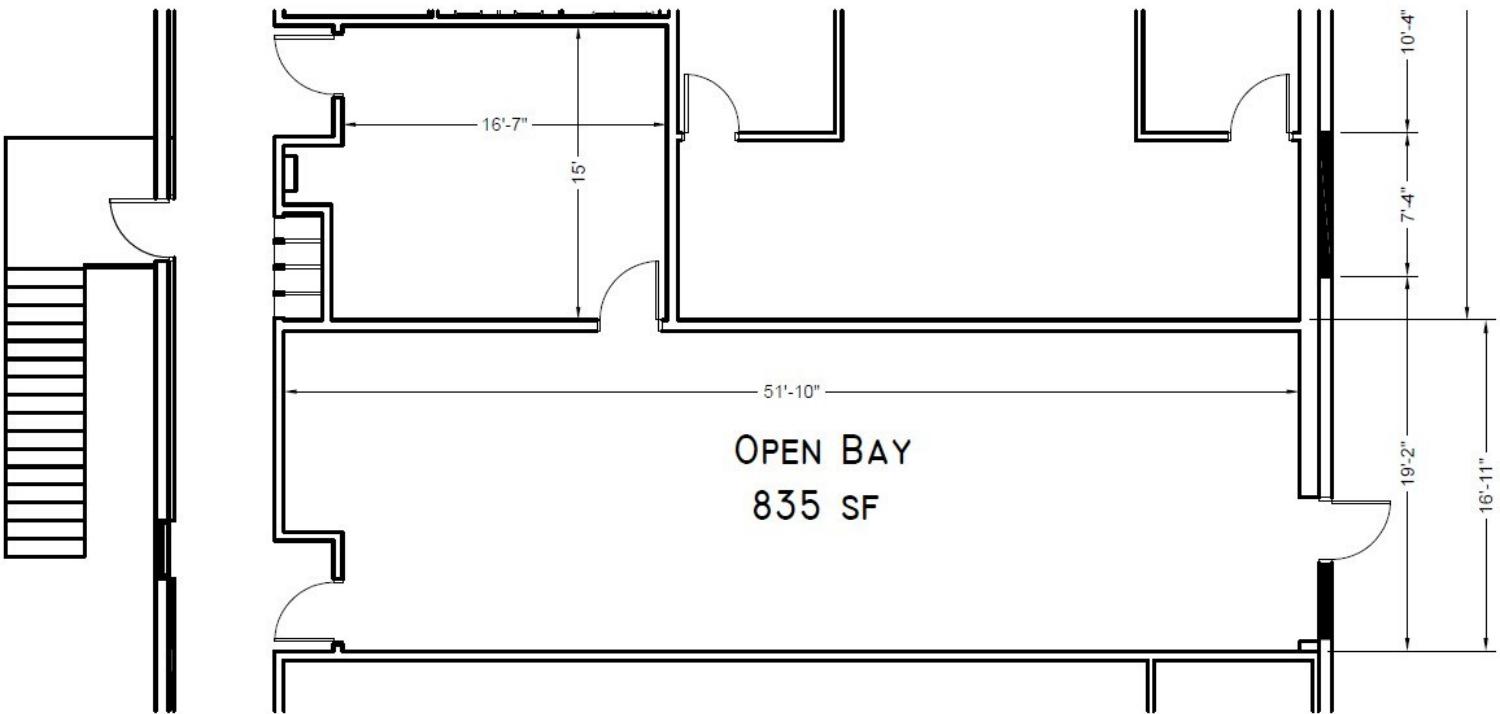
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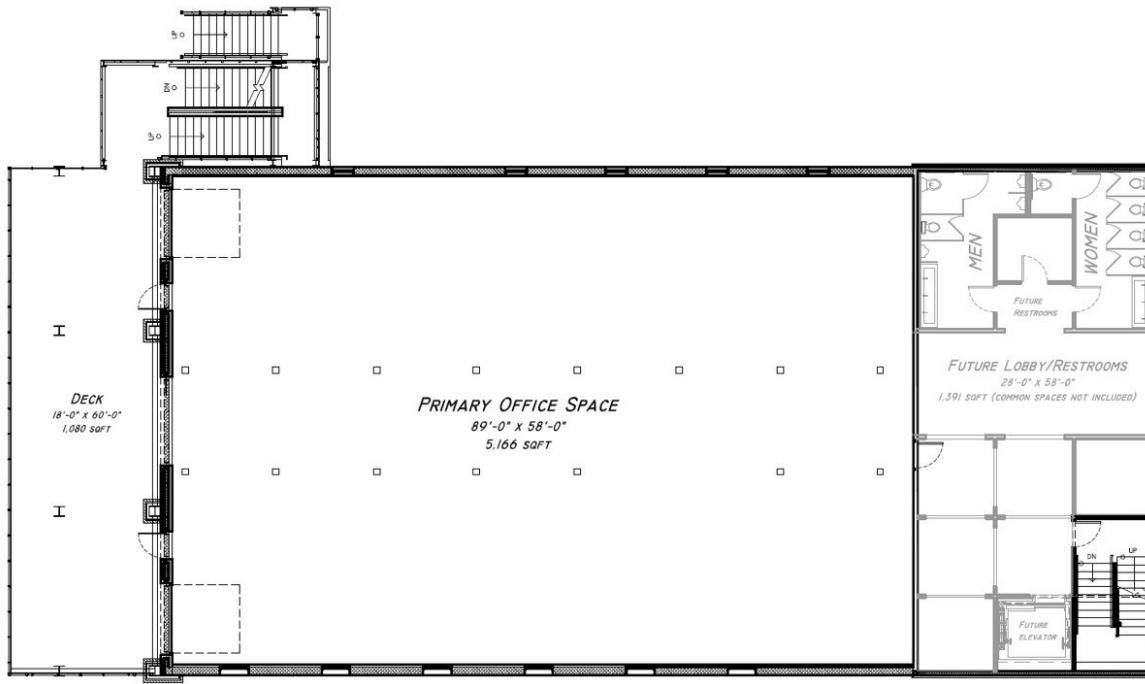
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Discover the Ideal Space for Your Business!

This expansive 6,557 SF (plus 1,000 SF deck) of commercial space offers versatile options for office, retail, medical, or creative use. With 5,166 SF of main space and 1,391 SF dedicated to restrooms, the property is designed for a wide range of business needs. Featuring flexible lease terms—including Modified Gross or Full-Service options—this space offers unmatched convenience and adaptability. Key amenities include a dock-high overhead door and a glass-paneled garage door opening to 1,000 SF deck overlooking Granary Green, perfect for businesses requiring both indoor and outdoor access. With an outdoor area for product displays, events, or promotions, and open ceilings that add a modern touch, this space is ready to elevate your brand. Parking is abundant, with nearby shared and street options, ensuring a smooth experience for both your team and your customers.

Prime Location, Built-in Traffic, and Synergy!

Situated adjacent to the bustling Granary Green, this property is positioned to capture foot traffic from local favorites, including Bushwackers, a well-known nightlife and live music venue. Tenant synergy with nearby dining, wellness, and coworking businesses ensures a dynamic environment, while the frequent community events at Granary Green provide an automatic influx of potential customers. Easily accessible from 72nd St, I-80, I-480, and central Omaha neighborhoods, this location combines convenience and visibility for your business. Whether you're a creative agency, retail showroom, wellness provider, or tech company, this space offers the perfect backdrop to bring your vision to life.



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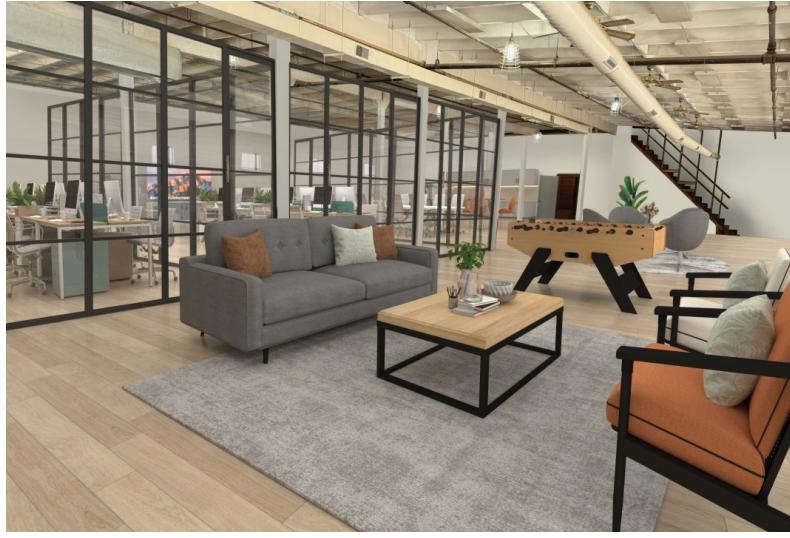
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Existing Space

Graphic staging enhancement reflecting what can be done in this space.

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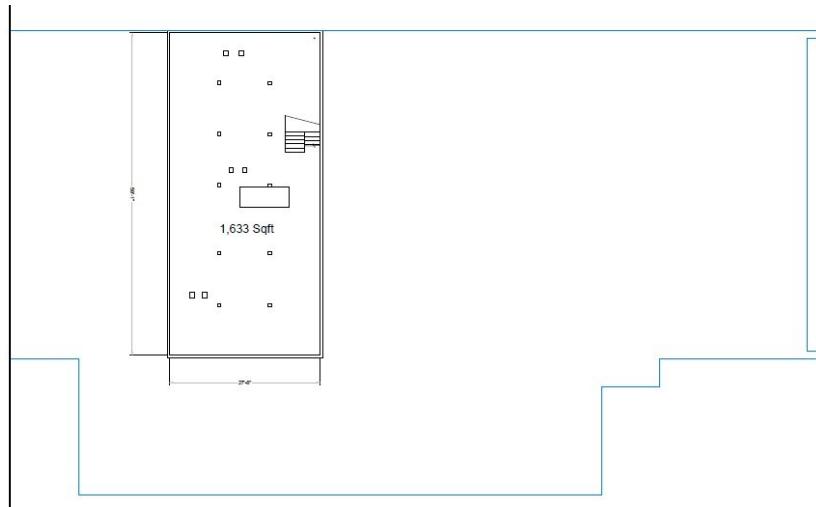
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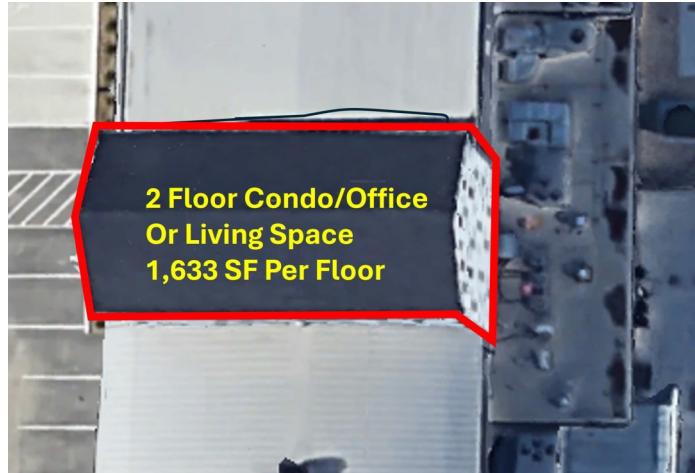
Here's Your Opportunity to Live in a 100 year old, Incredibly Well Built, Beautiful Wood Structure that used to be a Granary. Granaries are primarily used to store grains like wheat, barley, oats, and rye after they have been harvested and threshed (separated from the stalks). They are often built with wood, feature tight boarding to keep out rodents and moisture.

There is also antique Granary equipment on each floor that can be kept and build your new residence around the equipment, or remove it.

Each Floor is 1,633 SF and Just Waiting for the Right Owner to Make it a Showplace!

Plus, your Ownership of this Great Space Allows You All Access to the Activities Taking Place at Granary

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5555 Granary Plz Condo Options
3rd Floor Ste 329
4th Floor Ste 430
Each Floor is 1,635 SF



Graphic enhancement on the left reflecting what can be done in this space.

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4th Floor



Graphic enhancement to the right

reflecting what can be done in this space.

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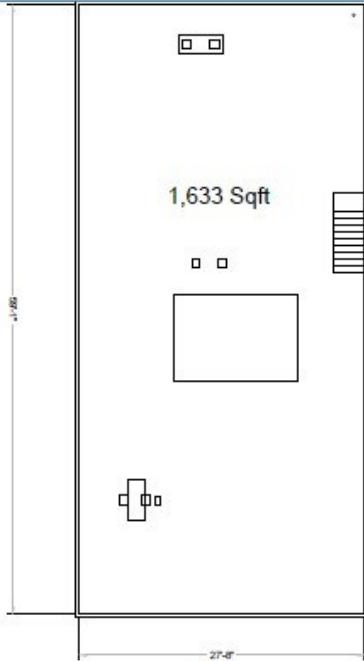
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4th Floor Ste 430
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