

BUILDERS
DISTRICT

MILLWORK
COMMONS



Kiewit
WORLD HEADQUARTERS

Kiewit
KIEWIT UNIVERSITY

MIKE FAHEY

charles
SCHWAB
FIELD

CUMING ST

N 16TH ST

CASS STREET

N 15TH ST



VIRTUALLY RENDERED CONCEPT



Sam Noddle
sam@noddlecompanies.com
(402)493-9699

Brayden Mussman
brayden@noddlecompanies.com
(402)680-3996

Faith Kutschkau
fkutschkau@noddlecompanies.com
(402)979-2882

CASS STREET

HOSPITALITY CONCEPTS LEASING
IN REDEVELOPMENT OPPORTUNITY



OMAHA DEMOGRAPHICS

- **Population:** 1,019,000 (May 2026) 4.3% growth since 2020
- **Median Age:** 35.2, Younger than national average
- **Household Income:** \$84,524, Higher than U.S. Median
- **Unemployment:** ~2.4%, consistently less than national average

Business Climate

#10 in LinkedIn's Cities on the Rise 2025: The 25 fastest-growing U.S. metros for jobs and new talent

Quality of Life

#3 Coworking Cafe's Where Work, Life & Mental Health Align: 2025's Best Cities for Balance

The Urban Core's historic transformation includes

- 7,765 existing apartment units
- over 740 premium units delivered in 2025 and an additional 1,063 units currently under construction
- 3,600 existing hotel rooms, with 345 more currently rising, including Aparium Hotel Group and Marriott's Tribute Portfolio hotels

DOWNTOWN CORPORATE OFFICES



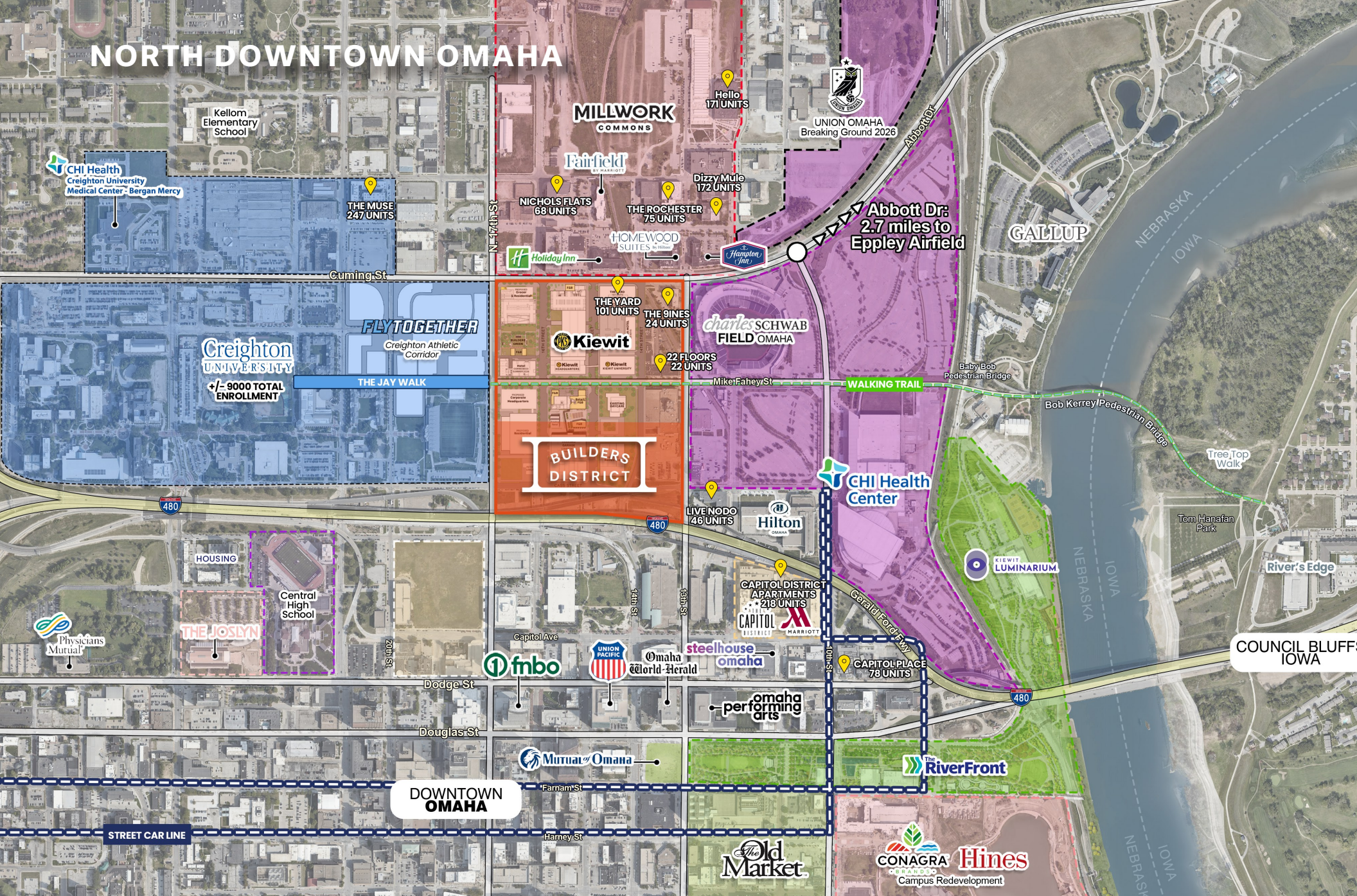
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NORTH DOWNTOWN OMAHA

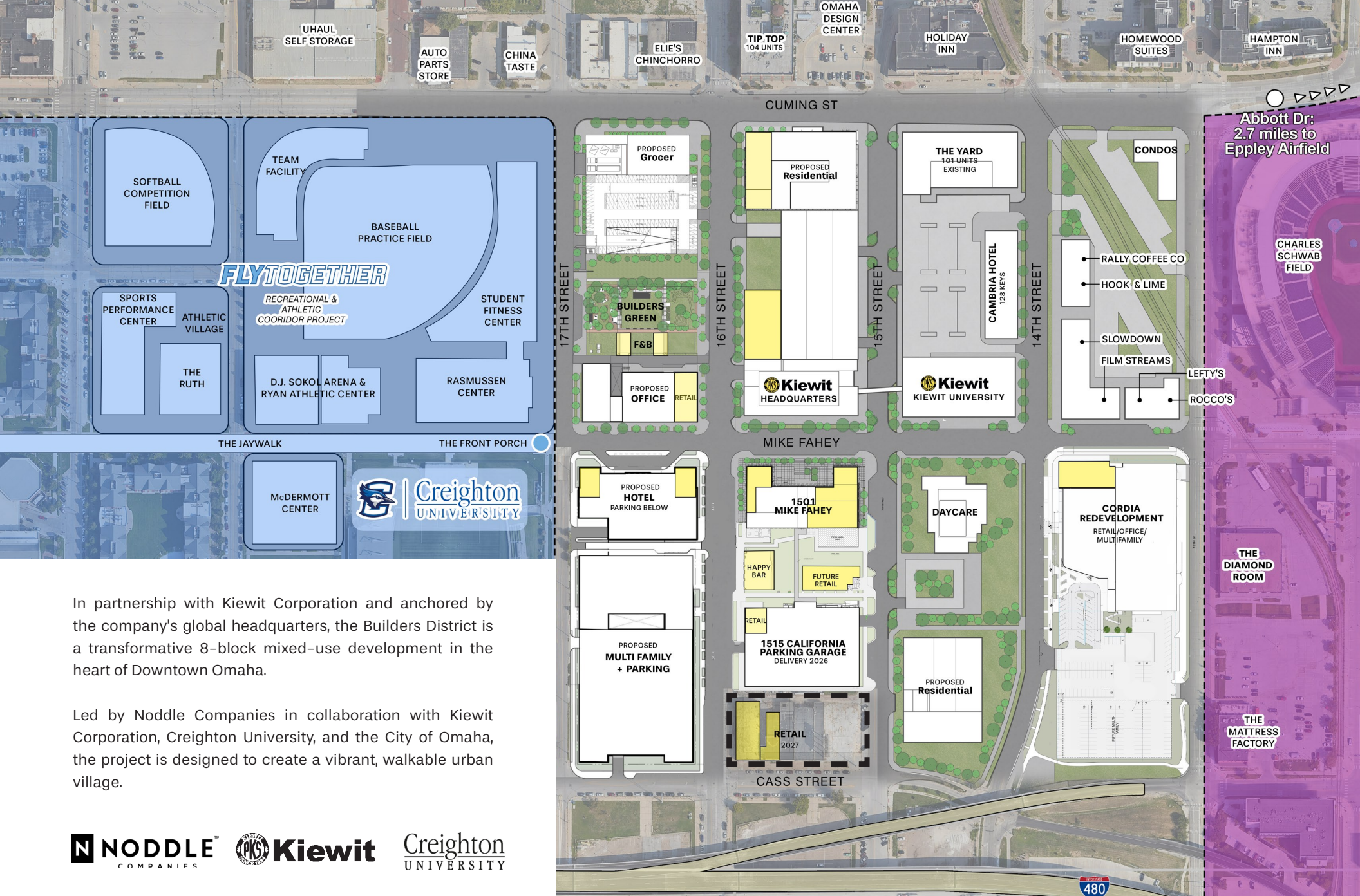


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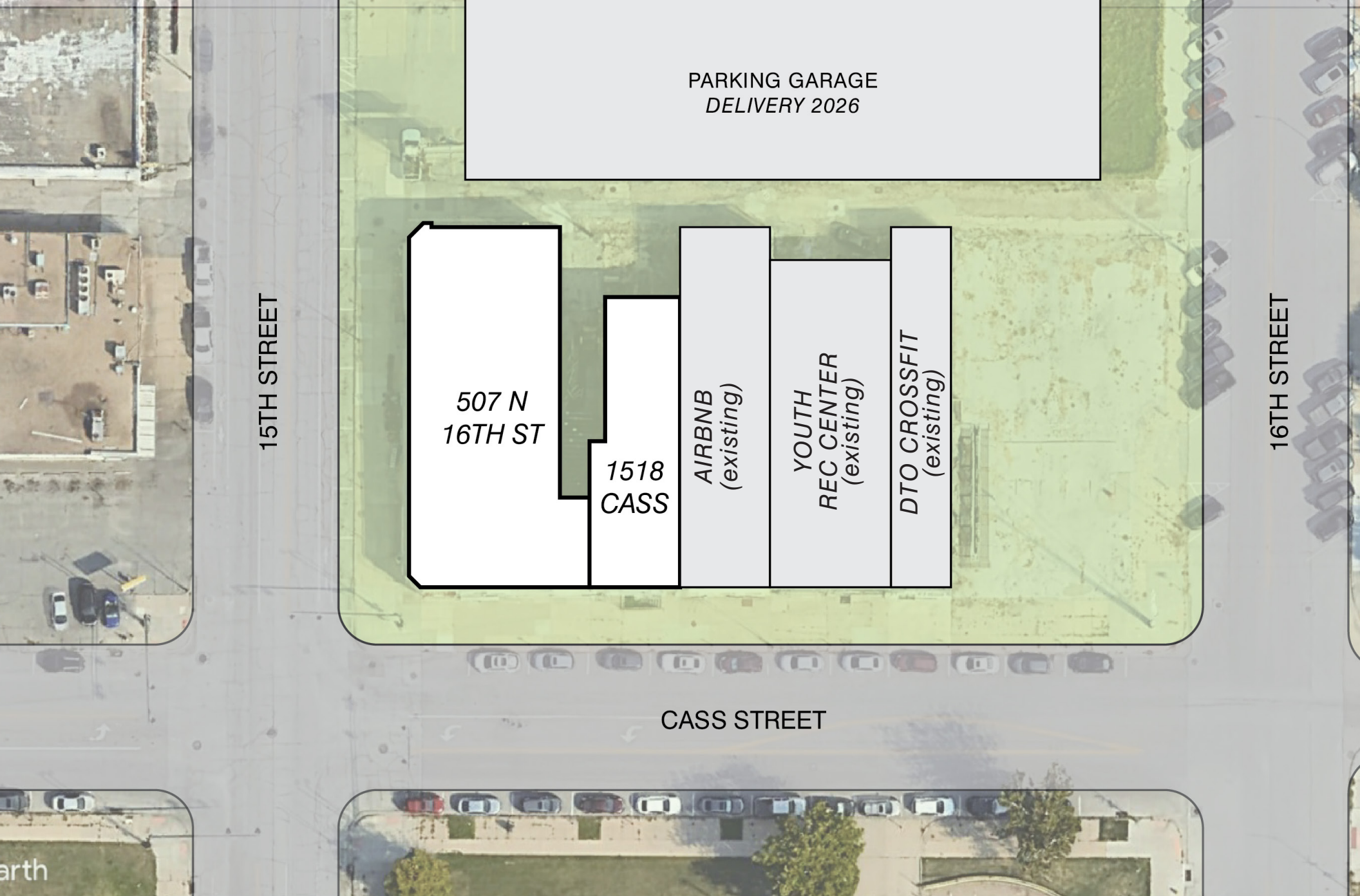
In partnership with Kiewit Corporation and anchored by the company's global headquarters, the Builders District is a transformative 8-block mixed-use development in the heart of Downtown Omaha.

Led by Noddle Companies in collaboration with Kiewit Corporation, Creighton University, and the City of Omaha, the project is designed to create a vibrant, walkable urban village.



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PARKING GARAGE
DELIVERY 2026

15TH STREET

16TH STREET

507 N
16TH ST

1518
CASS

AIRBNB
(existing)

YOUTH
REC CENTER
(existing)

DTO CROSSFIT
(existing)

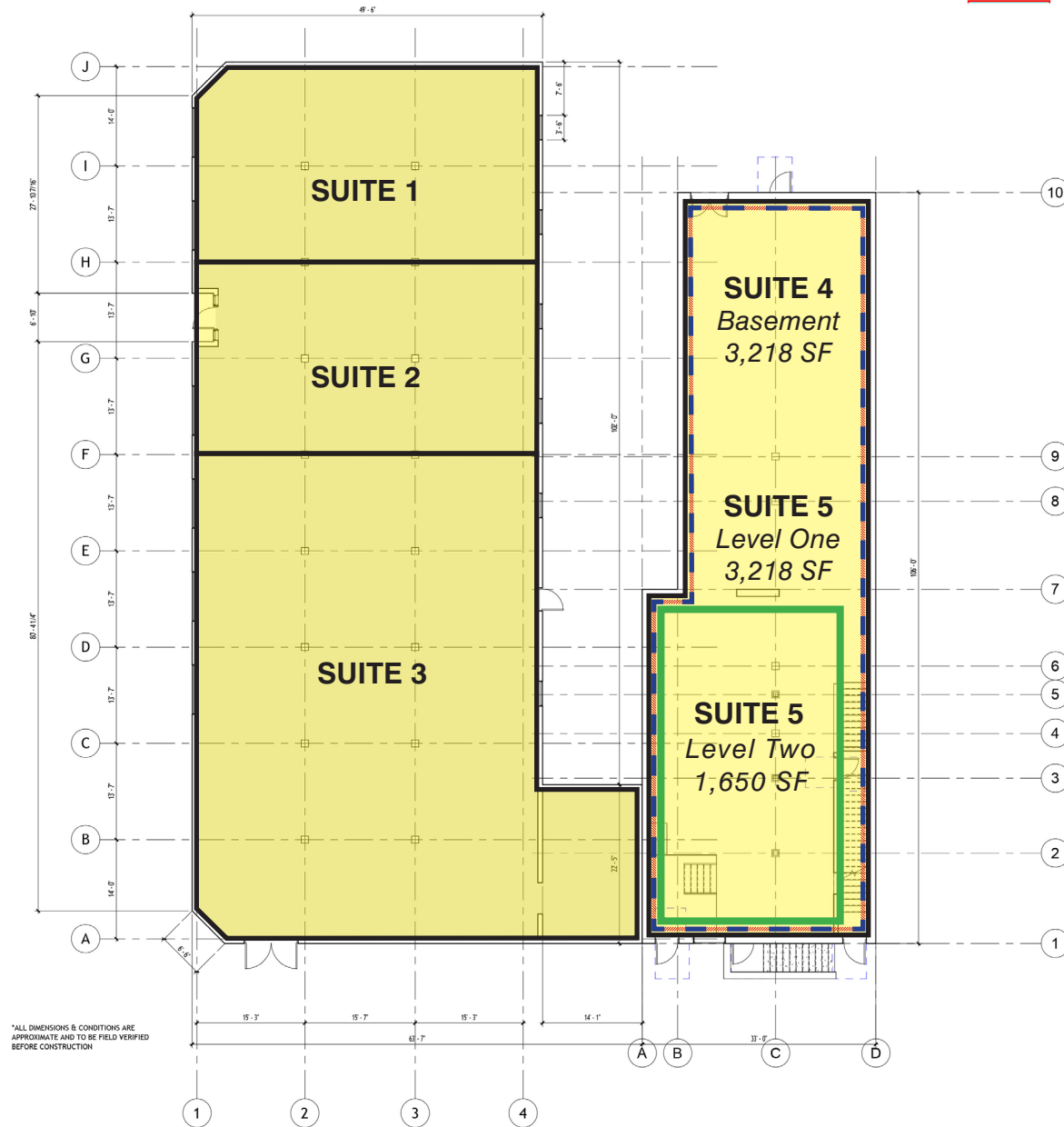
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507 N 16th Street 1,400 - 7,512 SF

- SUITE 1
- SUITE 2
- SUITE 3

1518 Cass Street 3,218 - 4,868 SF

- SUITE 4**
Basement Bar Concept
Separate Tenant from upper levels
- SUITE 5**
2 Story Restaurant Concept

DEVELOPED BY



Headquartered in Omaha, NE, Noddle Companies represents a premier development team with more than 50 years of experience in real estate development. Specializing in commercial real estate development and property management, Noddle is one of the largest developers of community shopping centers and office buildings in the Midwest. As a diversified, full-service developer of office, retail, and mixed-use projects, we offer a wide range of services that include site selection, entitlements, development, redevelopment, sales, leasing, property management, structured financing such as Credit Tenant Leases, and more. From concept to completion, our goal is to determine the best use of a property and deliver the best project to ensure long-term success in the community.

Our projects not only seek to benefit our clients, but also the neighboring community and customers. We seek to provide innovative, cost effective solutions for our public partners that maximize resources and provide properties that public agencies and the community can enjoy for the long-term.

EXPERIENCE

- Community Redevelopment & Master Planning
- Public Business Resource & Financial Planning
- Federal Build-to-suit
- Tax Incentives
- Higher-Education Real Estate Planning
- Portfolio including over 150 completed projects and 8 million SF of managed properties
- Markets including Texas, Nevada, Tennessee, Mississippi, Connecticut, New York, and New Jersey



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