

OFFICE SPACE FOR LEASE

# LANDMARK CENTER

1,755 - 65,716 RSF | \$33.50 - \$36.00 PSF (Full Service)

1299 Farnam Street, Omaha, NE 68102



CUSHMAN &  
WAKEFIELD

LUND  
COMPANY



# PROPERTY HIGHLIGHTS



Lease Rate	\$33.50 - \$36.00 PSF (Full Service)
Total Available	76,693 RSF
Building Size	273,400 RSF
Year Built/Renovated	1990/2021
Parking Type	Covered Garage
Number of Floors	15
Zoning	CBD
On-Site Management	Yes
On-Site Security	Yes
Traffic Counts	3,364 EADT (11 <sup>th</sup> & Farnam Street)

Suite	Square Feet (min - max)	Price PSF (Full Service)	Date Available
400	19,537 - 19,537	\$33.50	Immediately
800	19,345 - 19,345	\$33.50	Immediately
900	2,345 - 2,345	\$33.50	Immediately
1230	5,723 - 7,478	\$33.50	Immediately
1240	1,755 - 7,478	\$33.50	Immediately
1300	19,356 - 19,356	\$33.50	Immediately
1400	8,632 - 8,632	\$36.00	Immediately





# ABOUT

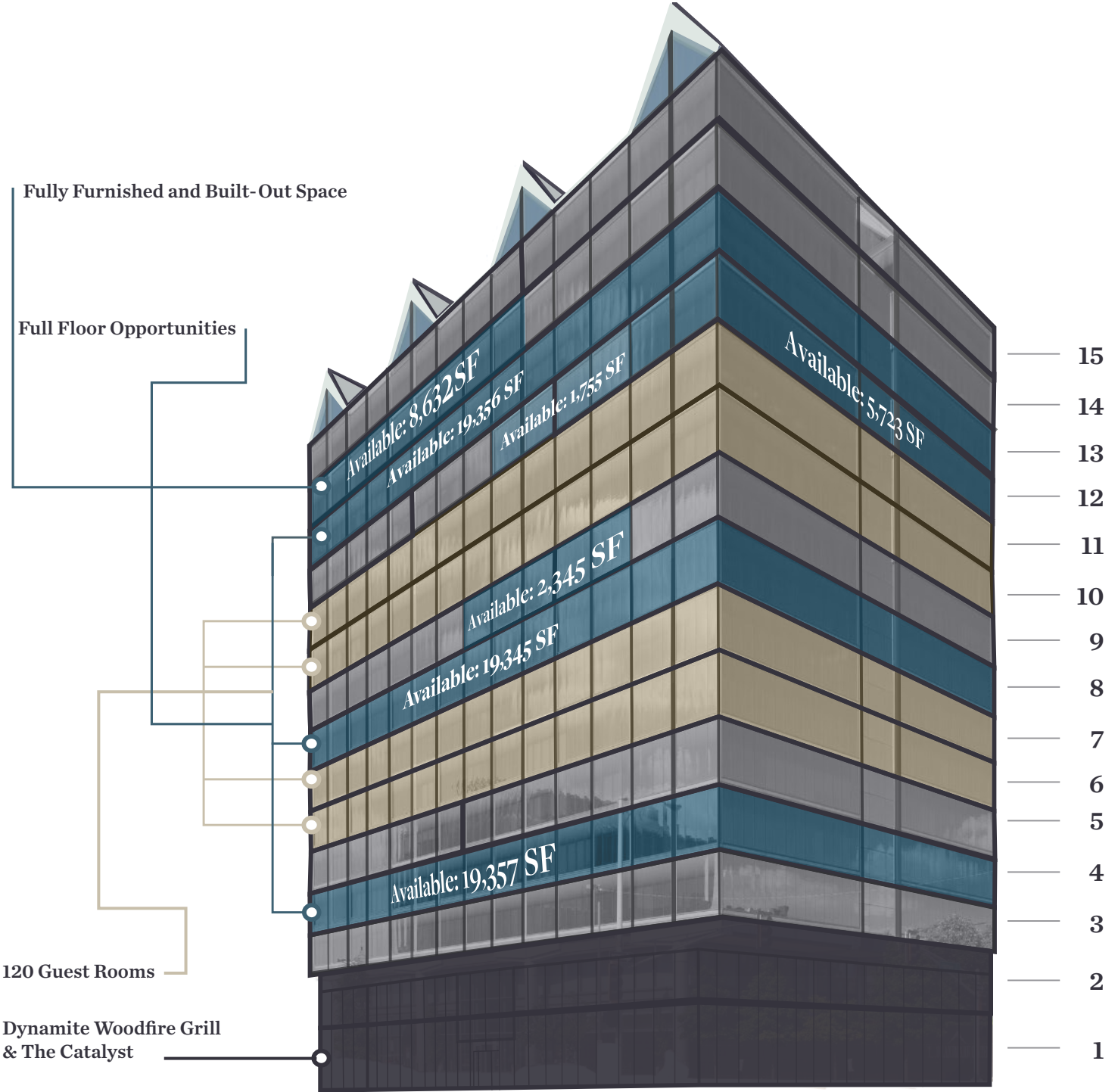
# LANDMARK CENTER

Be a part of the redevelopment! Omaha's premier multi-tenant, Class A office tower is under new ownership and is in the process of renovations to transform the building. Included in the redevelopment at Landmark Center is the newly constructed, high-end boutique hotel, The Farnam. This Autograph Collection, Marriott hotel features 120 guest rooms with sweeping views of the city. The Farnam will also feature their premier restaurant, Dynamite Woodfire Grill and Catalyst, the hotel's chic, sophisticated bar and lounge. Along with the hotel transformations, Landmark Center is home to nine floors of office space.

Along with the hotel transformation, the building will also feature premium business amenities and courtyard space. In addition to these amazing new amenities, the building already offers many amazing amenities such as, on-site conference/training center, 24-hour security, secure elevators, on-site management, commanding views, and adjacent covered parking is available. Ground level retailers include Parliament Pub and Orangetheory Fitness.

Positioned in the heart of Downtown Omaha, Landmark Center links the Old Market, a 20-square historic entertainment district, to CHI Health Center Arena and the Capitol District. This property is directly across from the newly revitalized Gene Leahy Mall, part of the new multi-million-dollar RiverFront project, which is a 90-acre outdoor community space that will include a sculpture garden, children's play area, dog park, performance pavilion, interactive water features and much more!

# STACKING PLAN



Stacking Plan Legend



- Available



- Leased



- The Farnam  
Guest Rooms



- Non Leasable  
Space

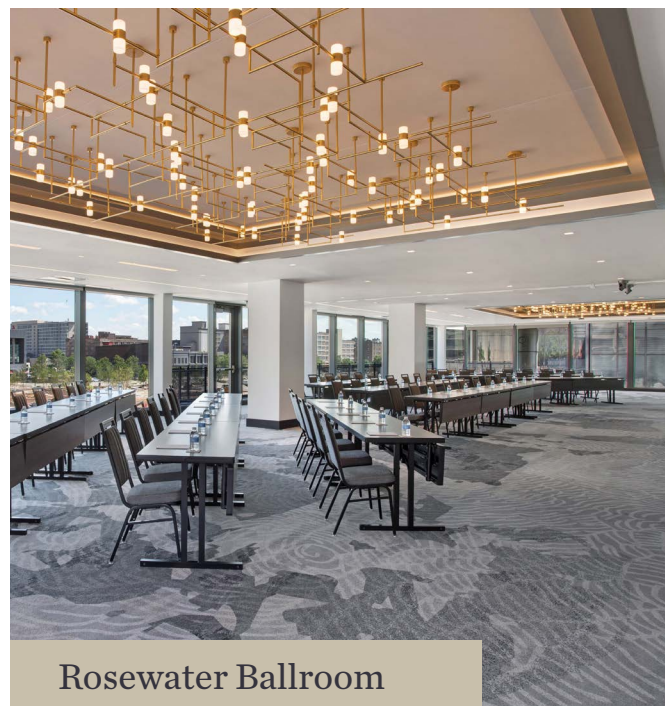




Dynamite Woodfire Grill



Secure Elevators



Rosewater Ballroom



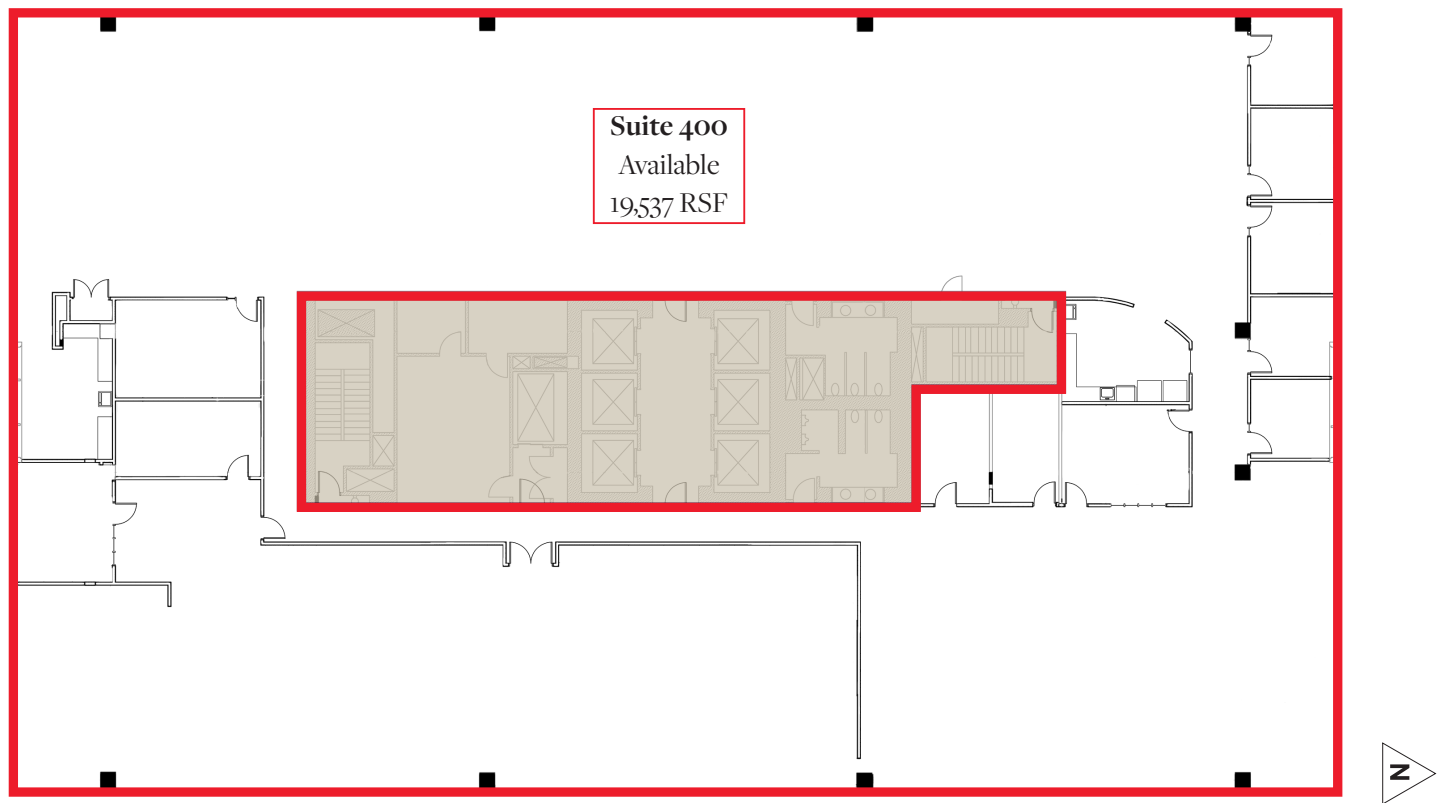
The Farnam, A High-End Boutique Hotel On-Site



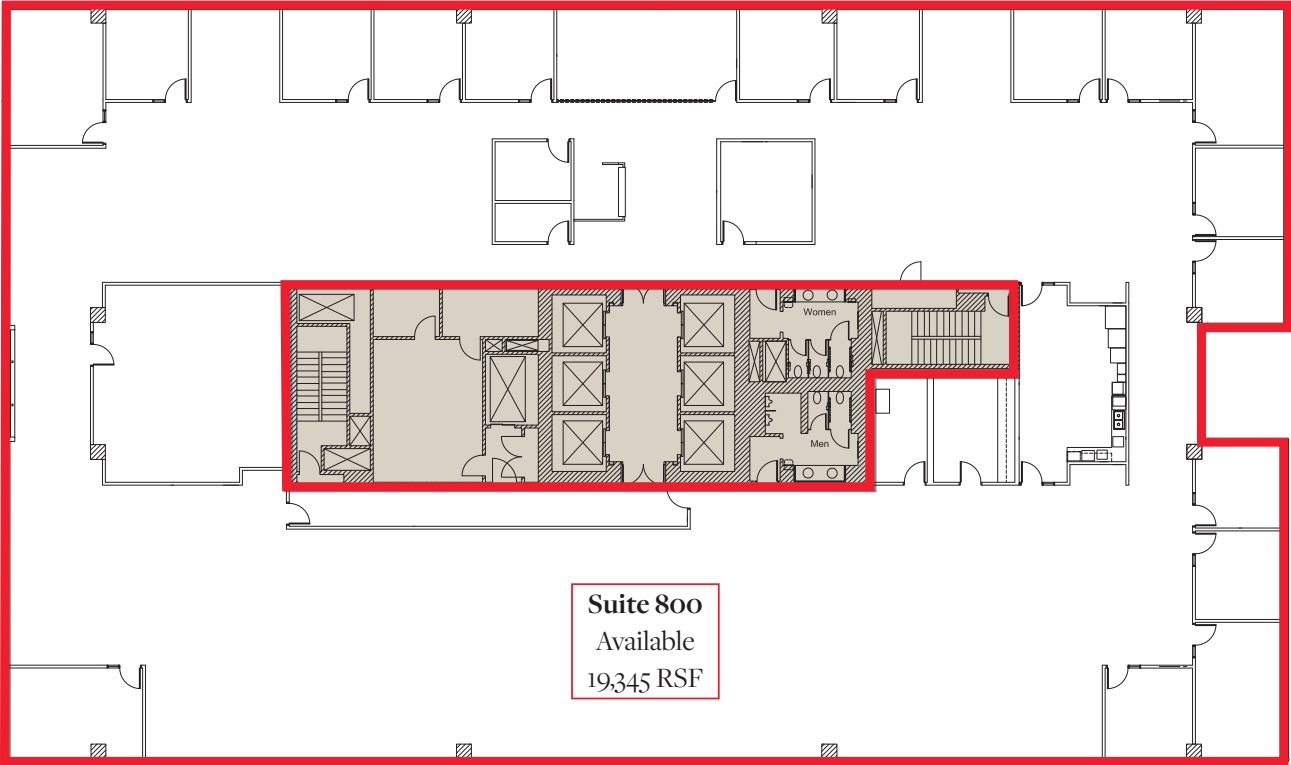
Catalyst Lounge



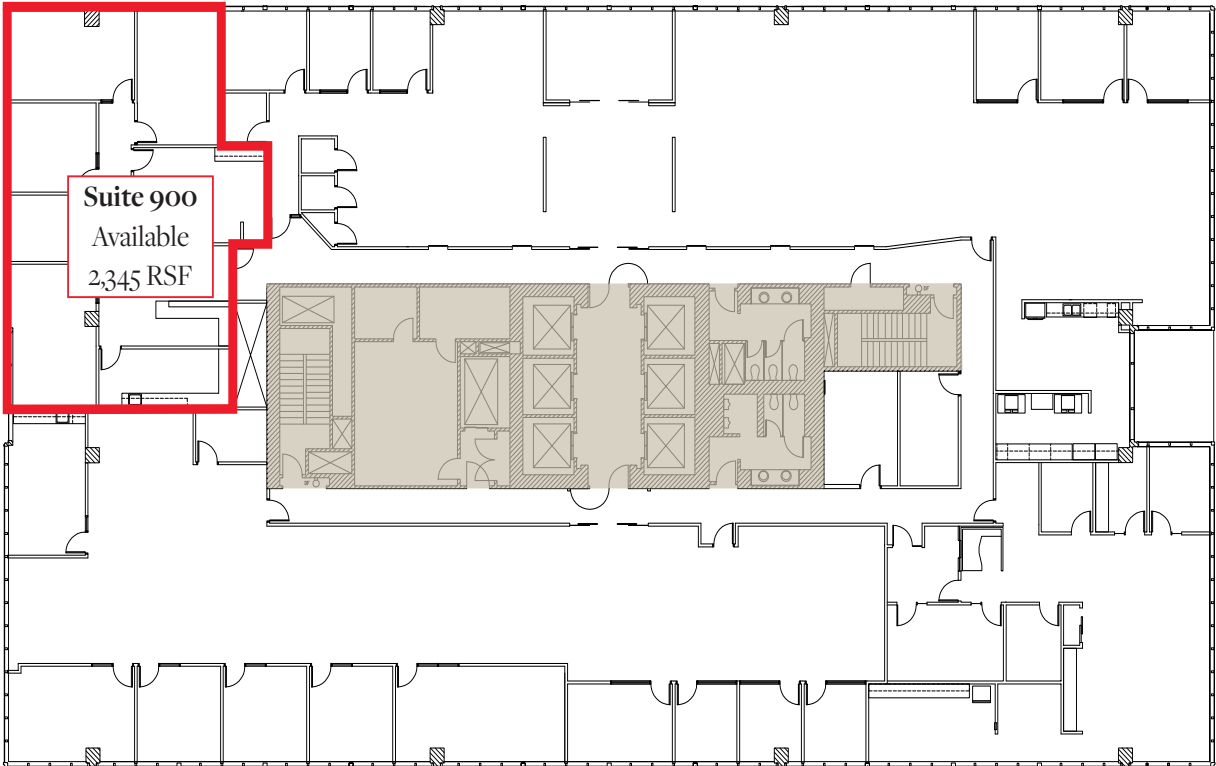
Suite 400: 19,537 SF



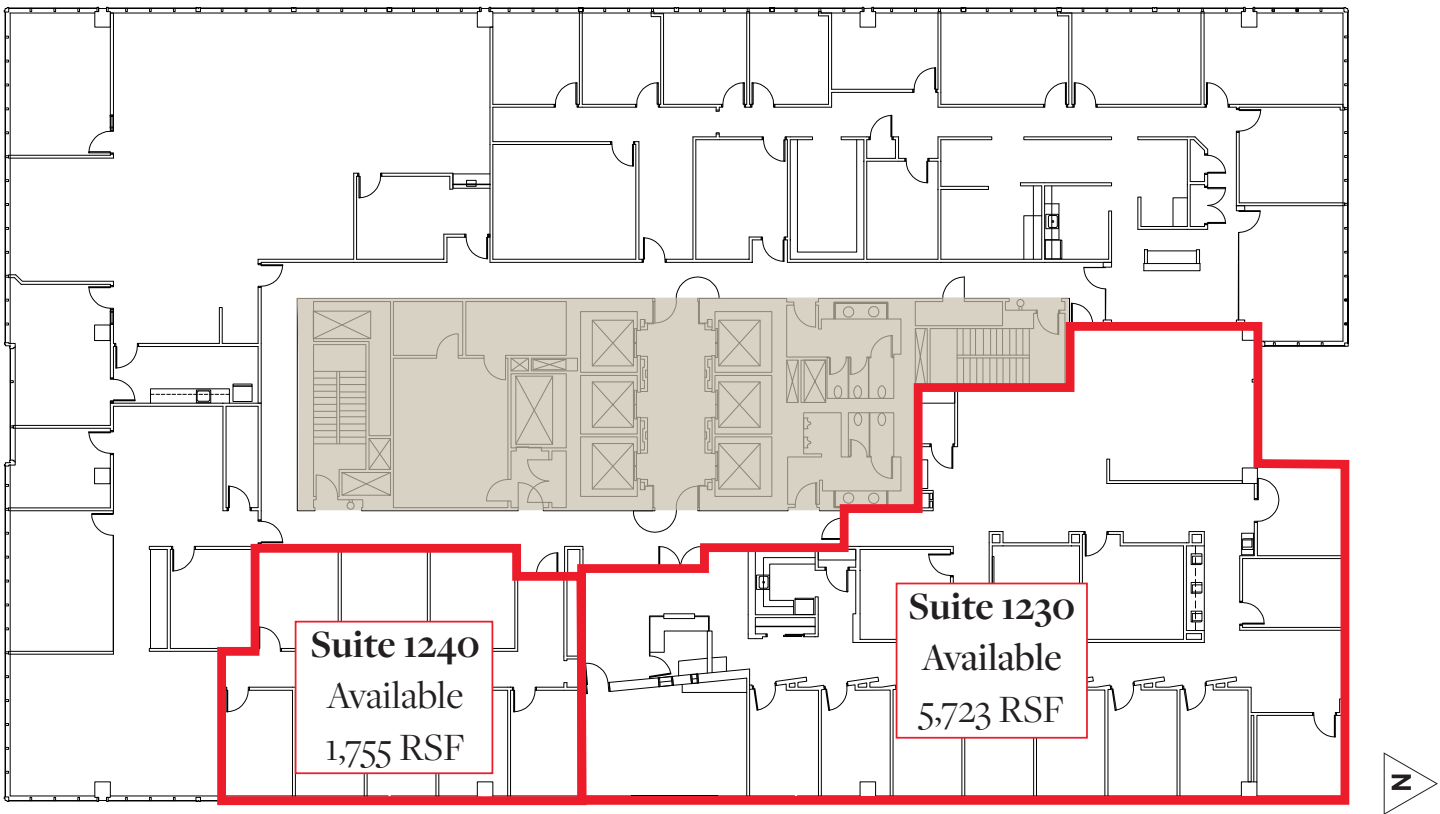
Suite 800: 19,345 SF



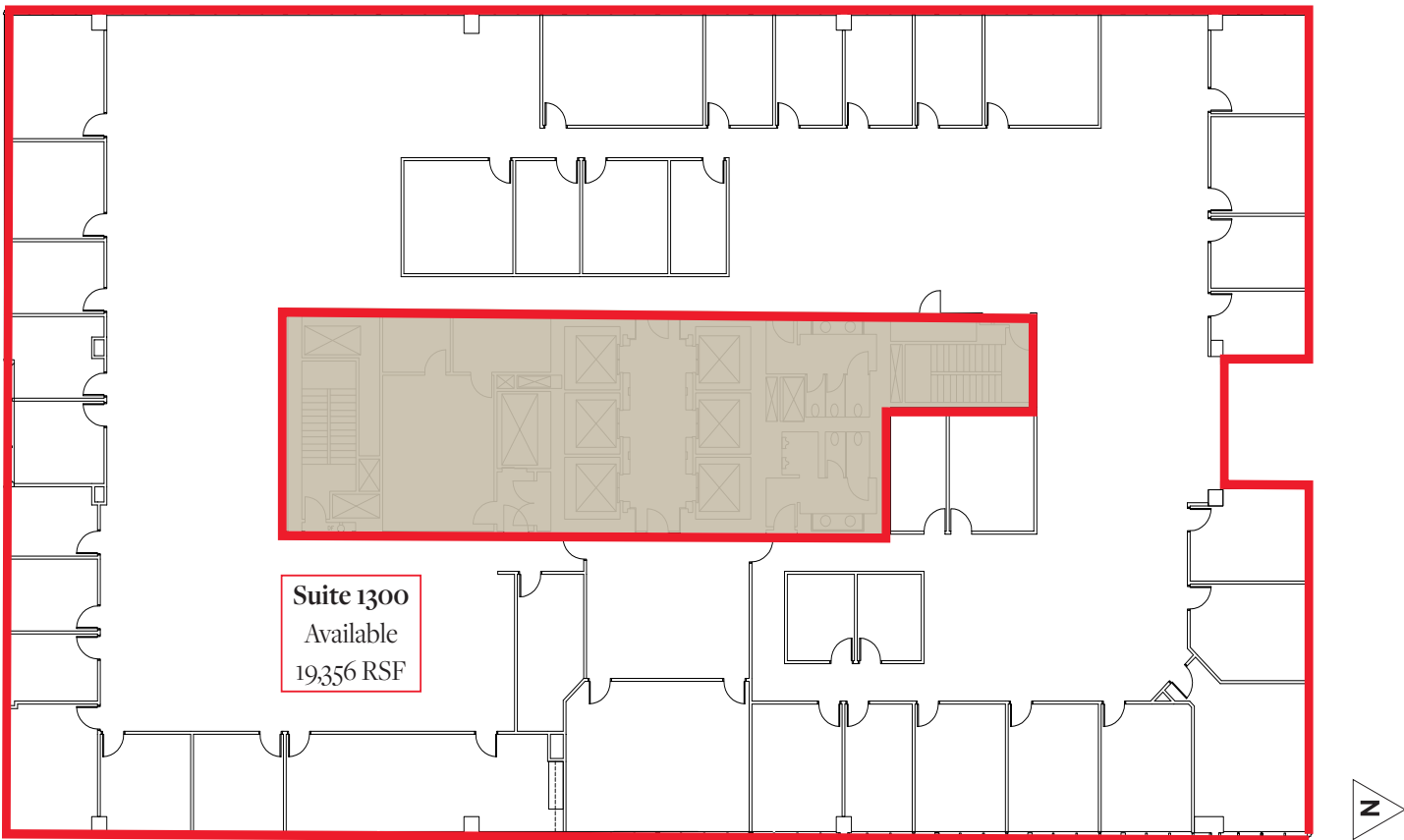
Suite 900: 2,345 SF



Suite 1230 & 1240: 1,755 - 7,478 SF

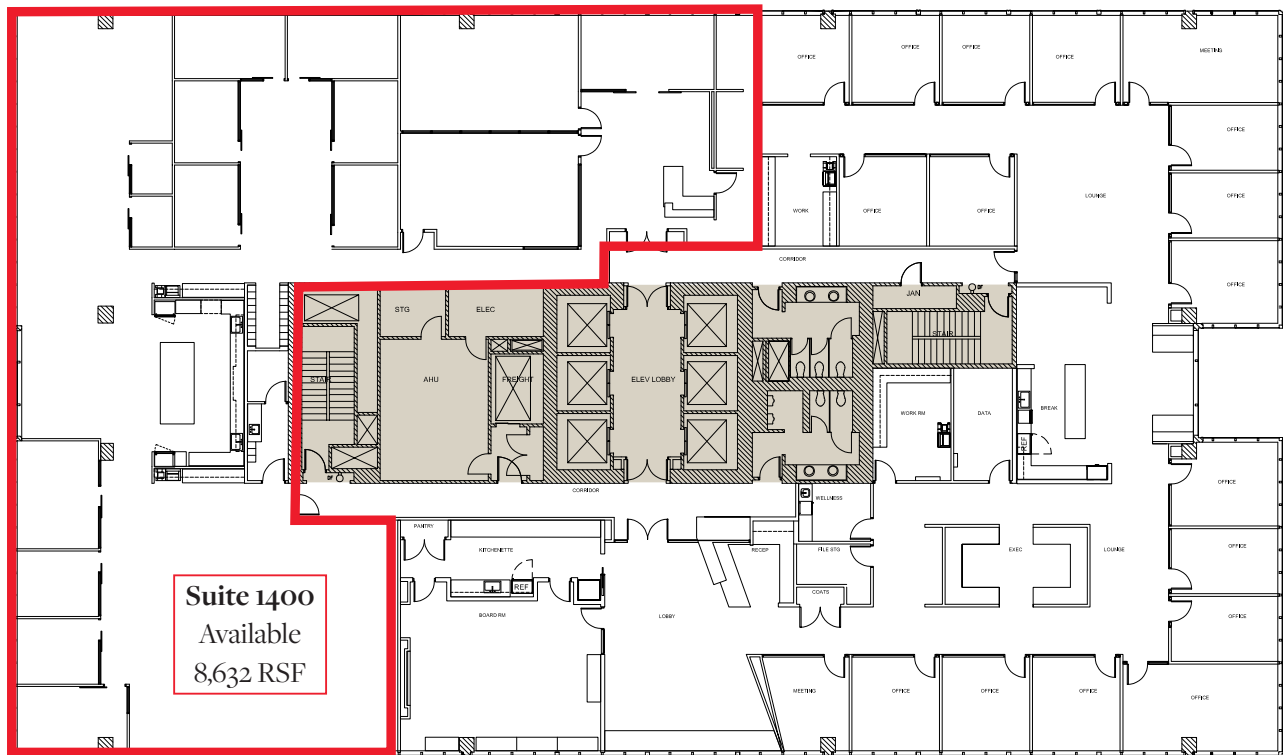


Suite 1300: 19,356 SF





## Suite 1400 - 8,632 SF



## Suite 1400 Amenities

- 8,632 SF Available
- \$36.00 PSF (Full Service)
- Fully Furnished and Built-Out Space
- Move-In Ready
- Conference Room
- 360° Views of Downtown Omaha










# OMAHA STREETCAR PROJECT

Landmark Center is conveniently located on the future streetcar route giving your employees great access to parking, as well as, the option to travel around Downtown Omaha with ease.



## Downtown District Legend

- |  |  |
|--|--|
|  Creighton University |  Downtown Core          |
|  The Old Market       |  NODO                   |
|  Joslyn District      |  Future Streetcar Route |
|  Gene Leahy Mall      |  |



## For more information contact:

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