

THE
ROW

OFFICE FOR LEASE | HEARTWOOD PRESERVE

14500 HEARTWOOD ROW | OMAHA, NEBRASKA 68154



A DYNAMIC, ENERGETIC OFFICE
ENVIRONMENT OVERLOOKING
HEARTWOOD PARK & AMPHITHEATER

RETAIL, RESTAURANT, ENTERTAINMENT
AND HOSPITALITY OPTIONS ALL WITHIN
WALKING DISTANCE

CONVENIENT SURFACE AND
STRUCTURED PARKING
AVAILABLE

CBRE



LANOHA
REAL ESTATE COMPANY



COMMON TERRACE /
BALCONY AREA



COMMON TERRACE / BALCONY AREA



PARKING STRUCTURE

READY FOR OCCUPANCY

Available

5,000-29,797 RSF

Lease Rate

\$34.00 PSF, NNN

Highlights

- Top floor space overlooking Heartwood Park and The Row
- Facade signage available
- Parking via an attached parking structure
- Large terrace space available on the second floor
- Several walkable restaurants nearby
- First floor office space available



THE ROW

With its best-in-market location, the Row is a dynamic, national-caliber mixed-use center designed to bring the best office, multifamily, dining and retail opportunities together in a walkable, pedestrian-oriented environment that sets a new standard for quality in the region.

Work, play, and stay. Let's get ready to Row!





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OFFICE/RETAIL
80,000 SF
— Pre-Leasing —

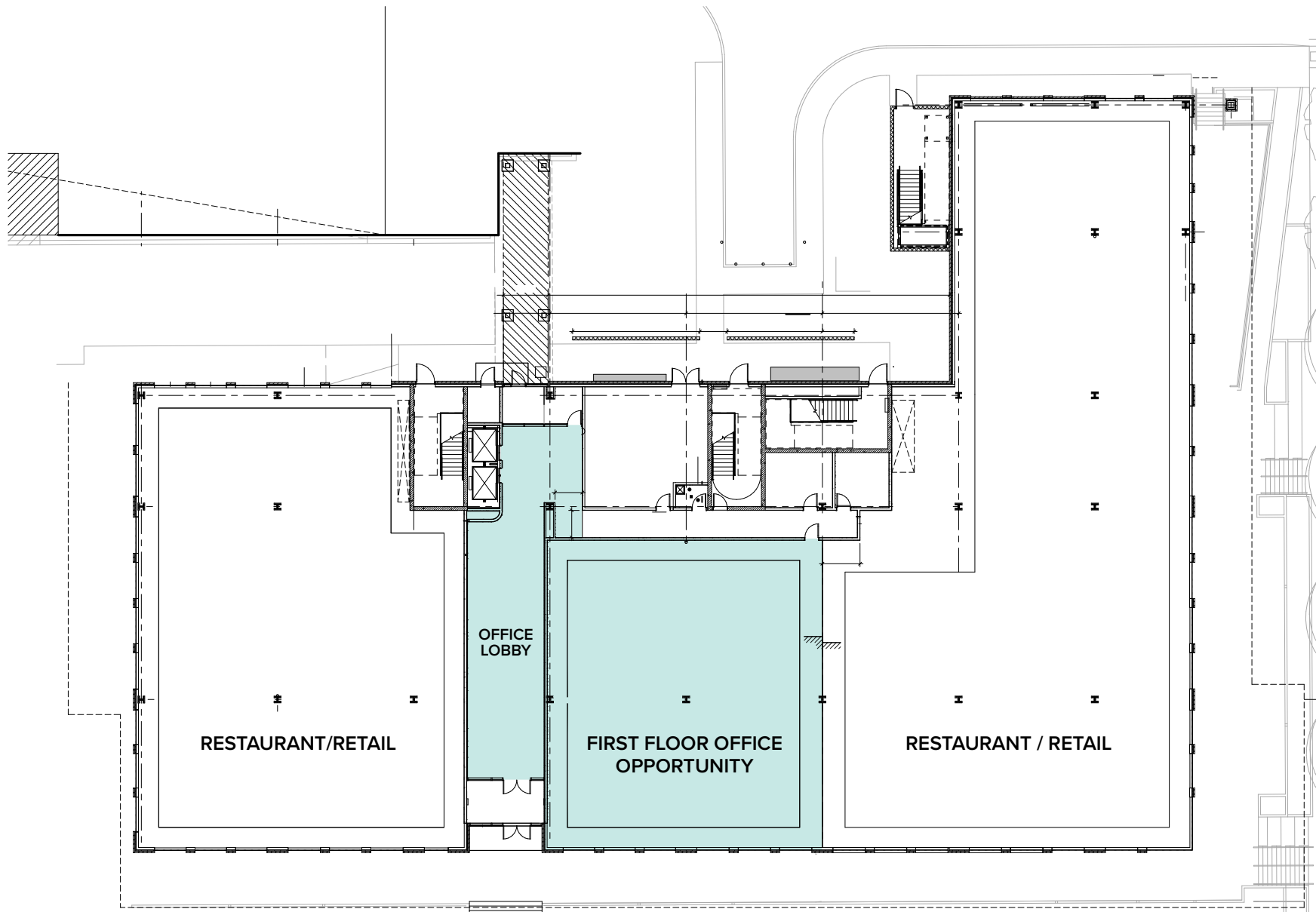


LUXURY MULTIFAMILY
FIRST FLOOR RETAIL
— 2026 Groundbreaking —



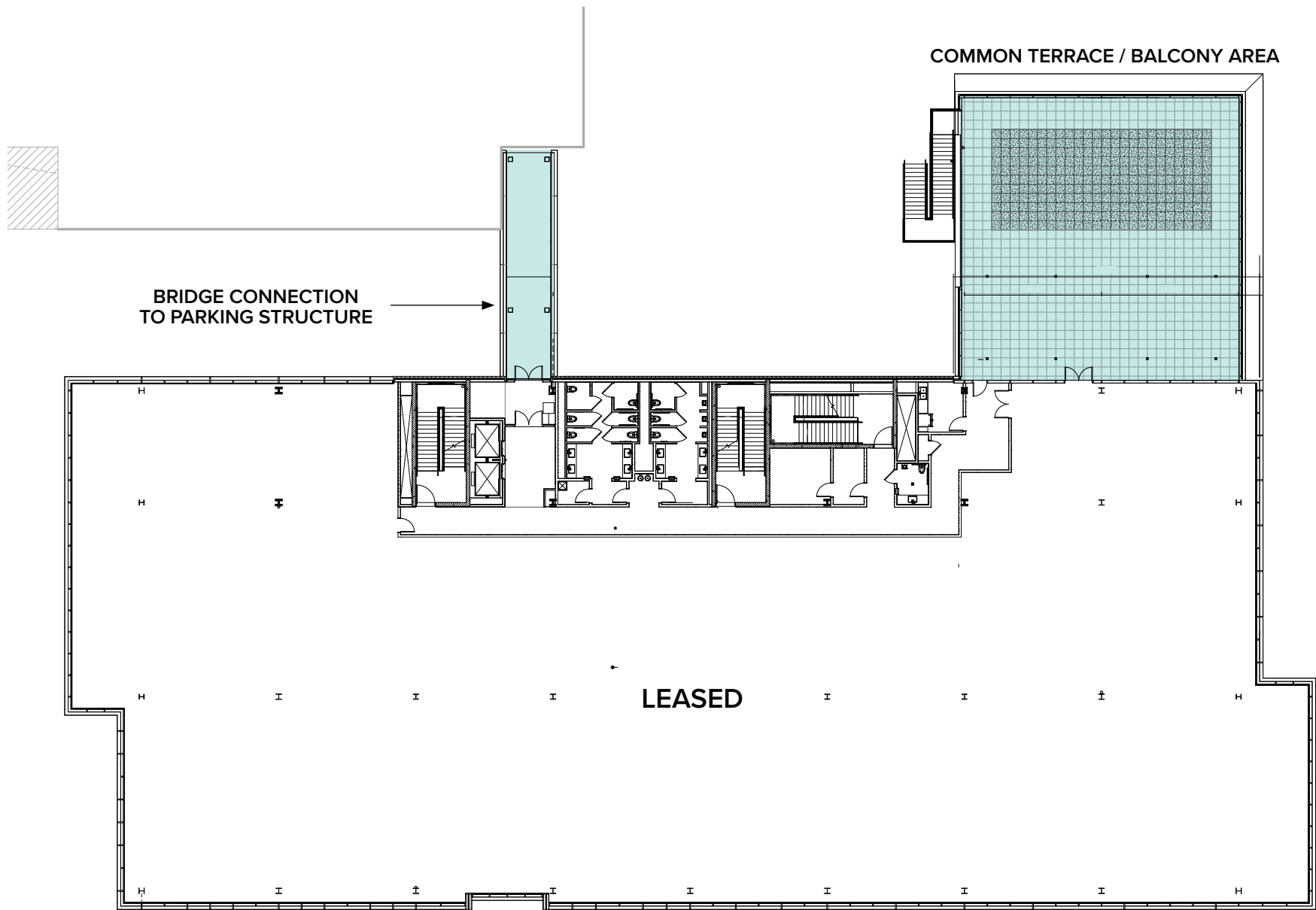
FULL-SERVICE
AUTOGRAPH HOTEL
— 2026 Groundbreaking —





FIRST FLOOR OFFICE AVAILABLE

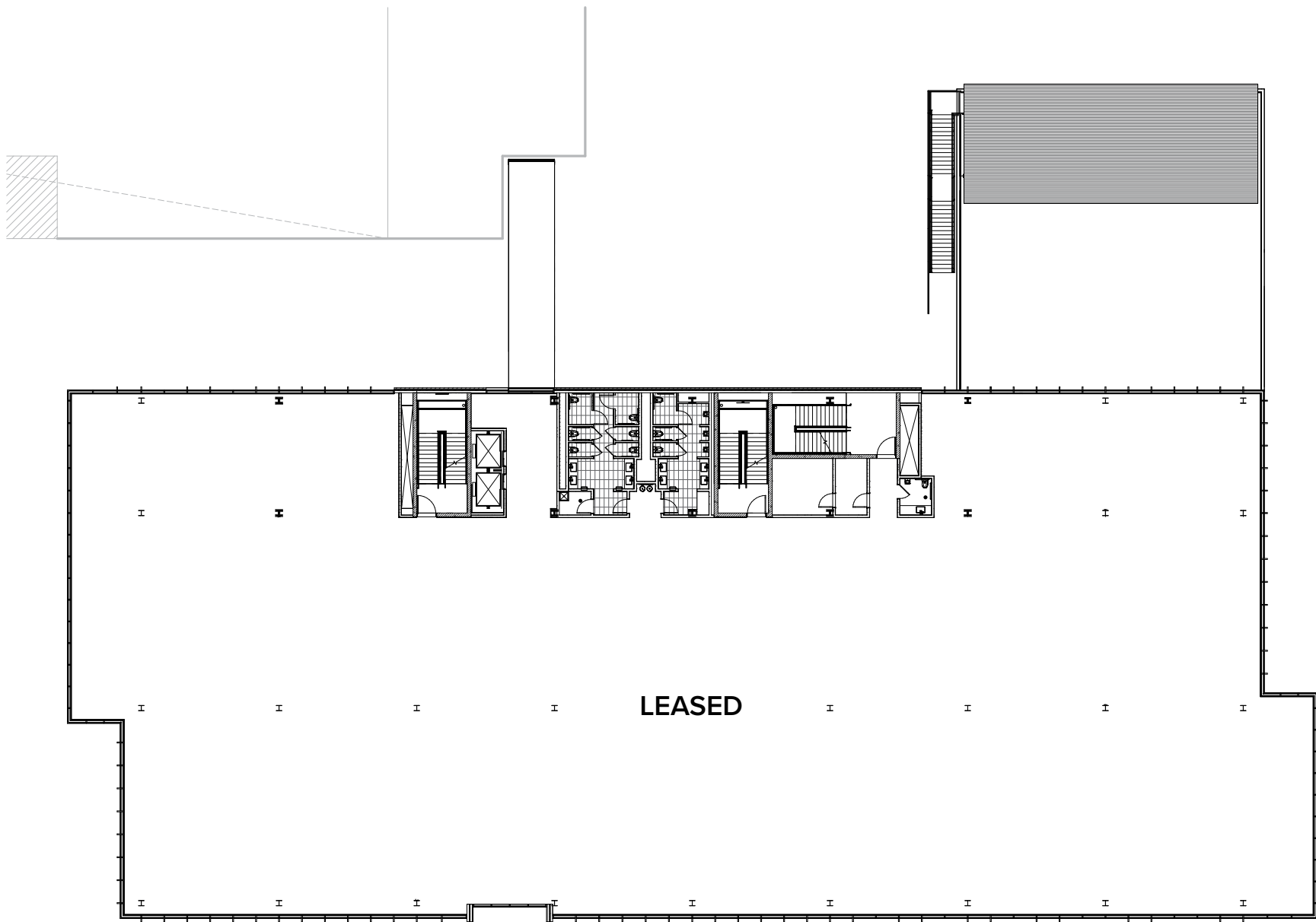
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SECOND FLOOR

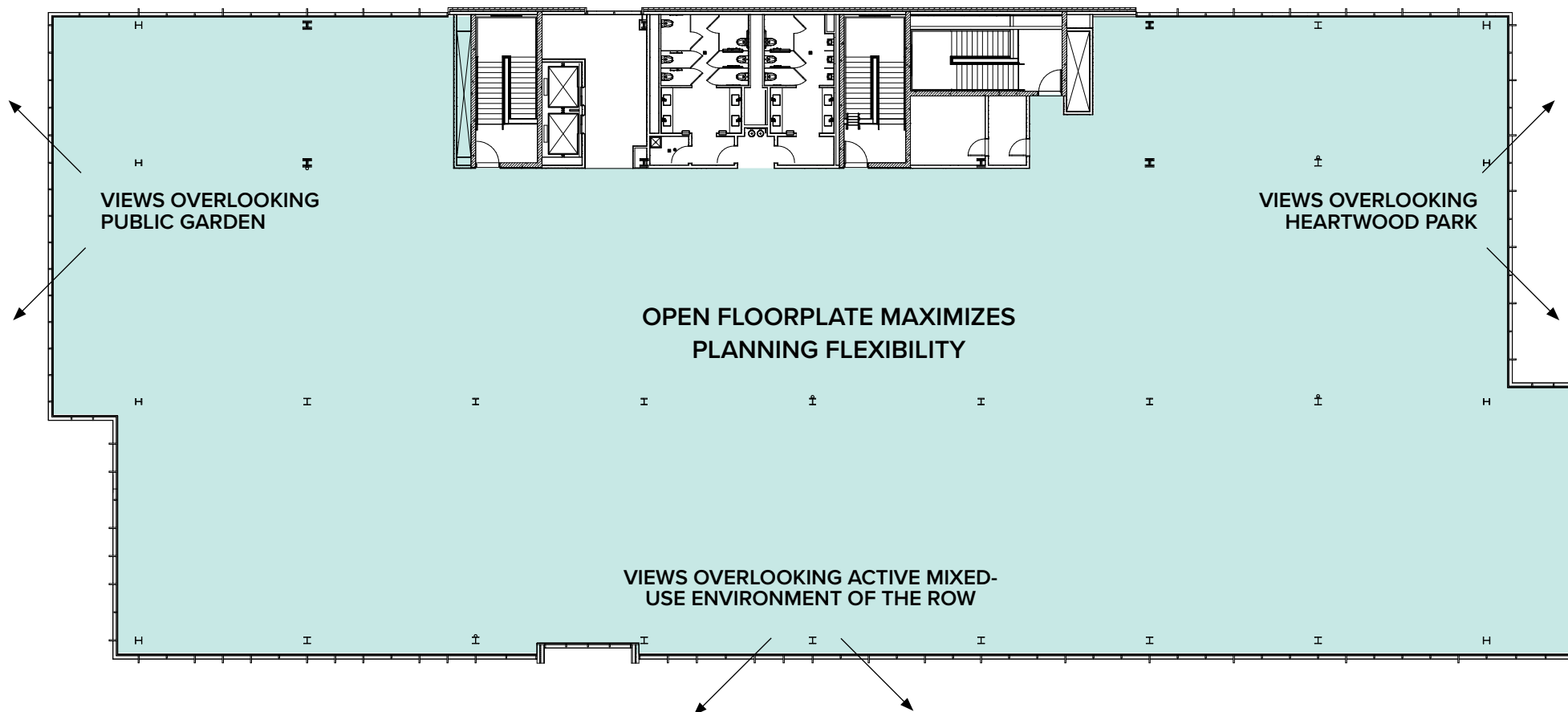
BRIDGE CONNECTION TO STRUCTURED PARKING
COMMON AREA TERRACE OVERLOOKING HEARTWOOD PARK

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THIRD FLOOR

THE ROW AT HEARTWOOD PRESERVE
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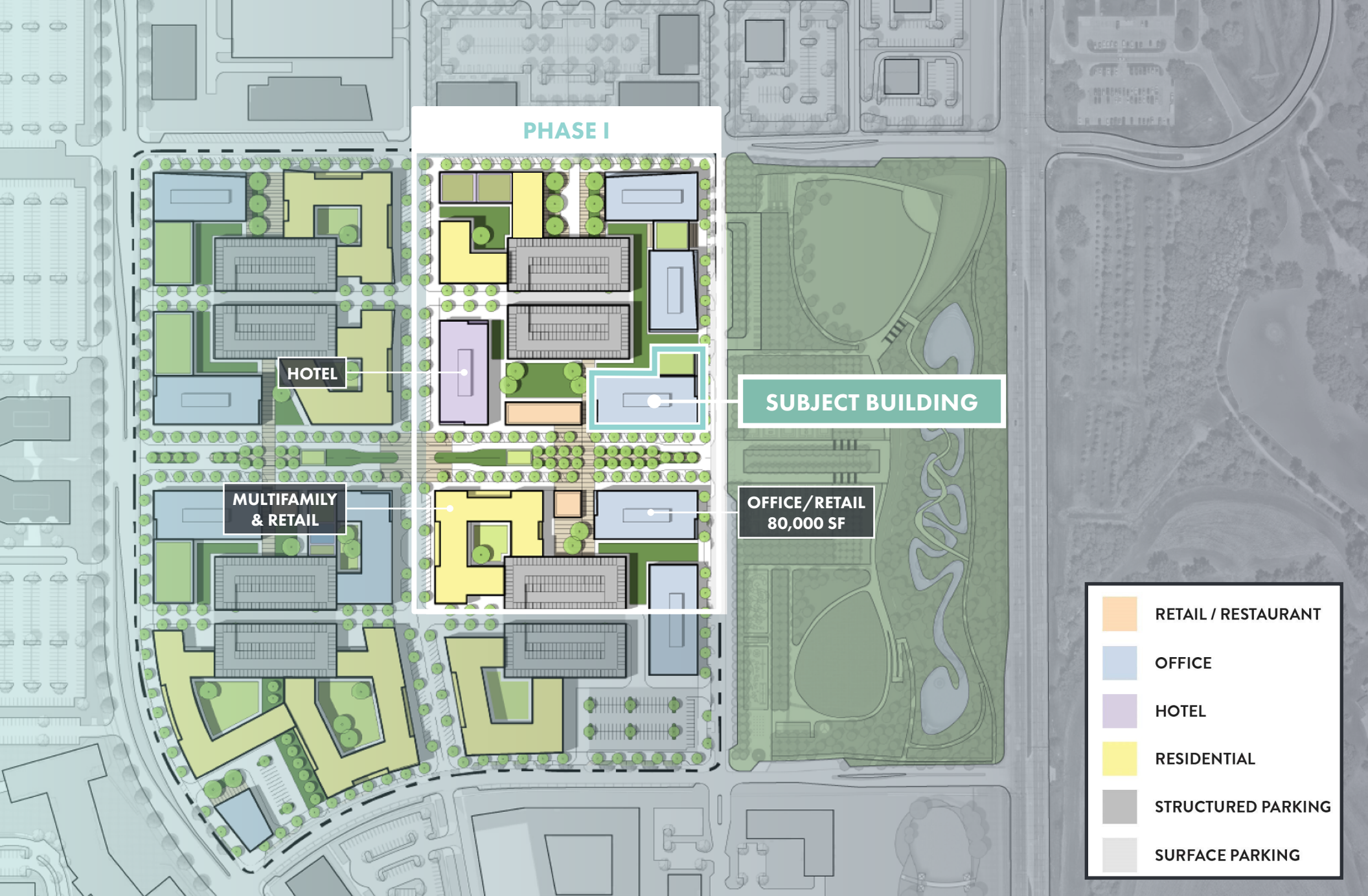
FOURTH FLOOR | 10,000-29,797 SF AVAILABLE
OFFSET CORE ALLOWS FOR ULTIMATE PLANNING FLEXIBILITY

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FIRST FLOOR OFFICE LOBBY

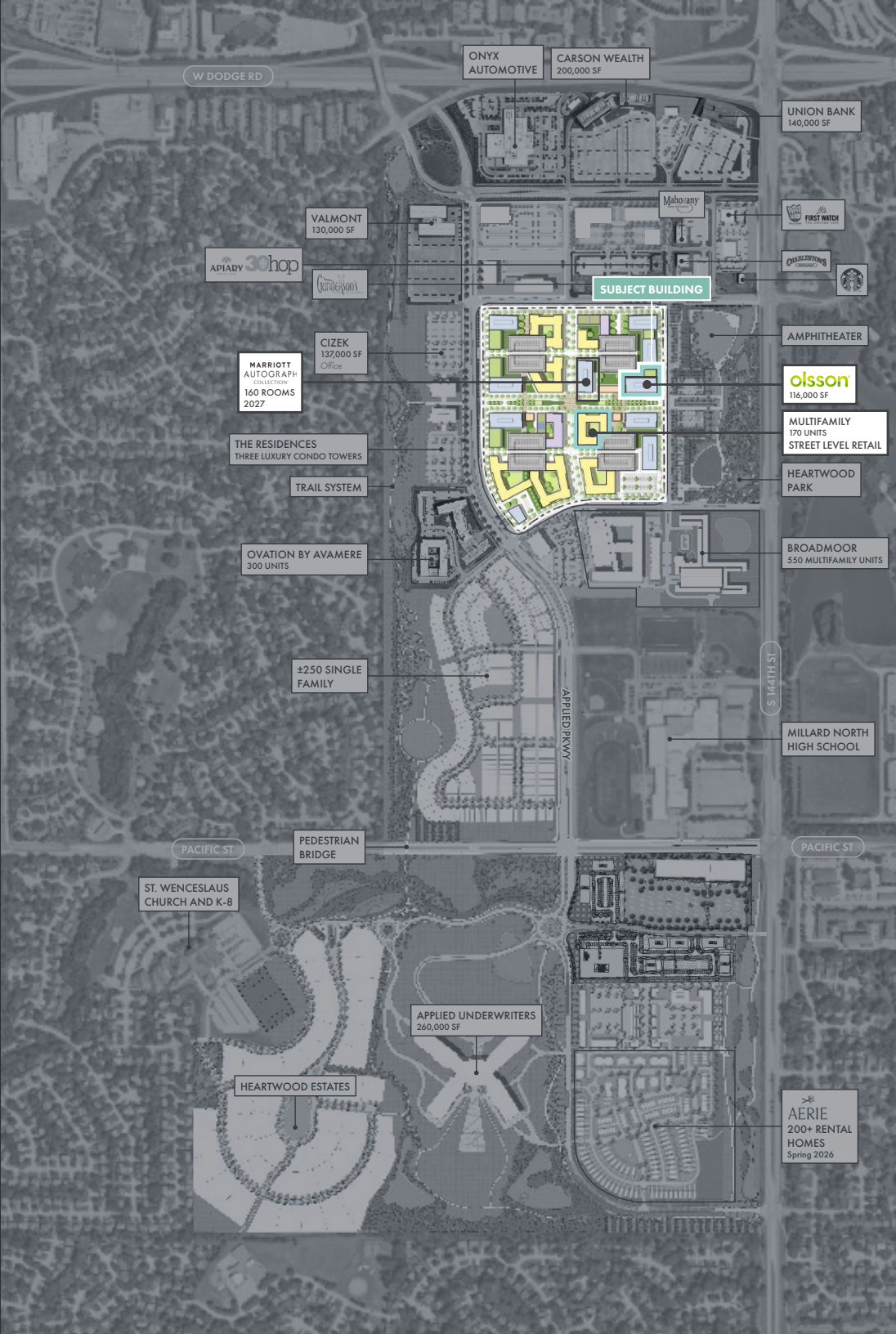
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THE ROW SITE PLAN

500 ACRE HEARTWOOD DEVELOPMENT OVERVIEW



SQUARE FEET OF OFFICE SPACE

1.65 MILLION



SQUARE FEET OF RETAIL

500,000



HOTELS

300 ROOMS



MULTIFAMILY RESIDENTIAL

1,630 UNITS



SINGLE FAMILY HOMES

430 UNITS



PARKS AND OPEN SPACE

80 ACRES



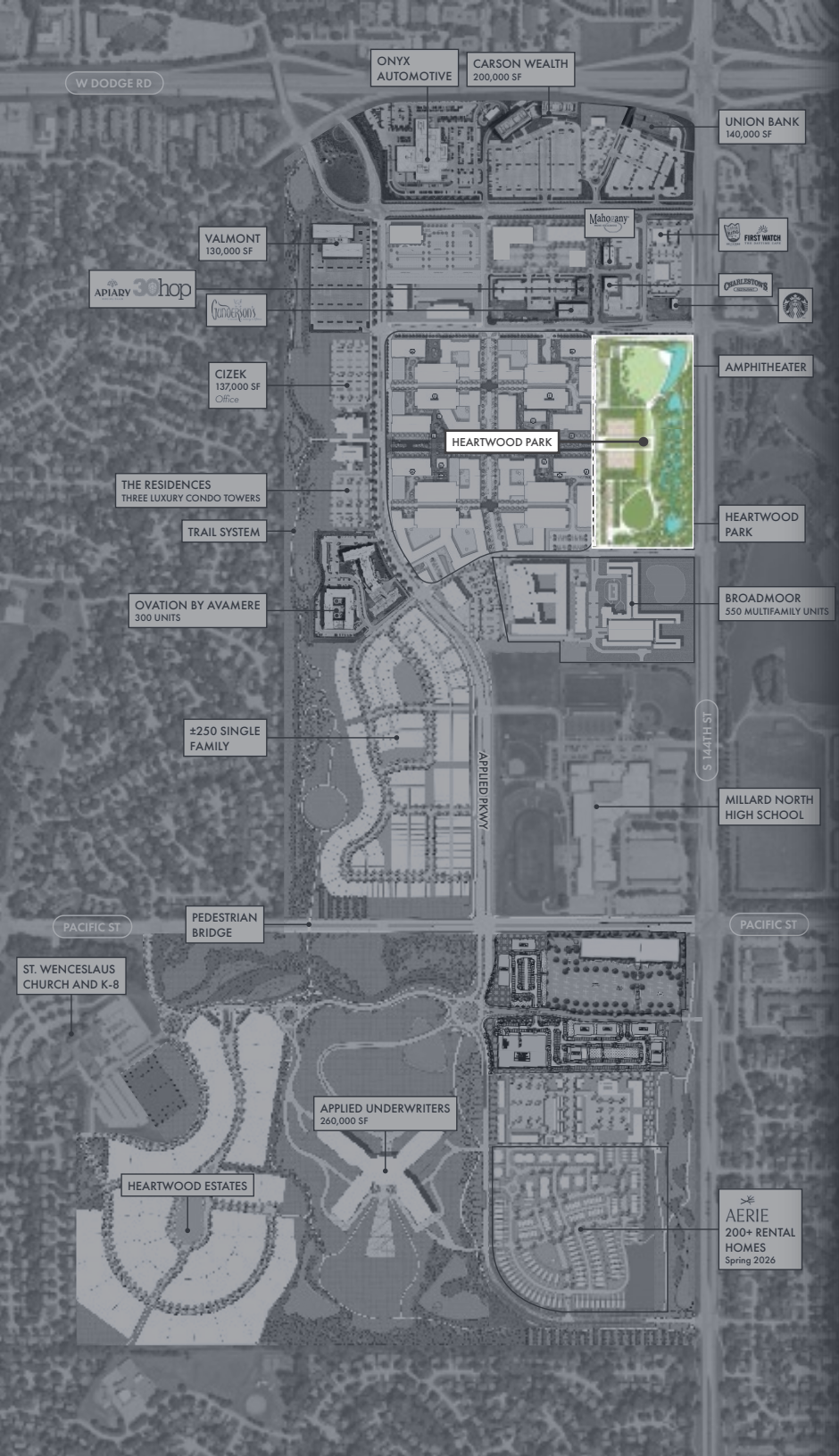
PATHS AND OPEN TRAILS

8 MILES



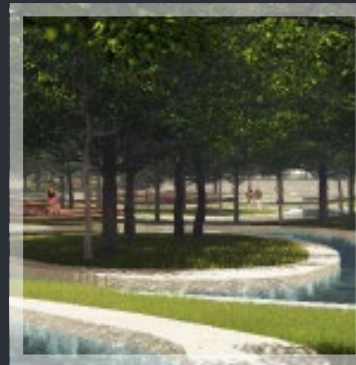
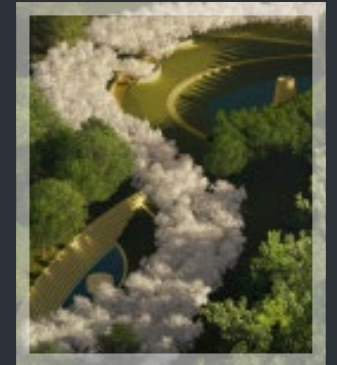
SENIOR LIVING

300 UNITS



MAKE HEARTWOOD PARK YOUR FRONT YARD

18+ acres of greenspace, walking trails and amphitheater



THE ROW INFORMATION:

STEVE SHEPPARD

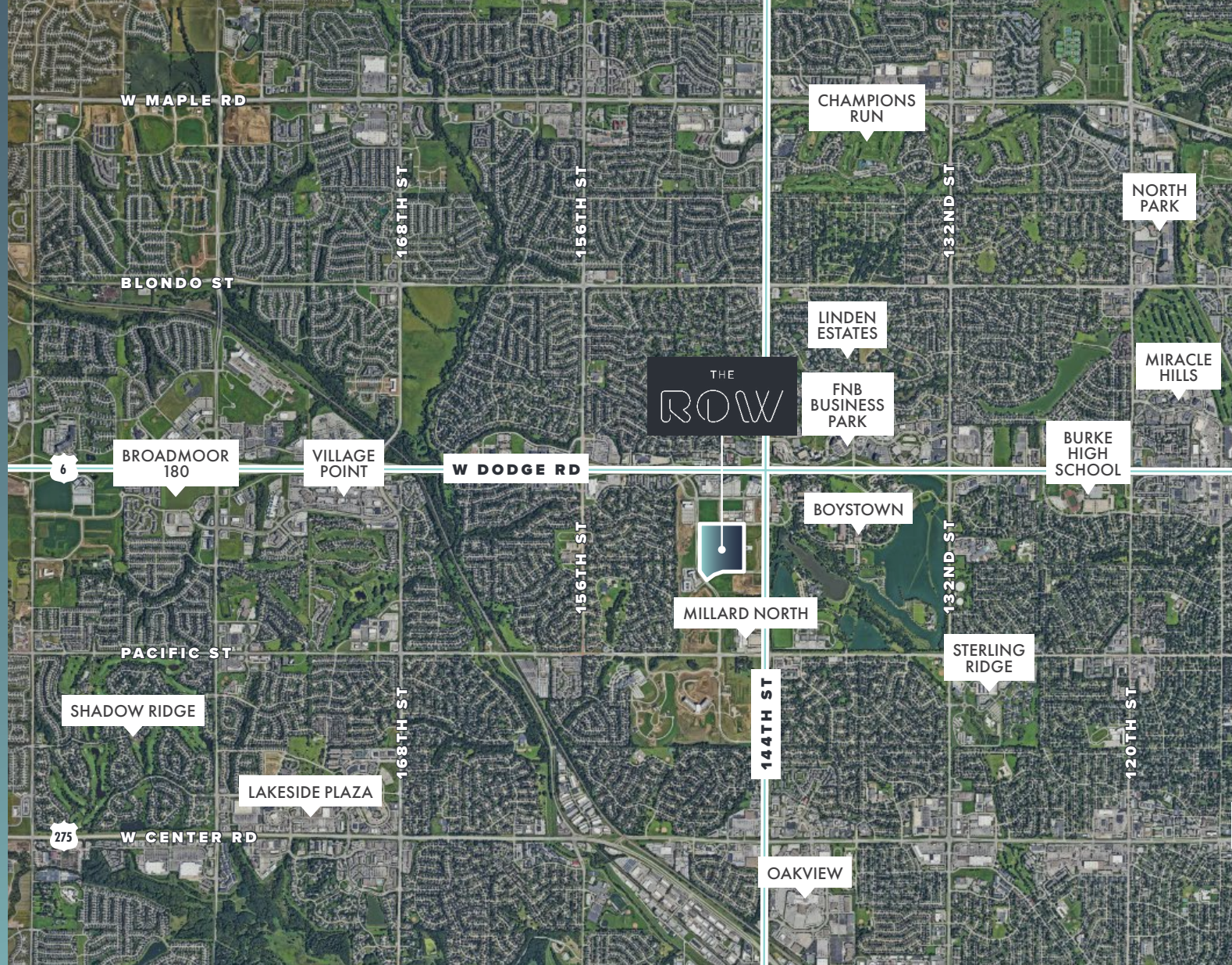
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