



**1398 CAPITOL AVE & 1250 CAPITOL AVE
OMAHA, NE**

THE FREEDOM CENTER | FOR SALE



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PJ MORGAN
REAL ESTATE



PROPERTY DETAILS

SF AVAILABLE	312,000 + 41,510
PROPERTY TYPE	Investment/Owner-User

DESCRIPTION

The Freedom Center is a landmark industrial production facility with over 300,000 sf, located on a prime multi-block site in Downtown Omaha. It's conveniently located between The Old Market and Capitol District with interstate access. Originally commissioned in 2001 as a state-of-the-art newspaper production plant, the facility features a robust infrastructure, including a five-level press hall. A unique tunnel connects the adjacent 40,000 sf material storage facility and features a multi-story racking system. This flagship property is a "catalyst" parcel for the ongoing redevelopment of the downtown core. It's ready for continued industrial use or redevelopment!

Information furnished is from sources deemed reliable, but is not guaranteed by PJ Morgan Real Estate, or its agents and is subject to change, corrections, errors, omissions, prior sales or withdrawal, without notice.

The Freedom Center is a state-of-the-art printing facility that offers packages, newspapers and general advertising. Public tours are scheduled Saturdays.



NEW ERA DAWNS

The World-Herald's \$125 million production plant begins operation with Saturday's editions. Called the Freedom Center, it reaffirms the newspaper's commitment to serving the Midlands.

AUGUST 26, 2001 Section FC



BUILDING HISTORY

The Freedom Center was built as a state-of-the-art printing and distribution center, showcasing the cutting-edge technology, manufacturing, and architecture of the turn of the 21st century. Built as a monument to the free press, the building features towering, expansive windows meant to showcase the press operation to viewers. Its evolution since its 2001 debut is a testament to the rapid change of the past 25 years in American life.

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1398 CAPITOL AVE BUILDING INFORMATION

BUILDING SIZE	312,000 sf
PROPERTY TAXES	\$200,650
YEAR BUILT	2001
ZONING	DS-ACI-1
LOT SIZE (ACRES)	3.68
BUILDING CLASS	A

1250 CAPITOL AVE BUILDING INFORMATION

BUILDING SIZE	41,510 sf
PROPERTY TAXES	\$66,883
YEAR BUILT	2001
ZONING	DS-ACI-1
LOT SIZE (ACRES)	1.68
BUILDING CLASS	B

PARKING & TRANSPORTATION

PARKING SPACES	80
PARKING TYPE	Garage & Surface Lot
TRAFFIC COUNT	9,000
ELEVATORS	2 passenger, 2 freight, 1 pallet
CEILING HEIGHT	Up to 22'

PROPERTY & LOCATION HIGHLIGHTS

- Located close to the future Omaha streetcar route in the heart of Downtown Omaha
- Robust electrical, HVAC, and mechanical systems designed for 24/7 high-output machinery
- Freedom Center is connected to the material handling center via an under-street tunnel
- Press hall in Freedom Center is 5 stories tall with glass enclosure
- Freedom Center features high ceilings and 14 dock doors; the material center has 4 dock doors and a drive-in

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UTILITIES

POWER	2.3MW - OPPD is researching additional power
STEAM/COLD WATER	7500gmp, 400tons - Cordia Energy- additional service available

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,820	122,657	265,017
AVERAGE AGE	36	36	37

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,502	50,468	104,331
PEOPLE PER HH	1.6	2.2	2.4
AVERAGE HH INCOME	\$57,415	\$53,291	\$56,940
AVERAGE HH VALUE	\$342,127	\$181,025	\$174,447

OVER \$1 BILLION INVESTED IN OMAHA'S URBAN CORE



GENE LEAHY MALL: The beneficiary of a recent \$325 million remodel, Omaha's urban park is rich with history and poised for the future of a rapidly developing city.



AIRPORT EXPANSION: Omaha has shown its dedication to growing the city by investing \$950 million in the redevelopment of Eppley Airport, which is estimated to be completed in 2028



JOSLYN ART MUSEUM: The Joslyn finished its 42,000 SF, \$100M addition to educate, engage, and connect the public with their collection, containing over 12,000 pieces that represent over 5,000 years of history.



NEW APARTMENTS AND HOTELS: With downtown's recent developments, many residents are relocating to this area. Over 1,500 apartment units have been added in the last few years or are under construction. Along with over 450 hotel rooms in development



HEARTLAND OF AMERICA PARK AT THE RIVERFRONT: Nestled in between the Gene Leahy Mall and the Missouri River, the Heartland of America Park at the Riverfront offers acres of greenspace, walking paths, a skating ribbon, and a lookout point over the river.



THE CAPITOL DISTRICT: One of Omaha's newest music venues, The Steelhouse, is surrounded by a mix of bars, restaurants, hospitality, and office space in its new home, the Capitol District.



MUTUAL OF OMAHA TOWER: Mutual of Omaha is currently developing one of the tallest buildings in the region. The \$600M 44-story glass tower stands at a staggering 677 feet.



CHI HEALTH CENTER: Worldwide headliners make their stop in Omaha at the CHI Health Center, a staple in the region's entertainment scene. The arena hosts conventions, concerts, rodeos, Omaha Supernovas Professional Volleyball, and the Creighton Men's Basketball team.

CHI Health is currently constructing a \$200M addition that will add 90,000 SF to the city's convention center.

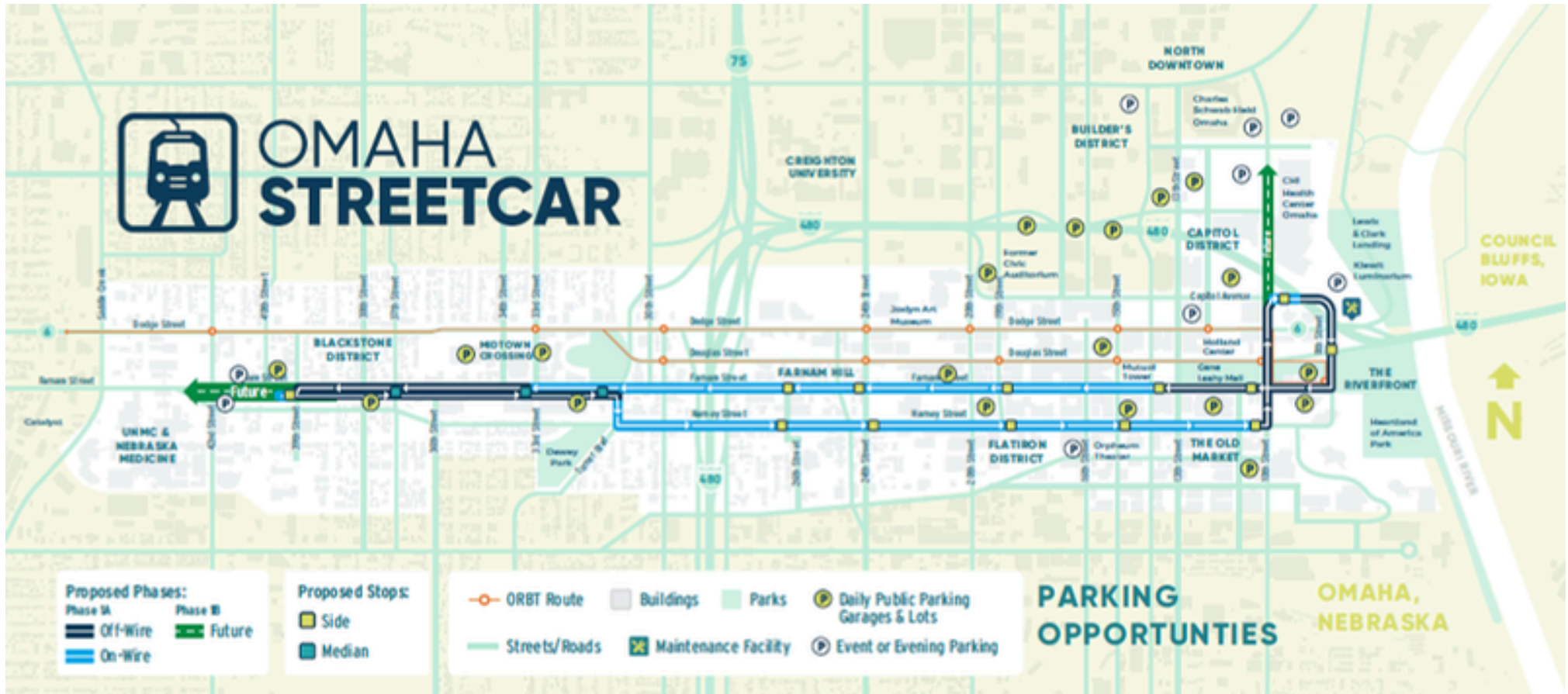


CHARLES SCHWAB FIELD: Home to one of Omaha's longest-running and most beloved sports traditions, the Men's College World Series, Charles Schwab Field brings baseball fans from around the world to the heart of downtown Omaha.



MILLWORK COMMONS: Omaha's North Downtown Neighborhood revitalization project is well underway, with established residential and retail presence welcoming the development of new hospitality, service, and entertainment space coming soon.

YOUR NEIGHBORS IN DOWNTOWN OMAHA



OMAHA STREETCAR

The Omaha Streetcar is currently under construction, with operation starting in 2028. Streetcar will be a three-mile route that will offer guests traveling downtown the opportunity to park their cars and catch a free ride at specific locations. The route will have 16 stops, which include The CHI Health Center arena, The River Front, The Old Market, Midtown, and the Blackstone district, which offers easy access throughout the downtown area, so guests can truly experience the downtown atmosphere without worrying about parking or being confined to a single area.

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PHOTOS

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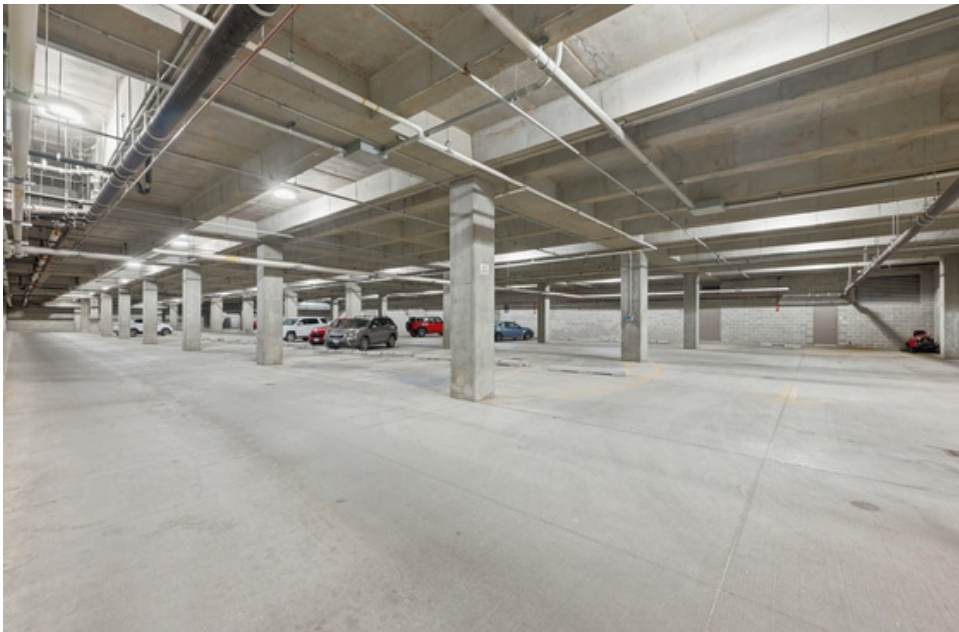


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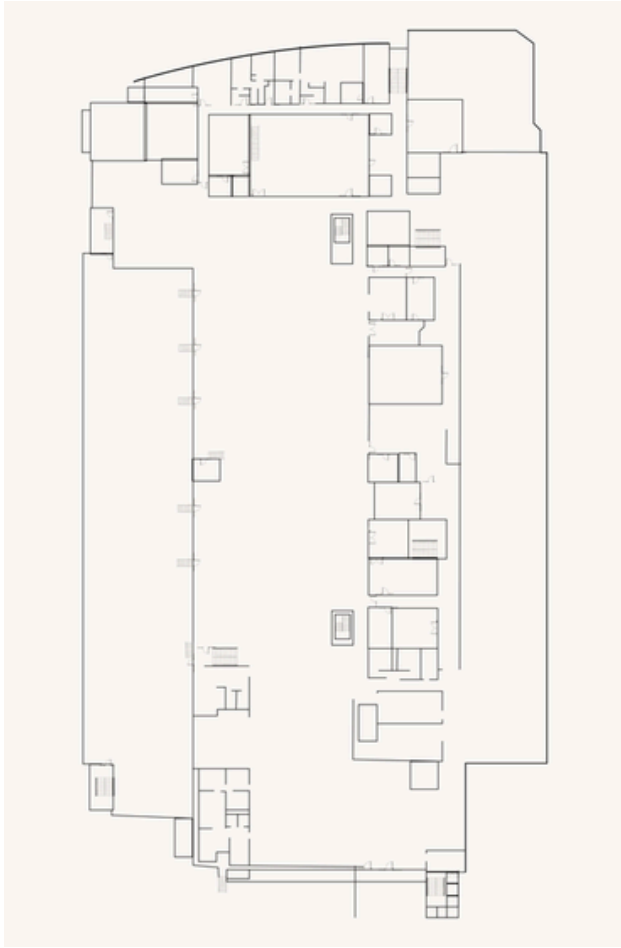


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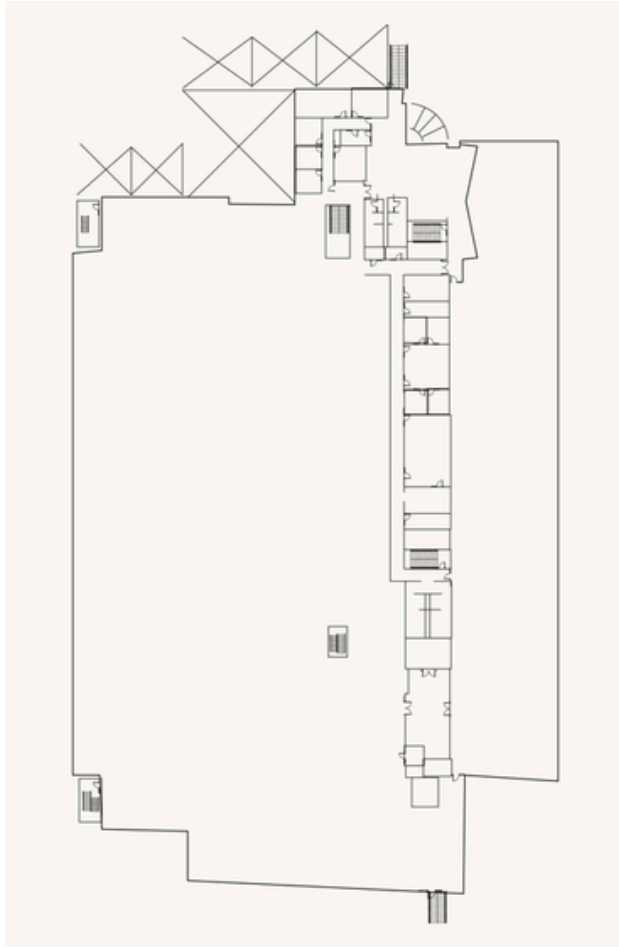
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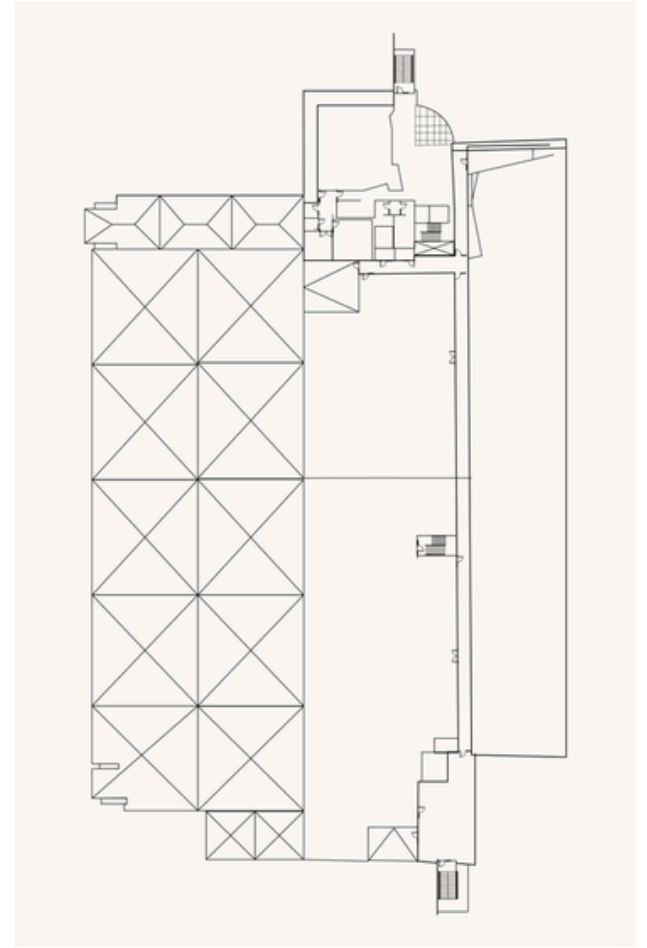
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Freedom Center Floor 1



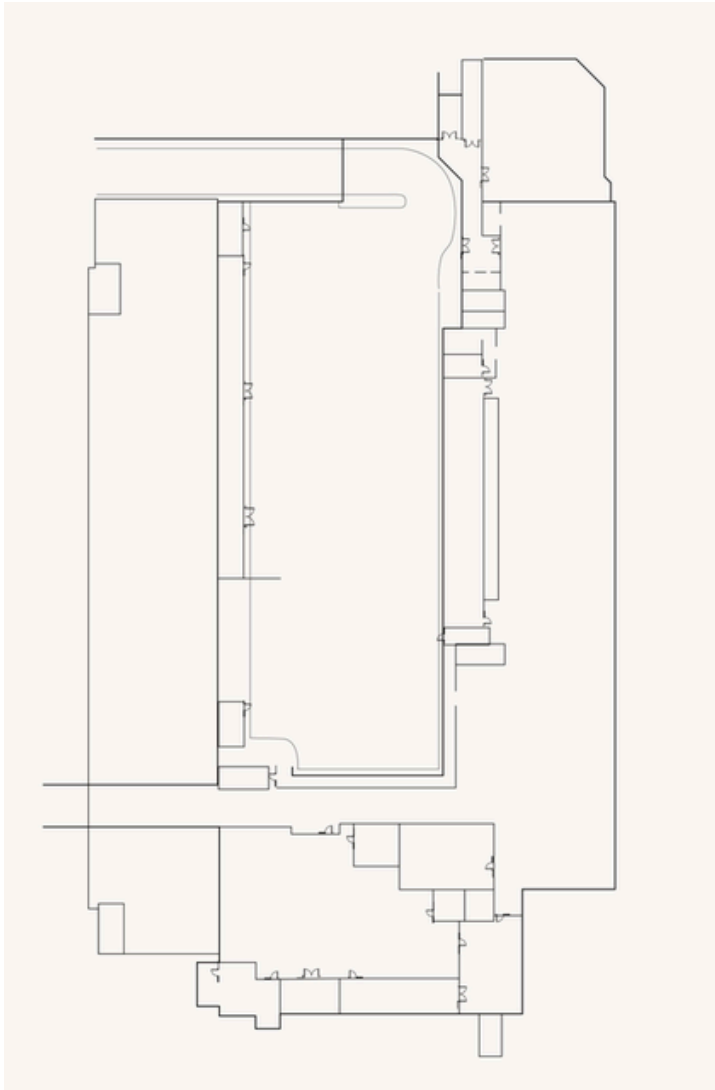
Freedom Center Floor 3



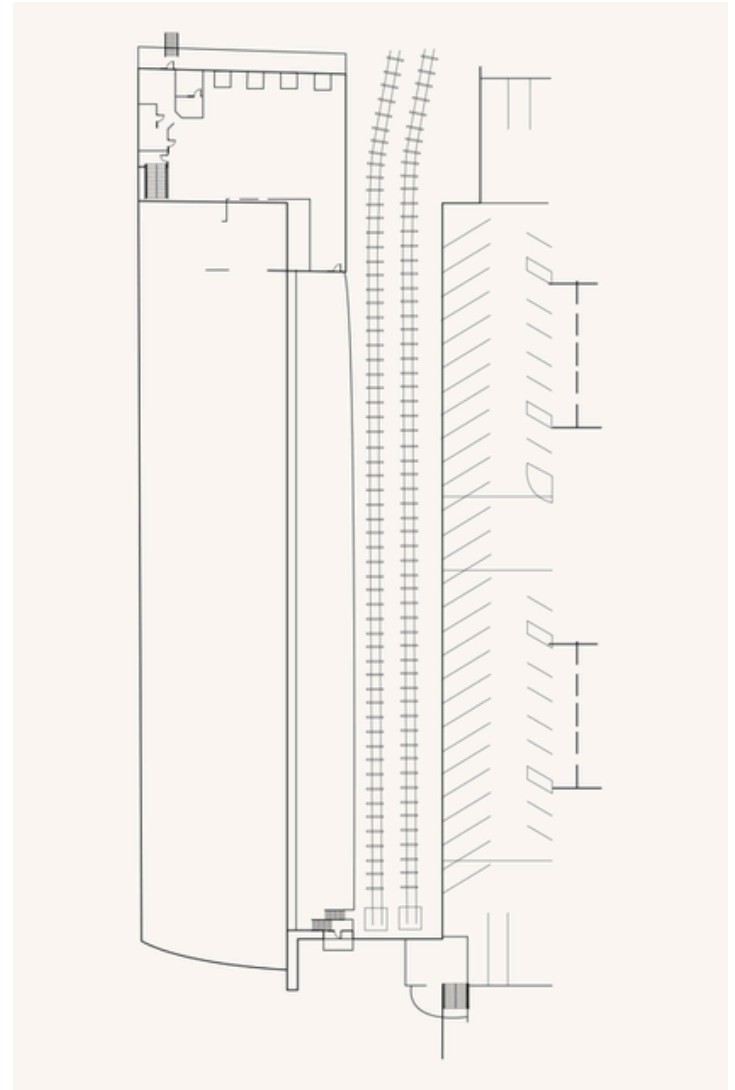
Freedom Center Floor 4

FLOOR PLANS

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Freedom Center Floor Lower Level



Material Center

FLOOR PLANS

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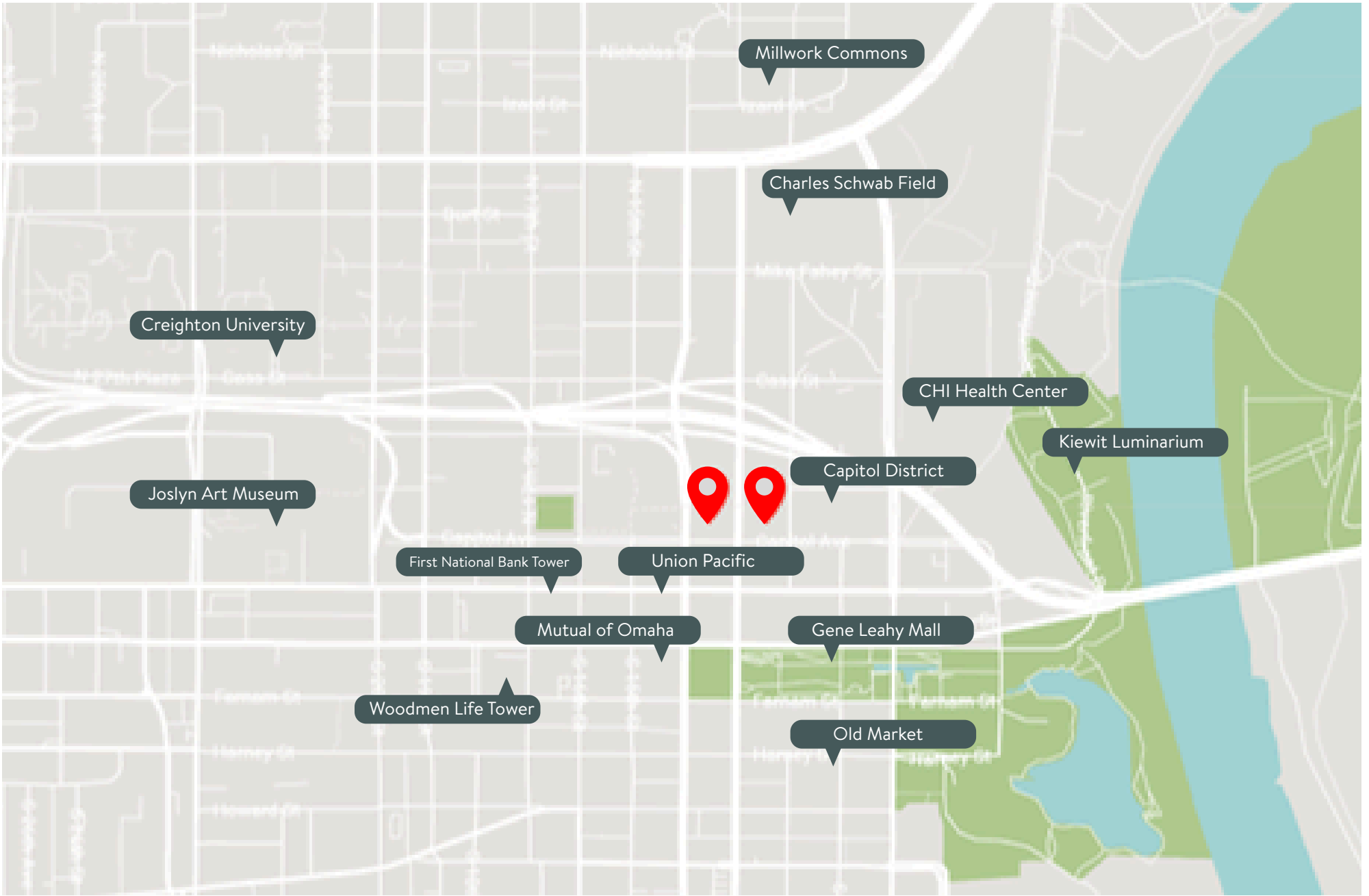


SITE PLAN

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AREA BUSINESSES

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