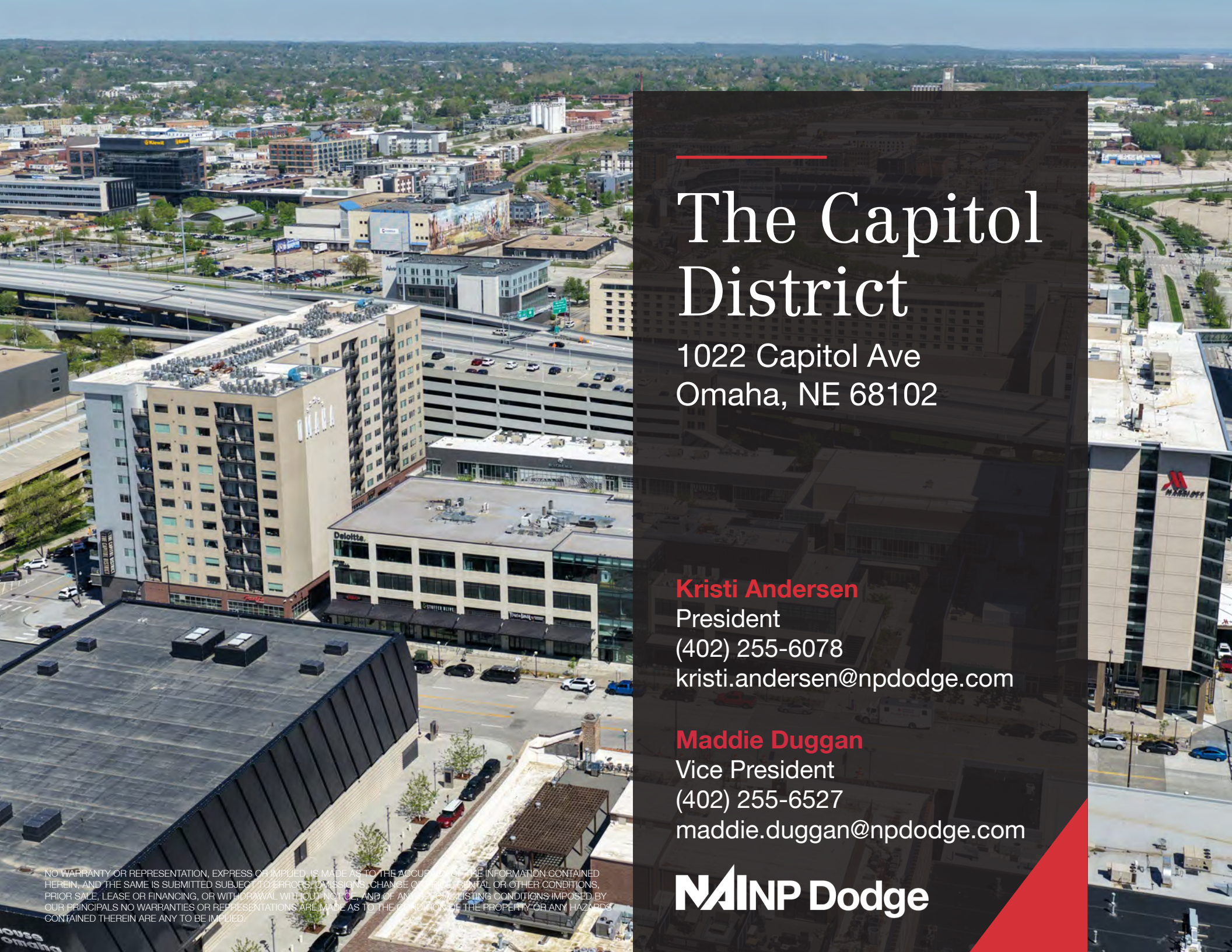




The Capitol District

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Omaha, NE 68102

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The Capitol District

Property Highlights



Property Size

80,000+ SF of dining, office, retail, event space & entertainment



Zoning

CC -(Central Commercial) flexible urban core uses



Location

Heart of Omaha downtown core and center of downtown entertainment district



Parking

On-site structured garage parking with over 500 stalls



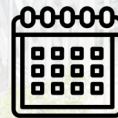
Capitol District Apartments

218 units in Capitol District Apartments



Marriott

333 rooms at Marriott full service hotel on site with meetings room and ballroom



Event Drivers

Minutes to CHI Health Center, Steelhouse Omaha, The Holland Performing Arts Center, Charles Schwab Field (home of the College World Series), and The RiverFront



Connectivity

Near future Omaha Streetcar route

The Capitol District



ADDRESS	SIZE (SF)	LEASE RATE	LEASE TYPE
1150 Capitol Ave	4,110 SF	\$26.00 SF/yr	NNN, \$10.00 PSF
1180 Capitol Ave	2,186 SF	\$26.00 SF/yr	NNN, \$6.00 PSF
1080 Capitol Ave, Suite 140	2,286 SF	\$24.00 SF/yr	NNN, \$11.00 PSF
1080 Capitol Ave, Suite 250	2,935 SF	\$24.00 SF/yr	NNN, \$11.00 PSF

PROPERTY DETAILS

Year Built	2020
Gas/Electrical	Tenant
Sewer/Water	Tenant
Janitorial/Maint	Tenant
Zoning	CC

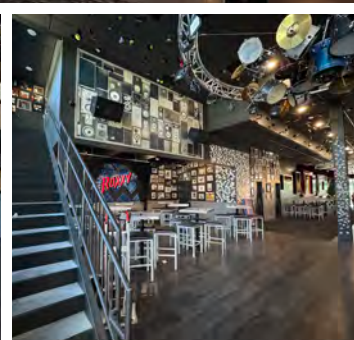
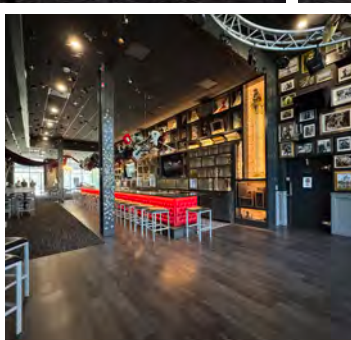
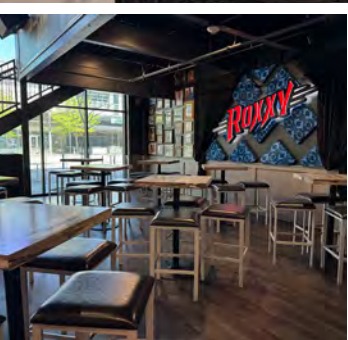
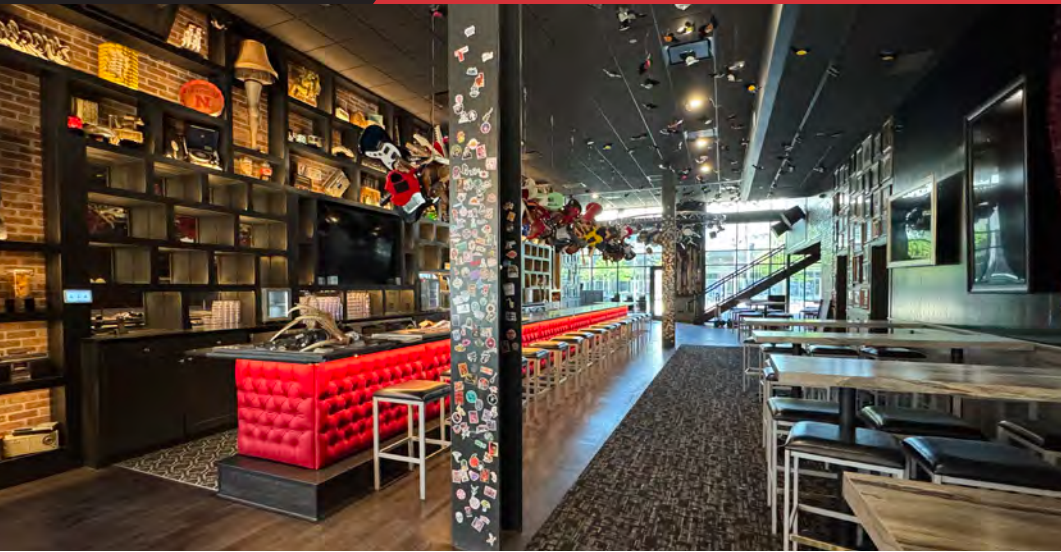
LOCATION DETAILS

Market	Omaha / Council Bluffs
County	Douglas
Cross Streets	N 12th Street & Capitol Ave
Nearest Interstate	I-80
Parking Spaces	505 (on-site garage), 53 surface

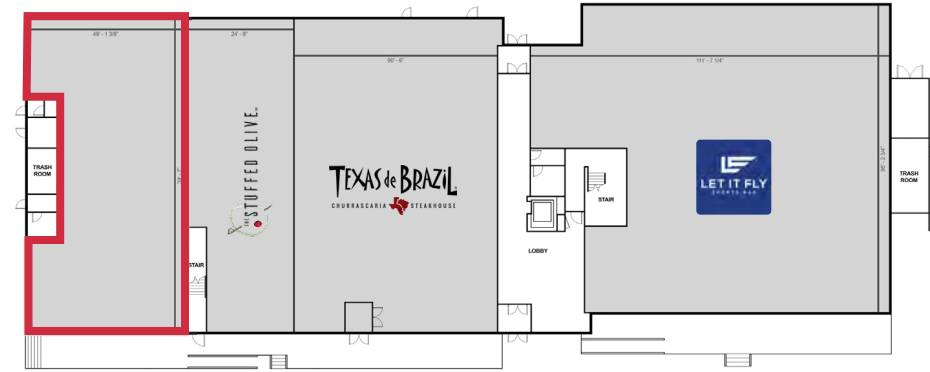
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,672	46,096	100,741
Total Population	13,042	110,299	252,571
Average HH Income	\$94,866	\$75,669	\$117,524

The Capitol District



LEVEL 1 LEASABLE SF: 23,625 SF

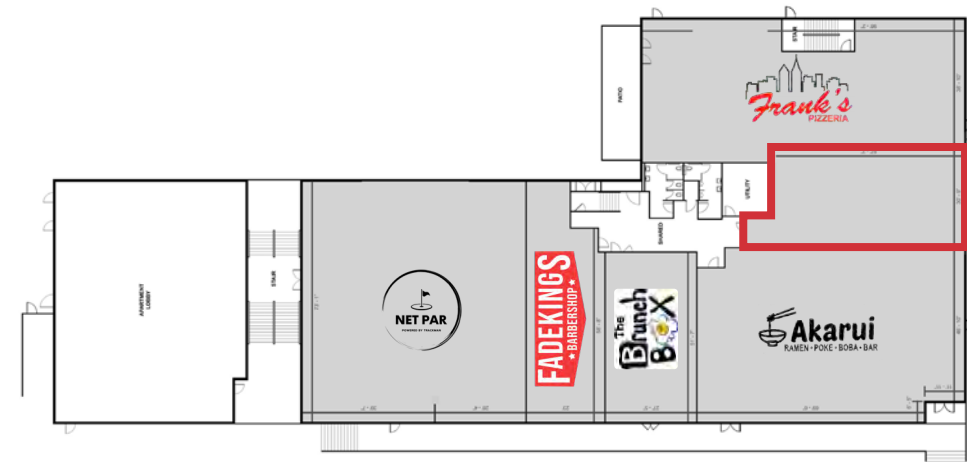
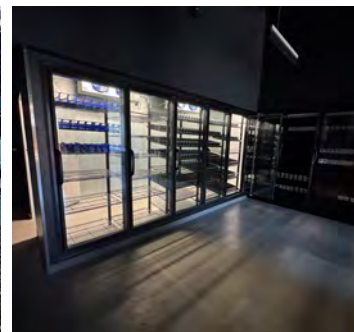
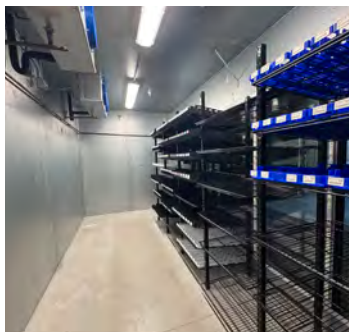
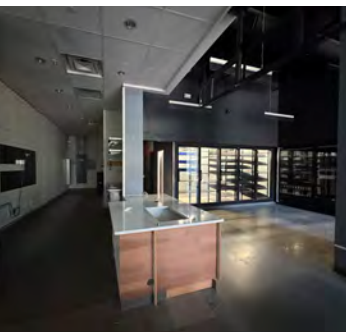
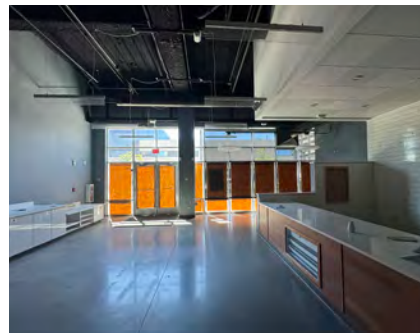
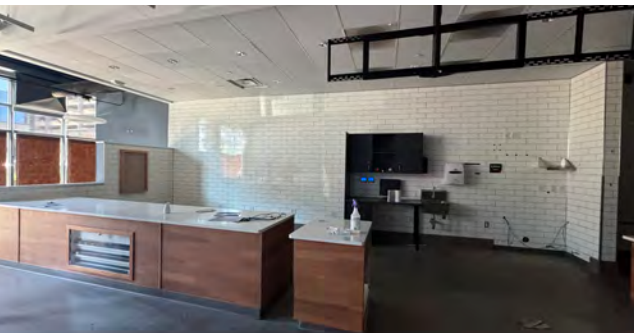
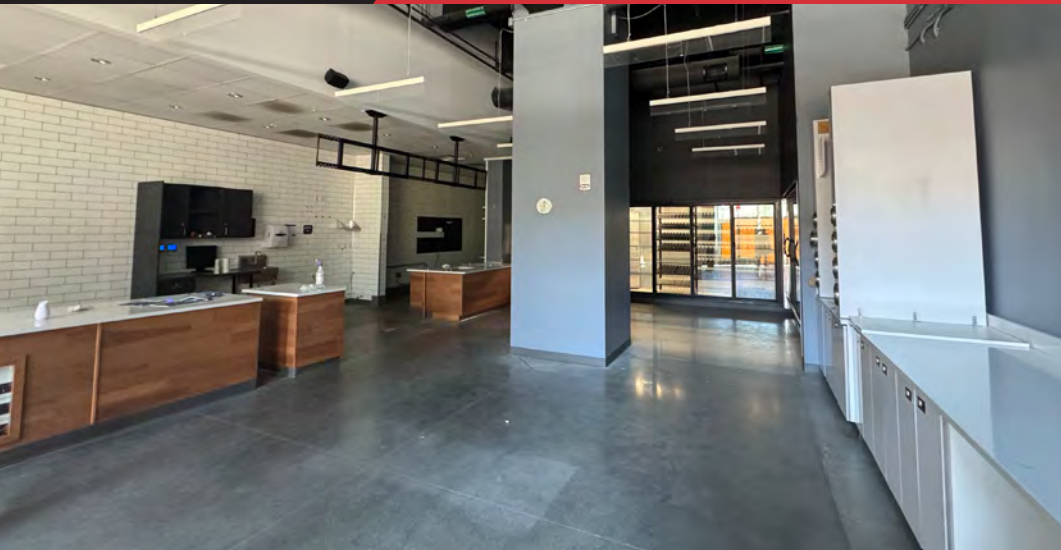


ADDRESS	SIZE (SF)	LEASE RATE	LEASE TYPE
1150 Capitol Ave	4,110 SF	\$26.00 SF/yr	NNN

SPACE DETAILS

Condition	Turn-key bar/lounge (former Roxxy)
Level	Street Level with exposure to Capitol Ave
Features	Walk-in cooler Furniture, fixtures, & equipment included Bonus mezzanine space for storage & office DJ Booth Expansive bar

The Capitol District



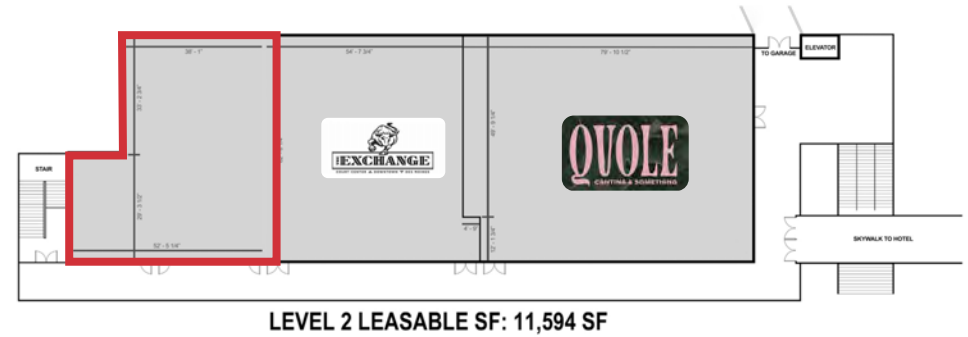
LEVEL 1 LEASABLE SF: 18,646 SF

ADDRESS	SIZE (SF)	LEASE RATE	LEASE TYPE
1180 Capitol Ave	2,186 SF	\$26.00 SF/yr	NNN

SPACE DETAILS

Condition	Move-in ready (former Kum & Go)
Level	Street Level with exposure to Capitol Ave
Features	Large, walk-in cooler
Ideal Use	Perfect for fast casual restaurant or small grocer

The Capitol District



ADDRESS	SIZE (SF)	LEASE RATE	LEASE TYPE
1080 Capitol Ave, Suite 140	2,286 SF	\$24.00 SF/yr	NNN

SPACE DETAILS

Condition	Delivered in White Box Condition - Generous TI Allowance Offered
Level	Street Level
Ideal Use	Perfect for fitness or other complementary uses to the District



ADDRESS	SIZE (SF)	LEASE RATE	LEASE TYPE
1080 Capitol Ave, Suite 250	2,935 SF	\$24.00 SF/yr	NNN

SPACE DETAILS

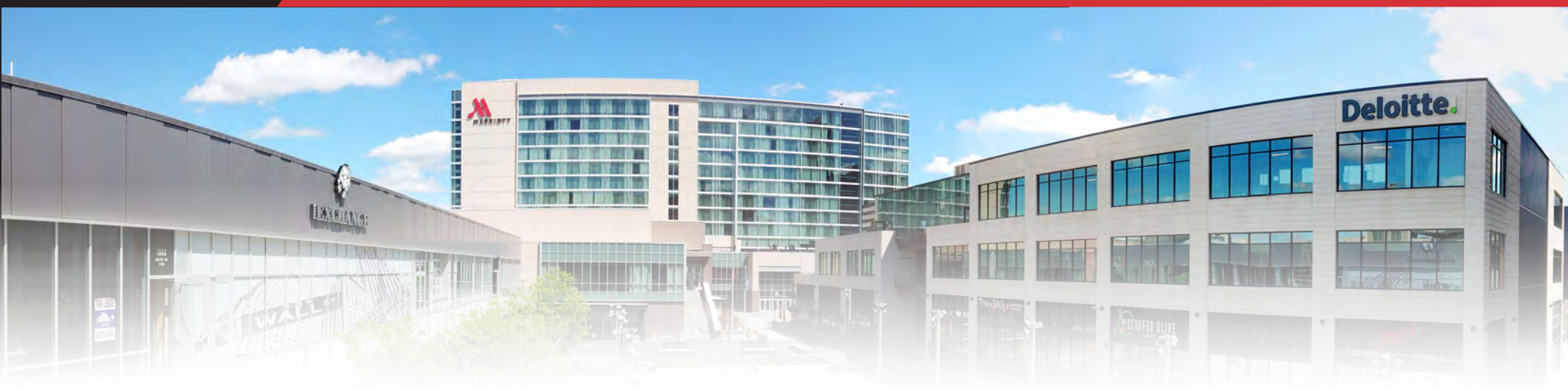
Condition	Delivered in White Box Condition - Generous TI Allowance Offered
Level	Upper Level
Ideal Use	Retail or office space



The Capitol District



The Capitol District



The Capitol District | Retail Opportunities

Located in the heart of Omaha's urban core, the Capitol District is the city's premier dining and entertainment destination, centered around a vibrant, modern town square. Designed as a walkable, mixed-use environment, the district brings together employees, residents, visitors, and professionals to live, dine, and gather in one energetic community.

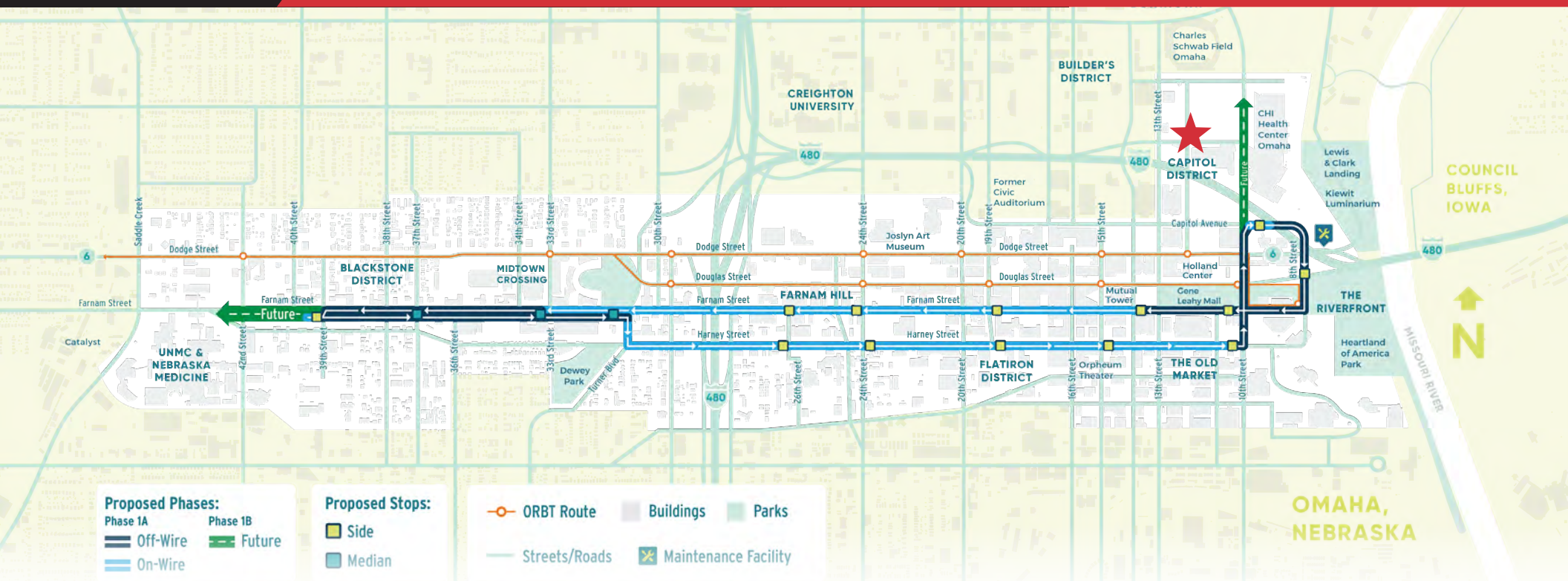
With a curated mix of restaurants, nightlife, hospitality, class A office, and experiential concepts, The Capitol District offers a built-in customer base and consistent foot traffic throughout the day and evening.



The Capitol District



The Capitol District



A Growing, Evolving Downtown

Downtown Omaha continues to see significant public and private investment, transforming it into a vibrant, 24/7 destination. The recent RiverFront redevelopment has redefined the city's connection to the Missouri River, creating year-round programming and increased visitor traffic.

Looking ahead, the Omaha Streetcar will further enhance accessibility and connectivity. This modern transit system will link downtown to Midtown and the Blackstone District—connecting Omaha's key business, entertainment, and nightlife hubs. With a planned stop at The Capitol District and routes along Farnam and Harney Streets, the streetcar is expected to increase foot traffic, support workforce mobility, and drive additional visitors directly to the area.

The Capitol District - In The Center of It All

charles SCHWAB field OMAHA

24,000-seat stadium and home of the annual College World Series, drawing hundreds of thousands of visitors to downtown Omaha each year

 **CHI Health**

18,000-seat arena + 194,000 SF convention center hosting major concerts, conventions, & touring acts

steelhouse omaha

3,000-capacity live music venue opened in 2023, operated by Omaha Performing Arts + Live Nation, attracting national touring artists, comedy, & live entertainment

The Capitol District - In The Center of It All



Recently completed \$300M+ transformation of downtown park space featuring skate ribbon, playgrounds, sculpture gardens, event lawns, dog park, performance pavilion, interactive fountains, & iconic slides



Iconic downtown district featuring shopping, dining, nightlife, and the seasonal Omaha Farmers Market, driving strong pedestrian traffic year-round



2,000+ seat performing arts venue home to the Omaha Symphony, Opera Omaha, Broadway productions, & nationally touring performances



Creative hub supporting arts education, rehearsals, community programming, and performance support spaces adjacent to the performing arts corridor

Contact Us



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