

FOR LEASE

MIDTOWN 6

3201 Farnam Street, Omaha, NE 68131

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REAL ESTATE

MIDTOWN 6 | RETAIL PROPERTY FOR LEASE

3201 FARNAM STREET, OMAHA, NE 68131



VIDEO

PROPERTY DESCRIPTION

Available now, this prime street retail space offers high visibility in a thriving downtown location, surrounded by established tenants such as Pickleman's, Long Dog Fat Cat, and Verizon. With the now open Genesis Health Club and the upcoming Omaha Streetcar project bringing increased foot traffic, this is an exceptional opportunity for businesses looking to capitalize on one of Omaha's most dynamic areas.

PROPERTY HIGHLIGHTS

- A Thriving Urban Hub: Midtown Crossing is home to a growing population of energetic tenants and professionals working in tech, healthcare, and creative industries. The neighborhood buzzes with life, day and night.
- Walkable Convenience: Situated within steps of residential apartments, offices, and premier Omaha attractions, the Genesis Health Building benefits from consistent foot traffic and visibility.
- Unmatched Demographics: With a median age of 29 and strong disposable income, Midtown Crossing offers a consumer base eager to engage with fresh retail concepts.

OFFERING SUMMARY

COLUMN 2

Lease Rate:	\$19.95 PSF
Lease Type:	NNN
Suites Available:	5
Available SF:	1,809 - 4,063 SF

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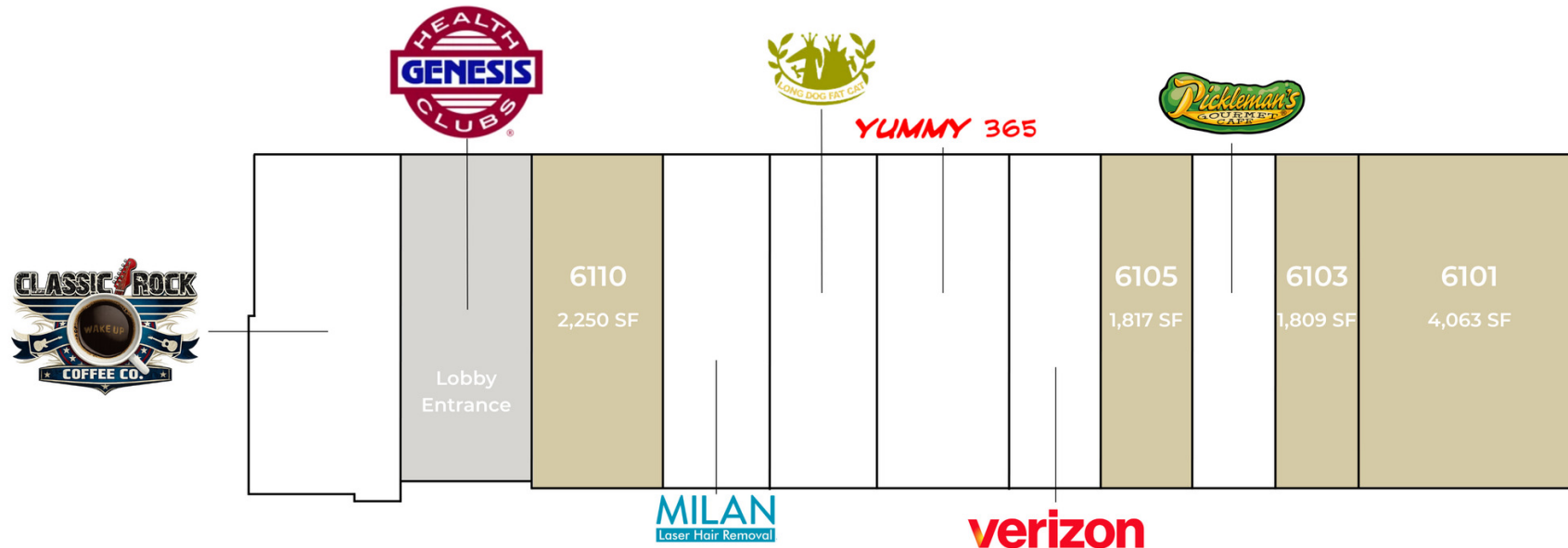
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,809 - 4,063 SF	Lease Rate:	\$19.95 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6101	Available	4,063 SF	NNN	\$19.95 SF/yr	Tenant ready, built out restaurant space. features an open dining area, walk in coolers, a bar, and outdoor patio seating.
6103	Available	1,809 SF	NNN	\$19.95 SF/yr	Open retail space, with restroom and storage room.
6105	Available	1,817 SF	NNN	\$19.95 SF/yr	Space built out with reception, several offices, breakroom, storage, as well as 2 restrooms.
6110	Available	2,250 SF	NNN	\$19.95 SF/yr	Open floorplan with individual offices and storage in the rear of the space as well as restroom.

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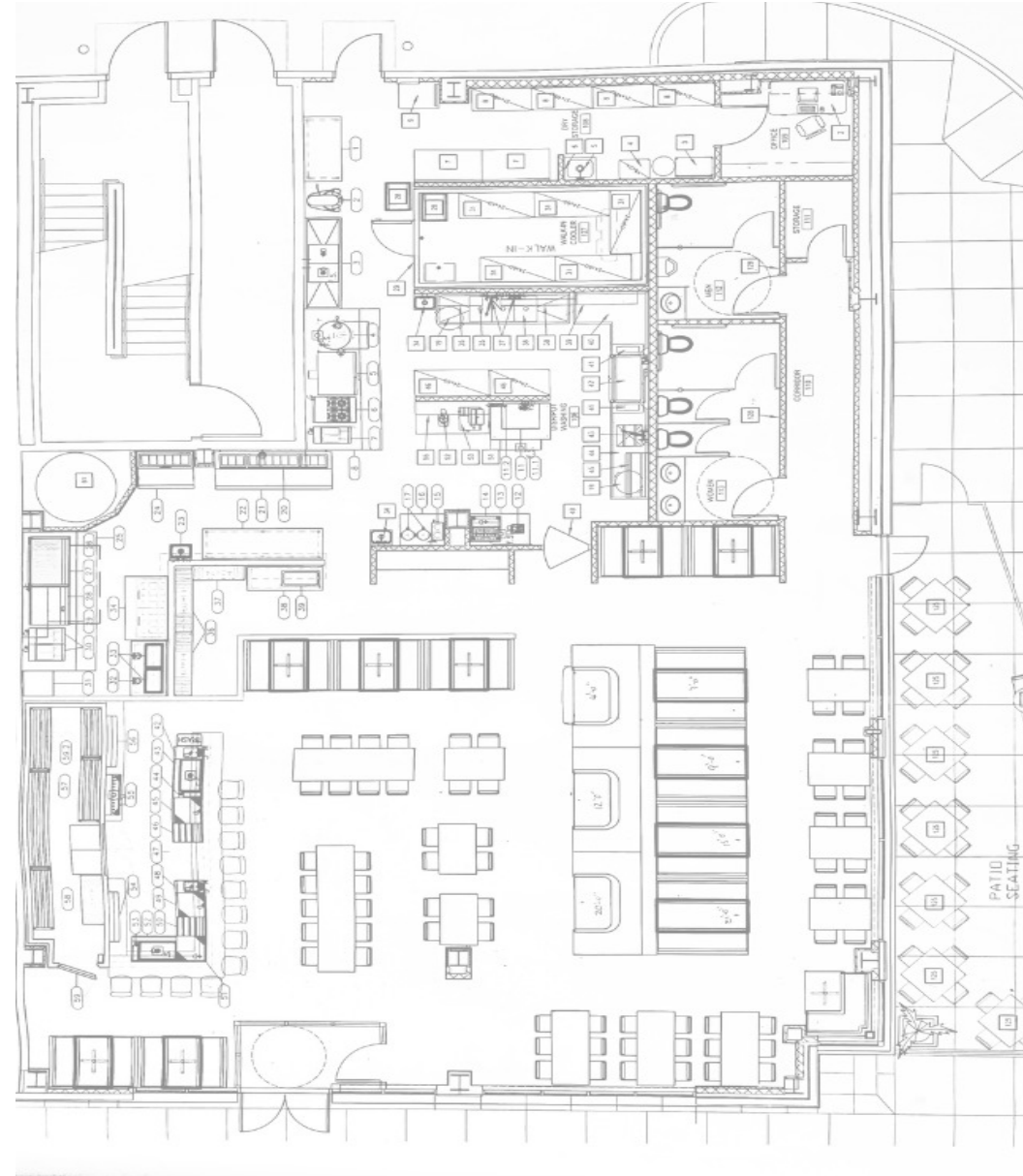
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MIDTOWN 6 | SUITE 6101 | 4,063 SF

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MIDTOWN 6 | SUITE 6103 | 1,809 SF

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MIDTOWN 6 | SUITE 6105 | 1,817 SF

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MIDTOWN 6 | SUITE 6110 | 2,250 SF

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MIDTOWN 6 | RETAILER MAP

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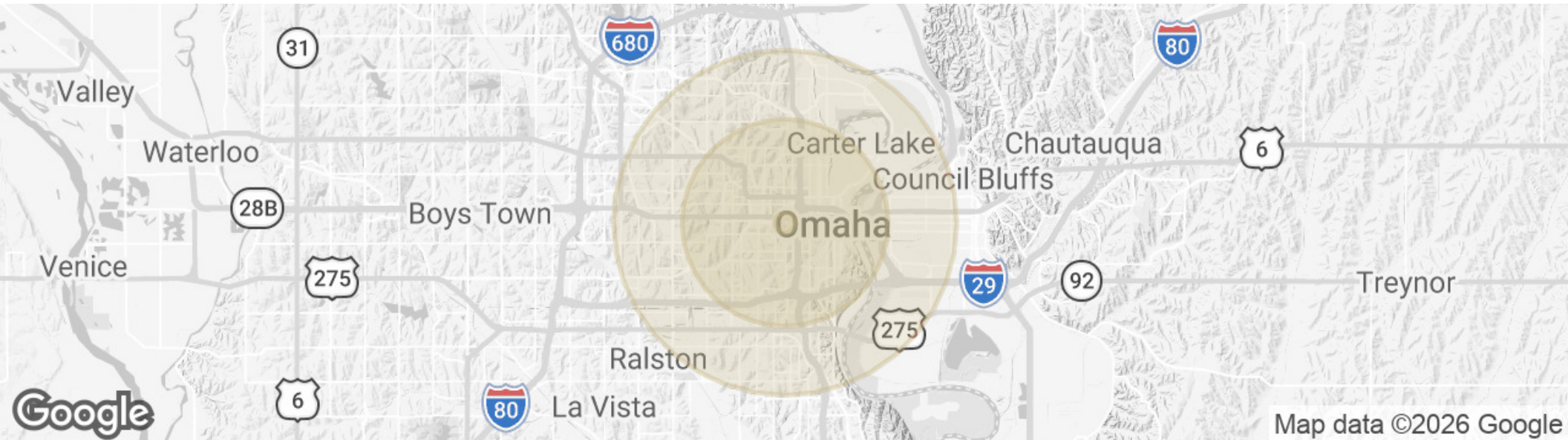
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Map data ©2026 Google

POPULATION	0.3 MILES	3 MILES	5 MILES
Total Population	1,811	136,880	285,439
Average Age	37	36	37
Average Age (Male)	38	35	36
Average Age (Female)	36	36	37
HOUSEHOLDS & INCOME	0.3 MILES	3 MILES	5 MILES
Total Households	1,057	56,512	114,010
# of Persons per HH	1.7	2.4	2.5
Average HH Income	\$67,292	\$77,092	\$74,140
Average House Value	\$342,445	\$259,244	\$227,592

2020 American Community Survey (ACS)



High Visibility
19,921 Vehicles / Day



Easy Interstate Access



High Walkability
(Walkability Score: 85)



Nearby Parks & Events



Immediate Access to Garage Parking



StreetCar Access
Coming Soon

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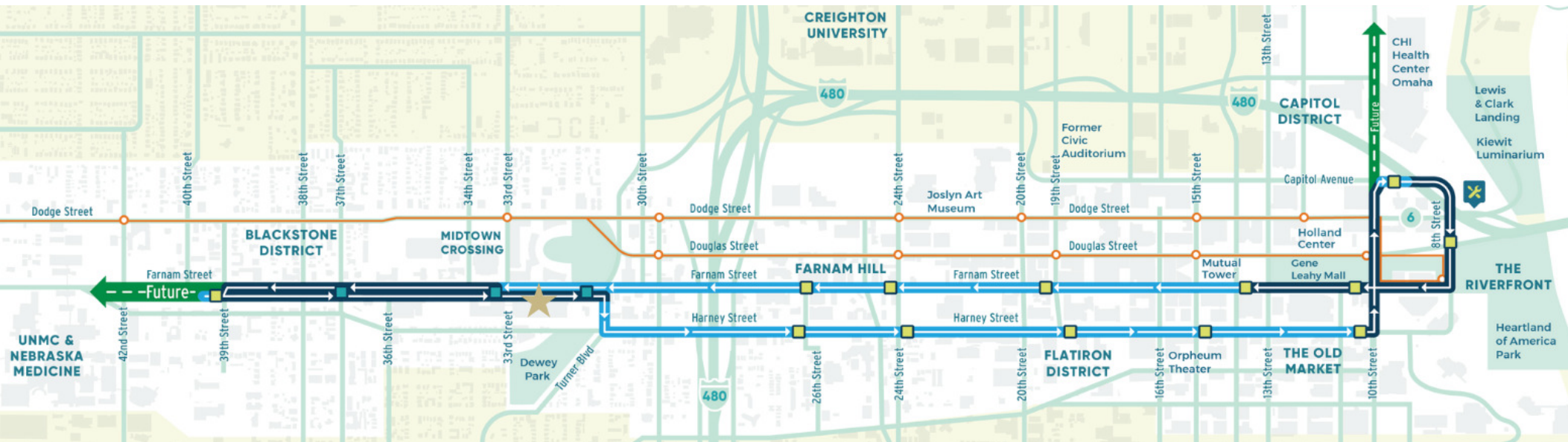
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OMAHA STREETCAR DEVELOPMENT

The City of Omaha's highly anticipated streetcar project, slated for development along Farnam Street, is set to revolutionize Midtown Crossing. Projected to bring an estimated \$3.9 billion in economic impact over the next 15 years, this state-of-the-art transit system will connect key areas of the city, driving even more visitors and shoppers to the district. The project is currently projected to be completed in early 2028.



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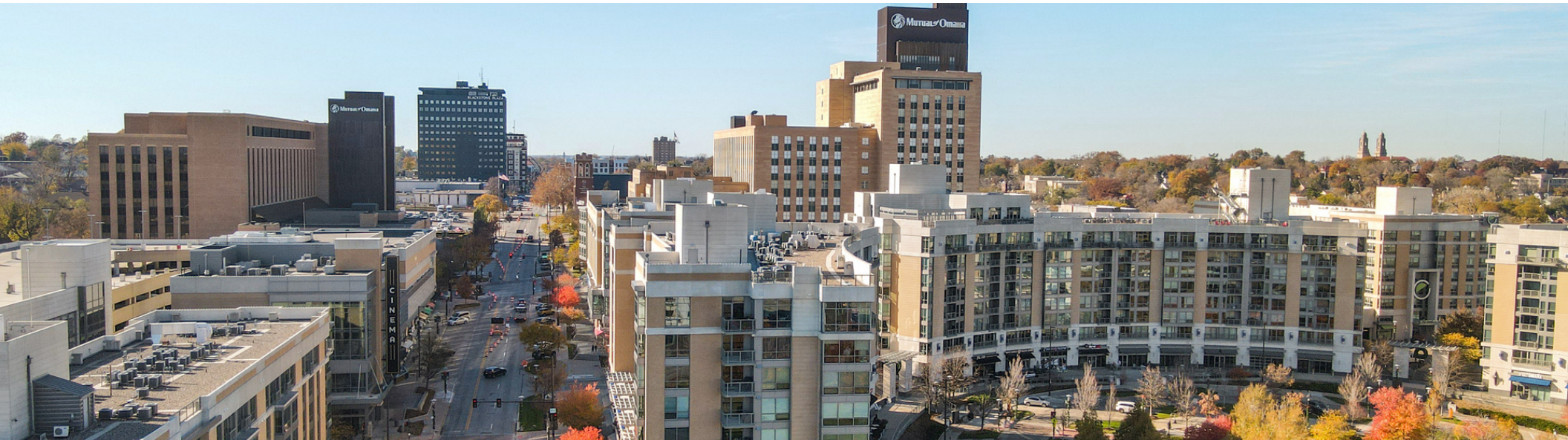
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WELCOME TO MIDTOWN CROSSING

Welcome to Midtown Crossing, where Omaha's vibrancy, innovation, and community converge. Nestled in the heart of this thriving urban district, this area presents an exceptional opportunity for retailers to establish their presence in one of the city's most dynamic and desirable locations.

Midtown Crossing is more than a neighborhood—it's a lifestyle destination. Known for its bustling streets, modern architecture, and a unique mix of retail, dining, and entertainment, the district attracts a diverse crowd of young professionals, entrepreneurs, and families alike.

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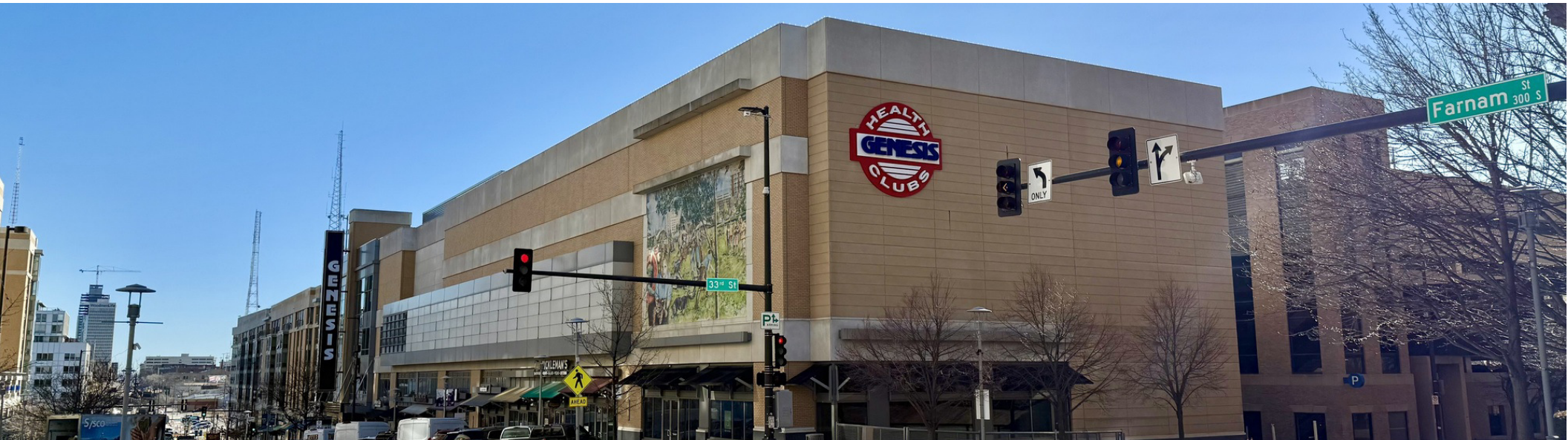
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MIDTOWN 6 | EXTERIOR PHOTOS

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MIDTOWN 6 | MEET THE TEAM

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DISCLOSURE

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