
BLACK  STONE
PLAZA

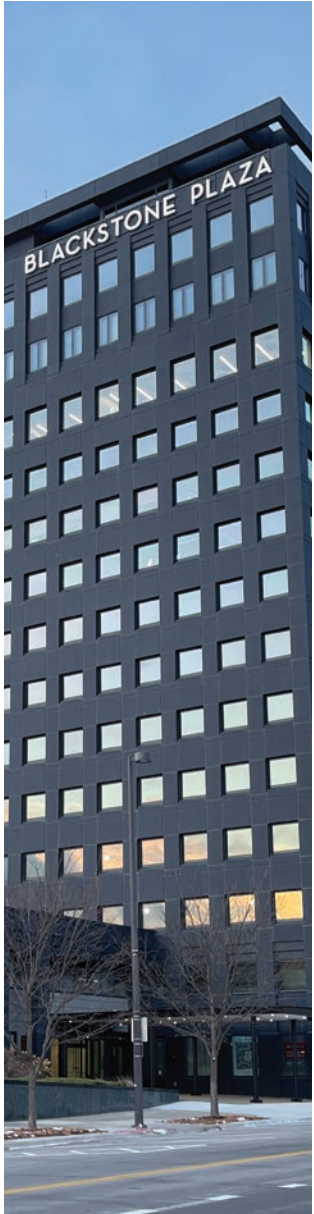


Thank you for your interest in Blackstone Plaza. We're delighted to show you more of what awaits you here.

Inside this brochure, you'll discover details about our suites, spaces, amenities, and the Blackstone District. Most important, you'll uncover the many ways Blackstone Plaza can support your needs, wants, and business goals.

With towering, rejuvenated spaces and an uncapped capacity for greatness, we believe Blackstone Plaza is more than a vessel for business – it's an incubator of influence. And the place for your business to prosper.

We invite you to make history here.



04

Blackstone Plaza

10

Amenities

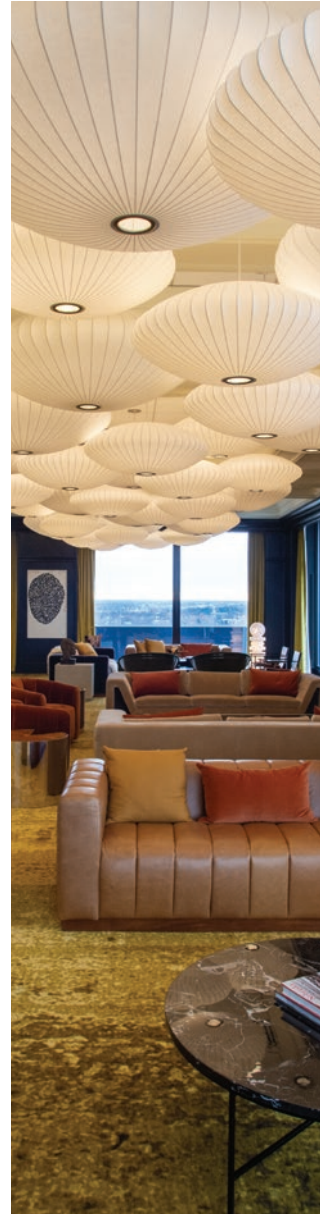


15

Location

20

Availability



25

Specifications

BLACKSTONE PLAZA

Thoughtfully Built.
Visually Striking.



BLACKSTONE PLAZA

NEWLY RENOVATED LOBBY ENTRANCE



Success breeds success on these influential grounds.

Blackstone Plaza, originally Kiewit Plaza, was immaculately maintained by its original tenant owner, Kiewit Corporation, since breaking ground in 1960. In the following years, the prosperity achieved within its walls put Omaha on the map and made the building a historic landmark. Now, it welcomes a new generation of leaders.



“So we are entering a 20-year lease [at Blackstone Plaza]. The new lease provides for two floors. And I would like to say to Omaha, the fact that Berkshire has signed up for 20 years is very good news for the city over time.”

—WARREN BUFFETT



Designed in a 'biophilic design' with smaller floor plates, businesses can have a higher ratio of exterior window wall, with outdoor space on every floor. A tenant can take several floors of space and not have to share corridors or washrooms with other tenants.



SAMPLE CONTIGUOUS TENANT FLOORS



Blackstone Plaza is home to Omaha's most prestigious corporations and philanthropic organizations serving as an extraordinary gathering spot for business innovators, change-makers and visionaries.

New custom office layouts include areas for enhanced privacy, collaboration and ability to take technology throughout the space.



AMENITIES

Unwind With
Inspiring Views.



A Sophisticated Rooftop Meeting Place

Gloriously renovated with new indoor-outdoor access, a 360-degree balcony and a freshly opened view of the eastern skyline, The Cloud Room is open to tenants for events, meetings and enjoyment with full bar service and Hollywood Regency flair.

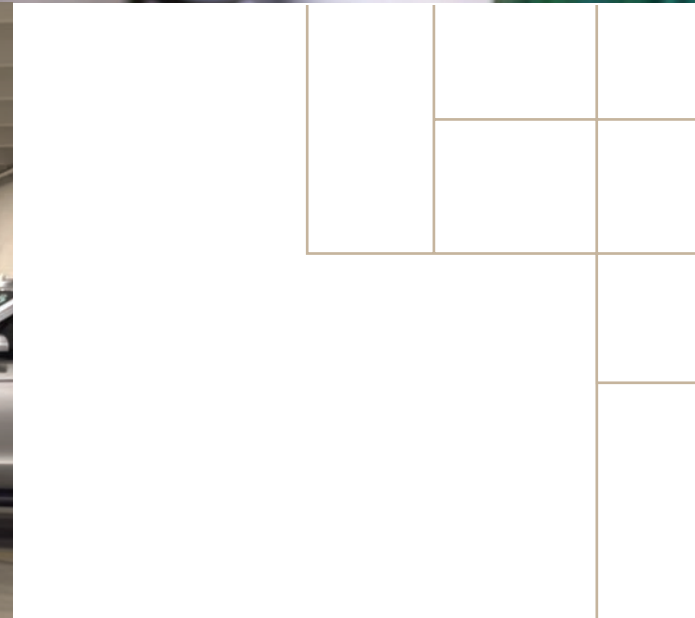


Executive Wellness Center

Our Executive Wellness Center offers tenants exclusive access to 8,500 square feet of new TRUE brand equipment, a yoga room, locker rooms and towel service.

Parking Garage With Service Center

Unique to Blackstone Plaza, we have an attached covered parking garage that accommodates 250 vehicles. The garage features electric charging stations, a fueling station and service center that offers auto detailing services.





Market Outlet

UNATTENDED MARKETS

Fresh Grab-n-Go

Snacks, Sweets

Beverages

Remote Pick-Up Spots for Mobile Orders

Retail Strategy

RETAIL PROGRAMMING

Menu + Product Mix

Category Planning

Merchandising + Promotion

Pricing + Upselling

Technology + Automation

EXPERIENCE DESIGN

Innovation

Tech Enabled

Modified Models

Social Distancing

Convenience

Experience



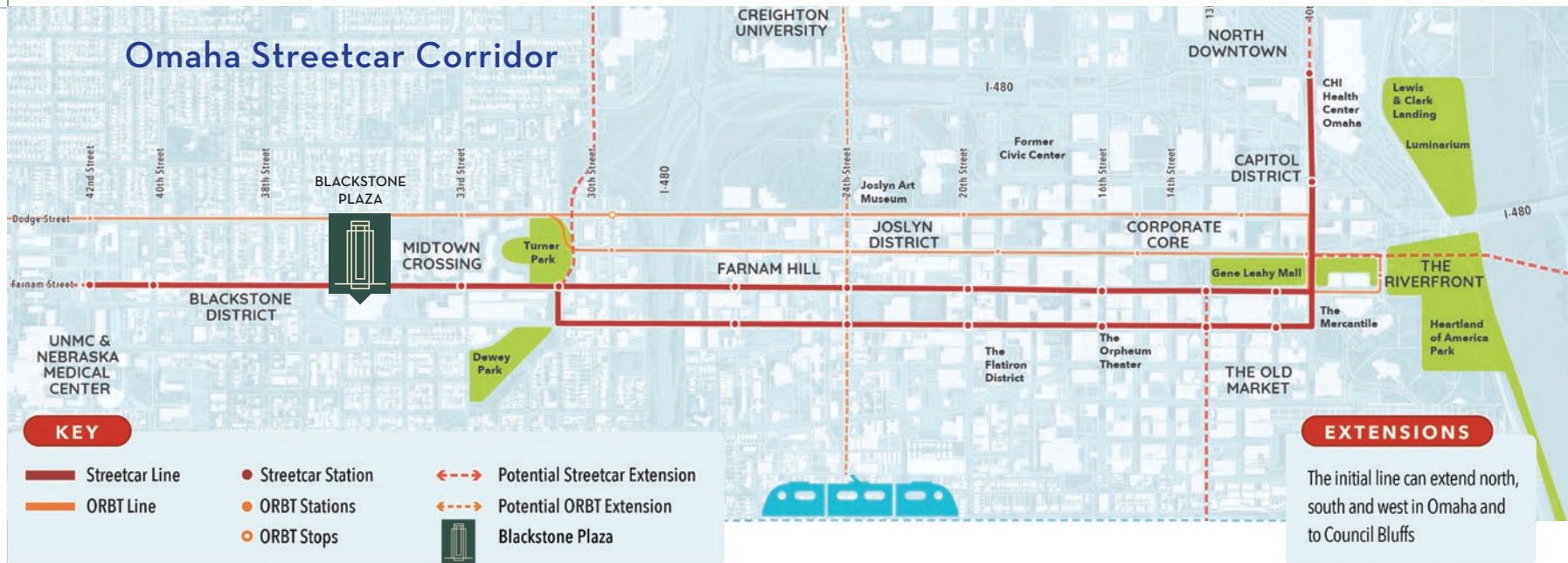
LOCATION

Intersection of Inspiration.



The City Revolves Around You

Punctuating the corner of 36th and Farnam Streets, Blackstone Plaza is right in the heart of where the action is. To the east, Blackstone Plaza overlooks the bustling Midtown Crossing mixed-use development. To the west, there's immediate access to the walkable, lively Blackstone District and the University of Nebraska Medical Center – and it's all very soon accessible by the new streetcar, planned to travel right outside our front door. Plus, Blackstone Plaza is minutes away from Interstate 480 providing easy access to all points in Omaha.



The Cottonwood Hotel

The Cottonwood Hotel, next to Blackstone Plaza, is a reinvention of the historic Blackstone Hotel, a classic Omaha landmark, built in 1916. The eight-story property was listed on the National Register of Historic Places and featured grand ballrooms, beautiful gardens and notable restaurants and bars. The revival of this landmark brings a fresh presence to the ever-dynamic Blackstone District.

Guests stay in beautifully designed rooms, take in stunning cityscapes, enjoy delicious food and drinks, and unwind poolside with a cocktail in hand. The hotel was once known as the most elegant stopover between the coasts. Now, it's once again a rendezvous point worth traveling for.



VIEW FROM SOUTHWEST



YNER MACCHIETTO ARCHITECTURE

Future Development Coming 2024

At Blackstone East, home is never too far away. As the newest 165-unit apartment community right on the edge of Blackstone District and adjacent to Blackstone Plaza, it will provide tenants with luxurious and convenient apartment homes within walking distance of work. The community will also include 400+ public parking spaces and 18,000 square feet of retail space.

VIEW FROM NORTHWEST





MAP KEY

- Apartments
- Shops & Services
- Restaurants
- On-Site Parking:
250 Stalls in Garage
245 Stalls in Lot
- Public Parking: Future
400 Stalls City Garage

By placing your business in Blackstone Plaza, opportunities for recruitment and retention are enhanced. The Blackstone District is Omaha’s visionary jewel, attracting energetic, vibrant talent who want to live, work and play in this upscale urban neighborhood.

AVAILABILITY

Custom Spaces
Available to Suit
Your Needs.



BLACKSTONE PLAZA

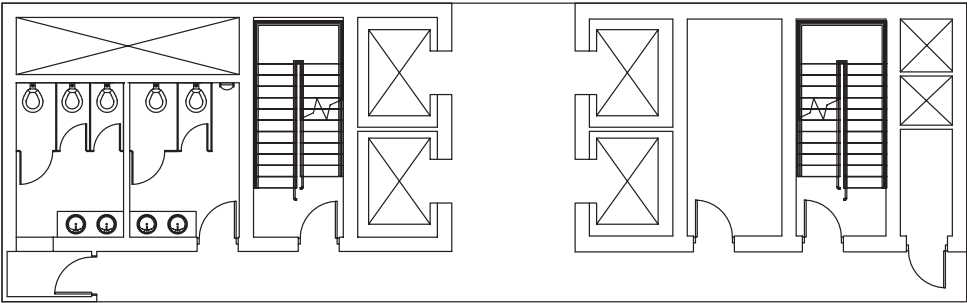
16	THE ROOFTOP CLOUD ROOM
15	LEASED
14	LEASED
12	LEASED
11	LEASED
10	LEASED
9	LEASED
7-8	AVAILABLE 12,565 SF Each
6	LEASED
3-5	MOVE-IN READY SPEC SUITES 1,500-3,000 SF Available
2	LEASED
1	HIGHLY VISIBLE RETAIL SPACE 4,581 SF Available

12,565 SF PER FLOOR

S. 36TH STREET

HARNEY STREET

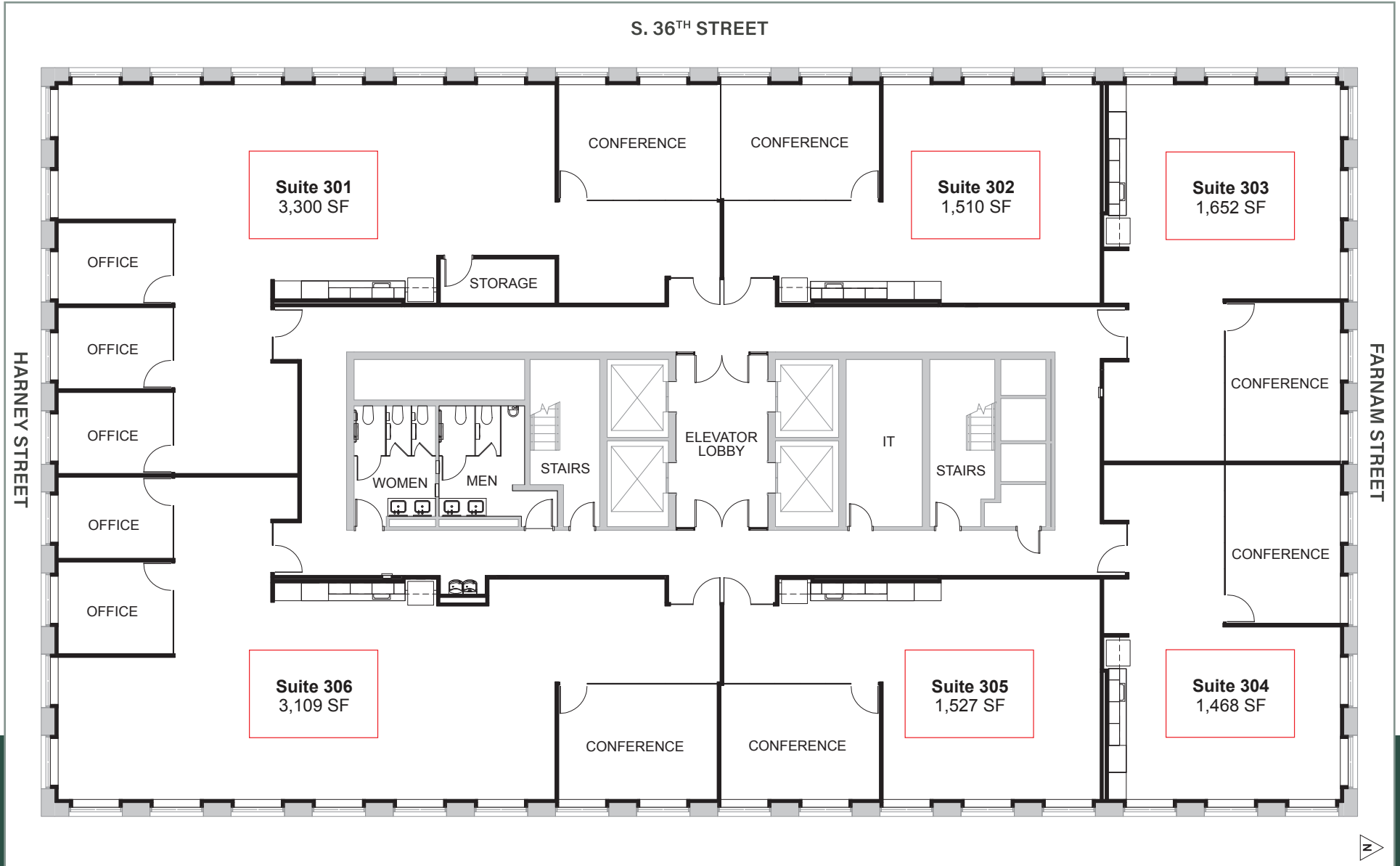
FARNAM STREET



12,565 SF PER FLOOR



THIRD AND FOURTH FLOOR SPEC SUITES | 1,500-3,000 SF



Building Specifications

OWNER

Blackstone Building Group

LOCATION

Blackstone Business District
3555 Farnam Street
Omaha, NE 68131

DESIGN AND CONSTRUCTION

Reinforced cast concrete columns, beams and floor slabs

AMENITIES

Rooftop Cloud Room
Executive Wellness Center
Auto Fuel/Detail Center
Cover Garage
Electric Charging Stations
Barber Shop
Walkable Restaurants

SLAB HEIGHTS

11 Feet

FLOOR LOADING

100 lbs per square foot

PASSENGER ELEVATORS

Six (6) elevators are in the building including a service elevator

TELECOM

Full fiber services with multiple vendors

FIRE PROTECTION

All new, replaced during the building renovation

SECURITY

On-site daytime security desk

STORAGE

20,000 sq ft in Lower Level

TRANSPORTATION

Future streetcar route
250-stall enclosed parking garage
245 surface stalls
Total of 495 stalls

Proposed 400-stall city garage one block to the west

MECHANICAL SYSTEM UPGRADE

The overall building upgrade includes an extensive million-dollar-plus upgrade to the mechanical systems and a full replacement of the Building Automation System (BAS). The new, state-of-the-art Honeywell/N4 BAS incorporates the latest technology available. This BAS technology provides precise, “real-time” monitoring, control and “troubleshooting” of building equipment and systems, resulting in both increased tenant comfort and decreased operating (energy) expenses. The mechanical system upgrade includes a new glycol heat rejection system allowing tenants to provide proper 24/7/365 generator backed up cooling to their computer room air conditioners (CRAC) units serving their data/IT/telecom rooms.

ELECTRICAL SYSTEM UPGRADE

The overall building upgrade includes extensive upgrades to the electrical system as well. The million-dollar-plus upgrade to the electrical system includes new transformers, main electrical service and bus ducts, ensuring ample capacity and clean, reliable electrical service for decades to come. The two (2) new 2,000-amp electrical service panels (4,000 amps total) and new bus ducts provide power to each floor. At each floor, a new 200-amp bus duct disconnect fuse will be installed and will feed into a new transformer. One (1) new 480/277-volt 225-amp panelboard and two (2) new 208/120-volt 225-amp panelboards will be available for use by tenants on each floor.



BLACK  STONE
PLAZA

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BlackstonePlaza.com

