

EDGE DISTRICT • ANCHORED BY UNMC

OMAHA, NEBRASKA



THE CATALYST

A 170,000 SF industrial building boldly reimagined as Class A office, lab and collaboration space — with five suites now available next door to UNMC.

±35,200 SF AVAILABLE

5 SPACES • 2 LEVELS

BUILD-TO-SUIT

4601 CATALYST COURT • OMAHA, NE

OFFICE & INNOVATION LEASING



Omaha's industrial legacy, rebuilt for discovery

Originally an industrial facility, the Catalyst has been transformed into a high-tech office and collaboration hub at the heart of the EDGE District — already home to UNeMed, the UNeTech Institute and a growing roster of biotech and med-tech leaders. Nearly 10,000 SF of in-place shared amenities and a full calendar of networking programming make it the social and professional center of the district today.

THE STACK

Level 2

Office • Co-working

Level 1

Office • Amenities • Dining

THE OFFERING

±35,200 SF of premier office space

Suites from ±1,800 SF

\$34/RSF NNN • negotiable term

Build-to-suit • generous TI allowance

170,000

SF Class A adaptive reuse

10,000

SF of shared amenity space

750

Stall garage steps away

Modern, high-tech workplace. Historic adaptive reuse. Unmatched proximity to UNMC's clinical, academic and research expertise — right next door.

1001 CATALYST COURT • EDGE DISTRICT • OMAHA, NE

A thriving innovation community

- Adjacent to UNMC and Nebraska Medicine's city campus — a **\$2.1 billion academic medical center** with six colleges, 90+ programs, 6,000 employees and 4,400+ students.
- **Project Health** — a \$2.19B, 550-bed academic hospital under construction at the district's front door, skywalk-connected and delivering in 2030.
- Centrally located in Omaha's urban core — minutes from UNO, Aksarben Village, Blackstone and Midtown Crossing.
- Direct access to a growing ecosystem of startups, R&D leaders and healthcare innovators — plus regular networking and community programming.

IN GOOD COMPANY • CURRENT TENANTS

UNeMed	UNeTech Institute	Invest Nebraska
Big Grove Brewery	Big Grove Coffee Co.	Linear A
Automated Assessments	Docology	Suiter Swantz IP
VisionSync	RespirAI Medical	Appsky

EDGE DISTRICT • OMAHA, NE



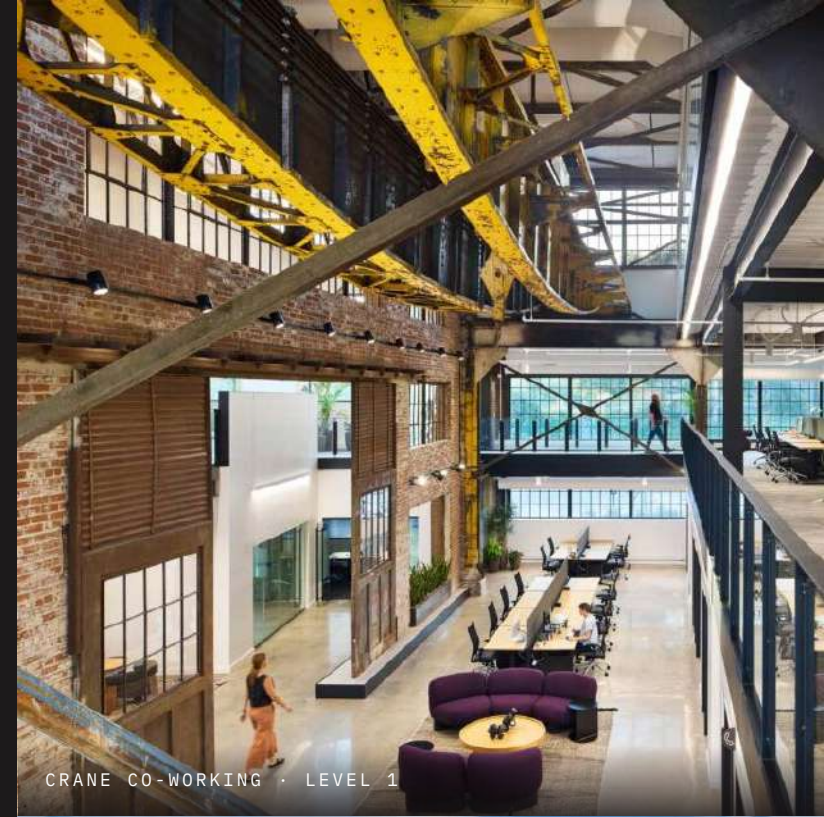
EDGE DISTRICT • 30 ACRES AT THE EDGE OF CAMPUS

Amenities that do the heavy lifting

Nearly 10,000 SF of shared space supports productivity, wellness and connection — so your suite can be all workspace and no overhead.

- **Crane Co-working** — flexible desks and private offices
- **Forge Event Center** — trainings, launches and celebrations
- **Fitness center** — Level 1, with locker rooms, showers and rentable lockers
- **On-site dining** — Big Grove Brewery & Big Grove Coffee Co.
- **24/7 secured access** — plus building-wide high-speed Wi-Fi
- **Outdoor plaza & future green space** — informal meetings and events
- **8 conference rooms · 10 phone booths** — free to reserve, 2 hrs per session
- **Steelworks Boardroom & Living Room** — tenant discounts on rentals
- **Two wellness rooms** — nursing, meditation or quiet work
- **Two kitchens** — stocked with coffee and tea
- **Mail, package, printing & copying** — on-site services
- **Parking & secure bike storage** — garage, permit and metered options

Flexible suites for startups, scale-ups and established teams — with generous improvement allowances available.



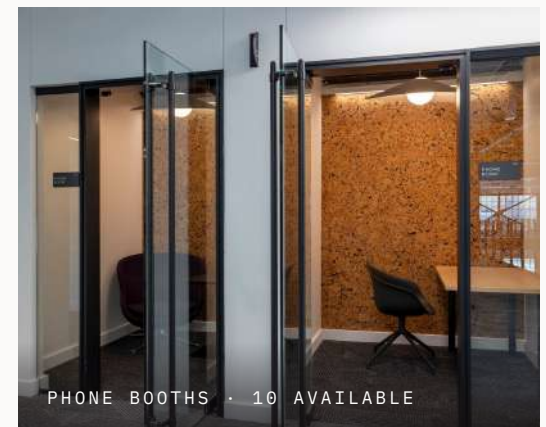
CRANE CO-WORKING · LEVEL 1



BIG GROVE BREWERY & COFFEE CO. · ON-SITE

Amenities you don't have to build

A fitness center with locker rooms and showers, co-working under the original gantry crane, brewery and coffee on site — all included with your lease.



Locker rooms, showers and rentable lockers adjoin the fitness center — plus two wellness rooms, two kitchens and eight bookable conference rooms.

INCLUDED WITH LEASE

Currently available

±35,200 SF • FIVE SPACES ON TWO LEVELS • GENEROUS TI ALLOWANCES

SPACE	LEVEL	SIZE	RENTAL RATE	TERM	CONDITION	TENANT IMPROVEMENT
1110 – Genome	Level 1	2,089 RSF	\$34/RSF NNN	Negotiable	Build-to-Suit	Negotiable
1135 – Petri	Level 1	1,824 RSF	\$34/RSF NNN	Negotiable	Build-to-Suit	Negotiable
1200 – Neuron CAN BE SUBDIVIDED	Level 1	Up to 22,082 RSF	\$34/RSF NNN	Negotiable	Build-to-Suit	Negotiable
2305 – Vitalis	Level 2	3,656 RSF	\$34/RSF NNN	Negotiable	Build-to-Suit	Negotiable
1100 & 2035 – Grain	Levels 1 & 2	5,566 RSF	\$34/RSF NNN	Negotiable	Build-to-Suit	Negotiable

35,217 SF

Total availability across five spaces, from a 1,824 SF suite to a 22,082 SF plate that can be subdivided.

WHAT'S INCLUDED

Nearly 10,000 SF of shared conference, event, fitness and co-working space — plus building Wi-Fi and 24/7 secured access.

NNN + TI

Rates are NNN; tenant pays a pro-rata share of taxes, insurance and CAM. Improvement allowances negotiable with term.

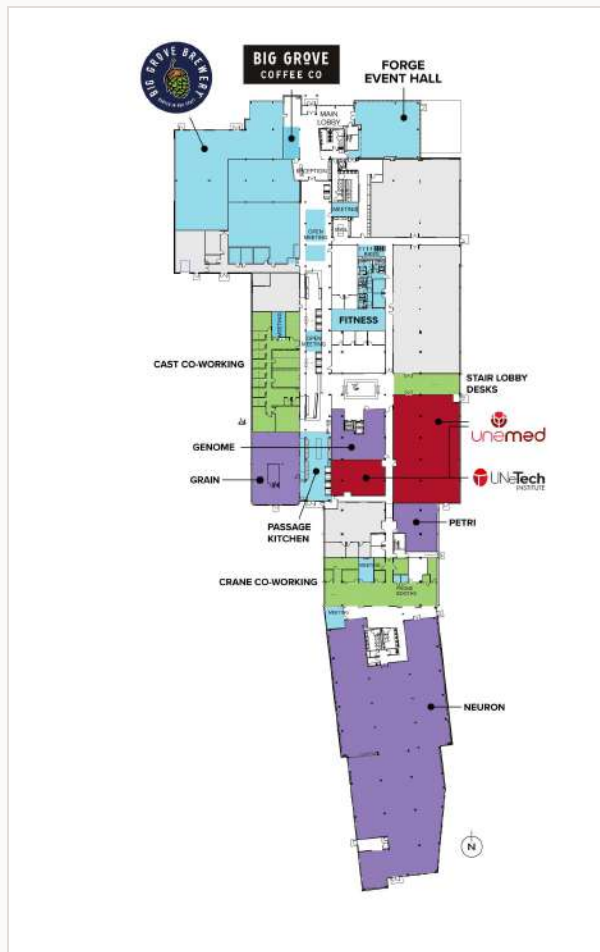
Suites can be combined or demised to suit — ask about contiguous options.

OWNED & MANAGED BY UNMC

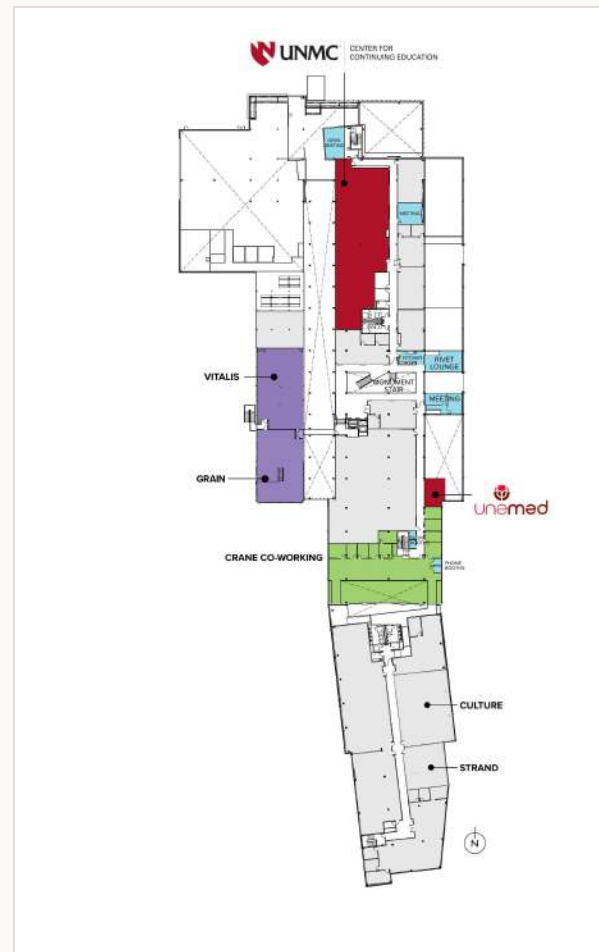
Two levels, keyed by suite

AMENITIES • AVAILABLE SUITES • OCCUPIED • CO-WORKING

LEVEL 1



LEVEL 2



LEGEND

- Amenities
- Office spaces for lease*
- Occupied spaces*
- Co-working spaces

**Owned and managed by UNMC*

Level 1 holds the amenity core — Big Grove Brewery and Coffee Co., the Forge Event Hall, fitness center, Cast and Crane co-working — alongside the Genome, Petri, and Grain and Neuron suites. Level 2 adds the Vitalis suite above Crane Co-working and the Rivet Lounge.

All five available spaces sit on Levels 1 and 2 — Neuron can be subdivided to suit.

4601 CATALYST COURT

1110 – Genome • 1135 – Petri • 2305 – Vitalis



1110 – Genome

LEVEL 1 • 2,089 RSF • \$34/RSF NNN

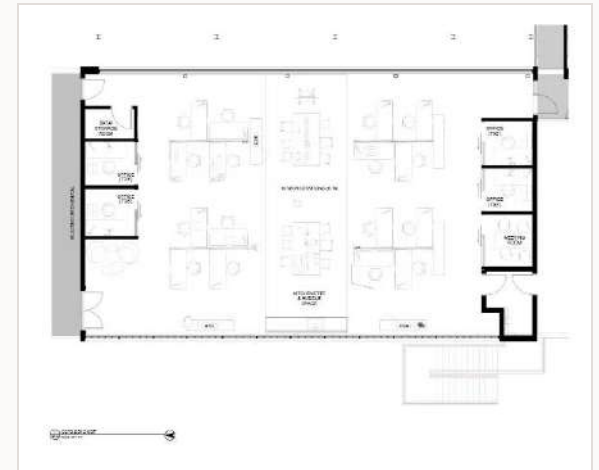
Open office suite on the ground floor, steps from the Level 1 amenity core and on-site dining.



1135 – Petri

LEVEL 1 • 1,824 RSF • \$34/RSF NNN

The most efficient suite in the building — right-sized for a growing team of eight to fourteen.

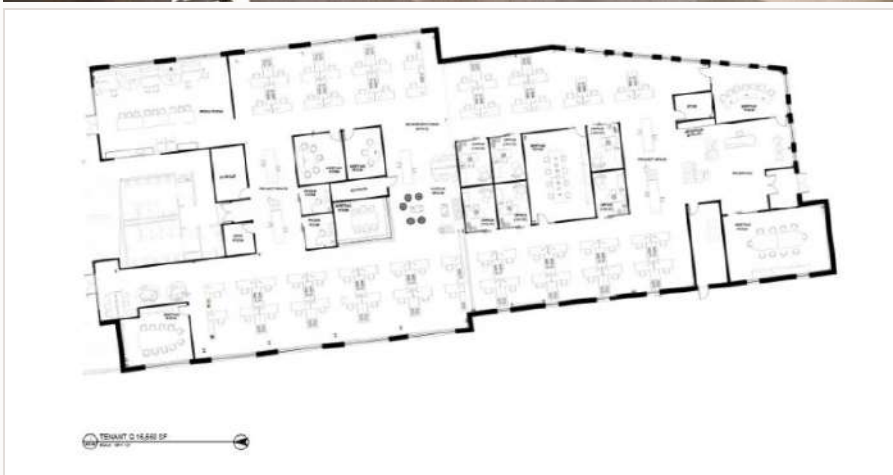


2305 – Vitalis

LEVEL 2 • 3,656 RSF • \$34/RSF NNN

Level 2 suite adjacent to Crane Co-working and the conference block.

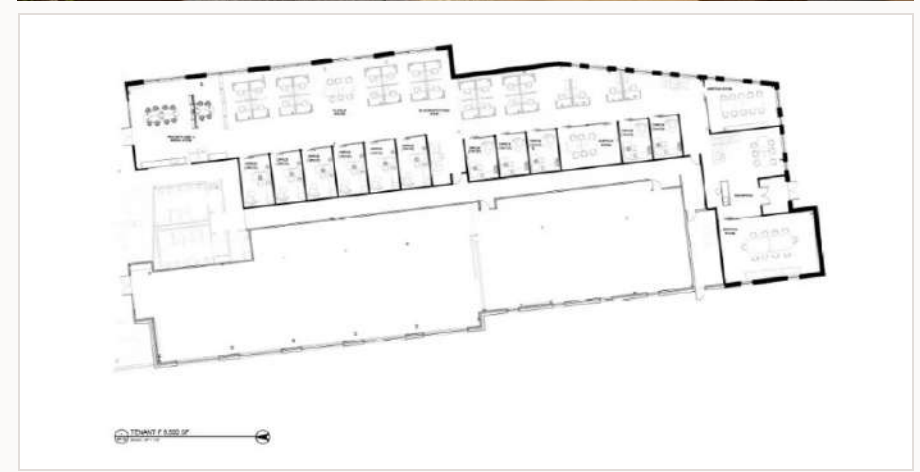
1200 – Neuron



1200 – Neuron • one demising option

LEVEL 1 • SUBDIVIDABLE • BUILD-TO-SUIT

One way the 22,082 SF plate can be carved into smaller suites — demising is negotiable and built to suit.



1200 – Neuron • full plate

LEVEL 1 • UP TO 22,082 RSF • \$34/RSF NNN

The building's signature space: a 22,082 SF plate under the original gantry crane.
Take it whole or subdivided — the plan shown is one demising option, and Neuron can be carved into smaller suites to fit your team.

1100 & 2035 – Grain



A combined two-level opportunity — ground-floor presence on Level 1 with dedicated team space above, connected by a private stair. The plan shown fits 12 workstations, three private offices, two phone rooms and a reception on Level 1, with 14 workstations, a meeting room and break room on Level 2. Built to suit, with a generous improvement allowance.

Lease at the Catalyst

FLEXIBLE SUITES

From $\pm 1,800$ SF to a 22,082 SF plate — built to suit for startups, scale-ups and established teams.

AMENITIES INCLUDED

Nearly 10,000 SF of shared conference, event, fitness and co-working space at your door.

NEXT TO UNMC

Steps from a \$2.1B academic medical center, its faculty, clinics and research enterprise.



CONTACT

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EDGE DISTRICT

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