



N NODDLE
COMPANIES

FLY FITNESS

Good Life
SPORTS BAR & GRILL

the root
CO-WORKING

Office Space Available

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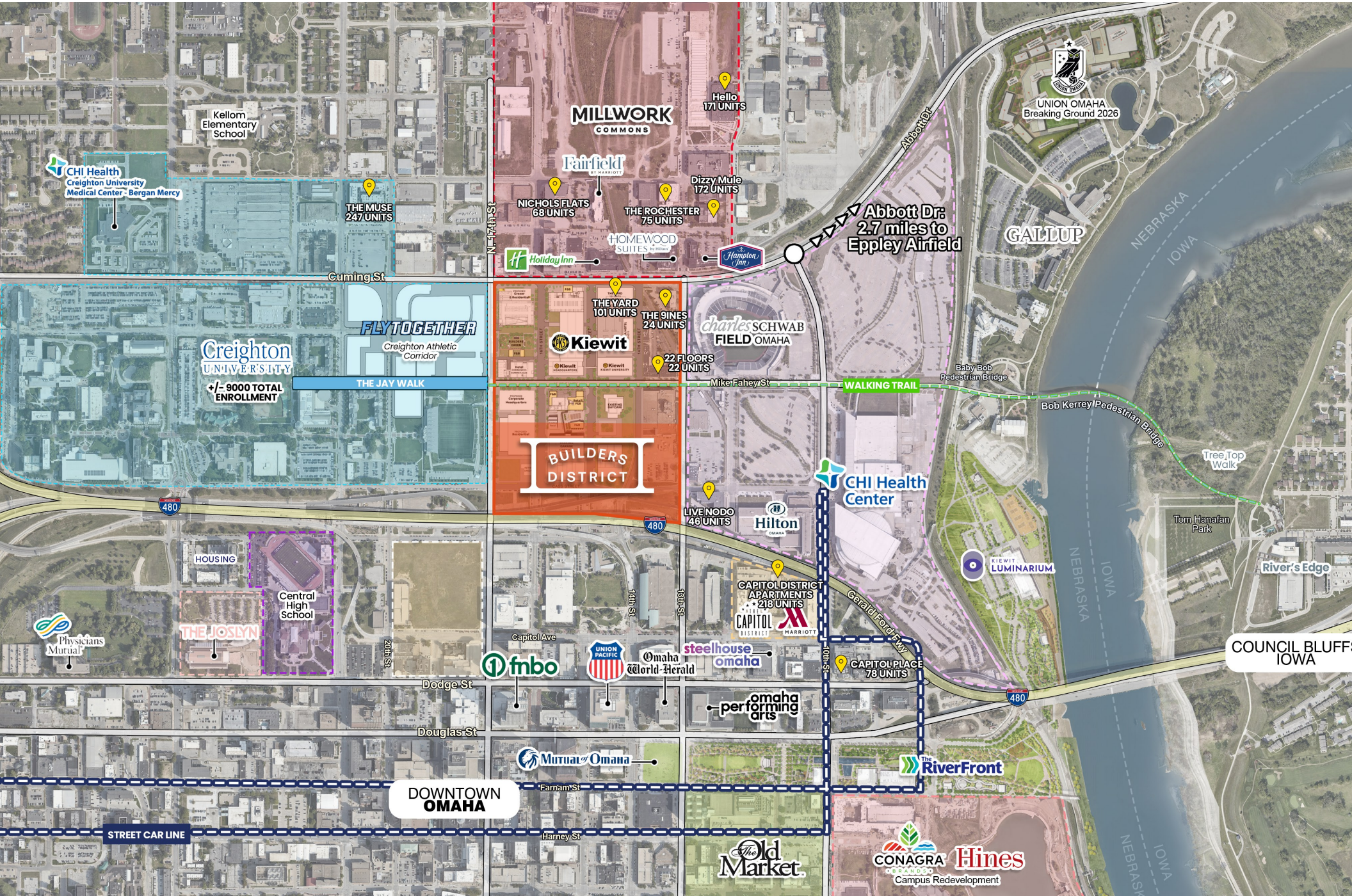
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Office Space Available
Builders District
1501 Mike Fahey | Omaha, NE



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THE OMAHA APPEAL



Business Climate

#10 in LinkedIn's *Cities on the Rise 2025: The 25 fastest-growing U.S. metros for jobs and new talent*

Why: strong economic growth

Top factors: booming finance, insurance, and small business sectors, a solid average income and vibrant local hotspots, impressive balance of career opportunities and lifestyle appeal

Quality of Life

#3 Coworking Cafe's *Where Work, Life & Mental Health Align: 2025's Best Cities for Balance*

Why: affordability and livability

Top factors: low cost of living, shorter average commute time of 19.6 minutes, ample green space, strong recreational amenities

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POPULATION

1,001,010
(July 2024)
3.45% growth since 2020



MEDIAN AGE

35.2
Younger than
national average



HOUSEHOLD INCOME

\$75,030
Higher than
U.S. Median



EDUCATION

36% bachelor's degree or higher



UNEMPLOYMENT

~2.4%, consistently less than
national average



The Builder's District shares a close proximity to Creighton University's campus.

There are approximately **8,403** students enrolled in both undergraduate and graduate programs, with **2,220** living on campus. Creighton employs roughly **2,355** individuals.

SPORTS DESTINATION

A Big East Conference Team, Creighton Bluejays bring in over **130,000+ fans** for volleyball, soccer, basketball, baseball, and softball.

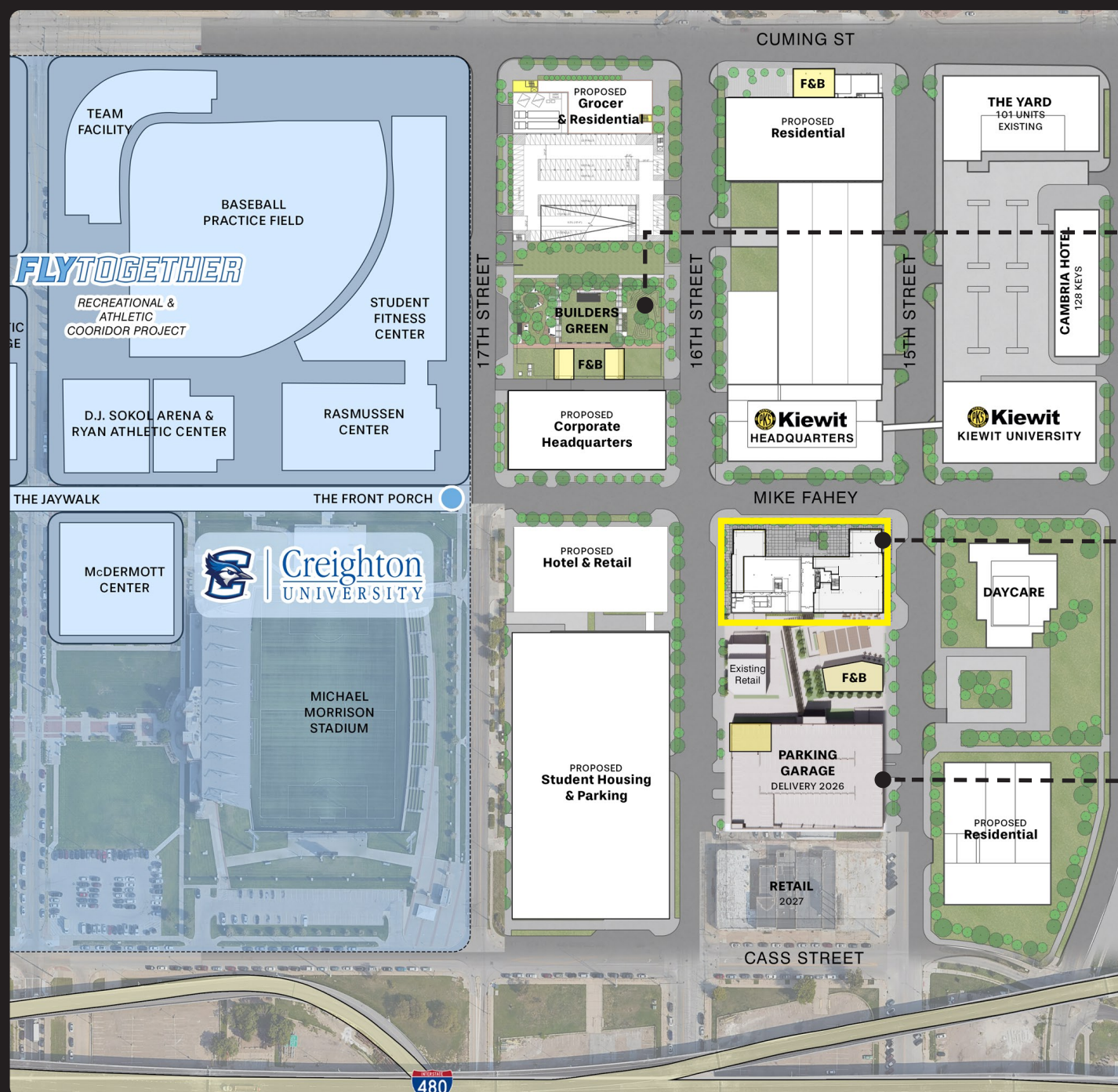
Creighton ranks in the **Top 6** in the U.S. for attendance at men's basketball games, played at CHI Health Center Arena (less than **half a mile** from the Builder's District).

Omaha's Fortune 500 and 1000 Companies

#6	Berkshire Hathaway	#768	Valmont Industries
#177	Union Pacific*	#879	First National of Nebraska*
#247	Kiewit*	#906	Werner Enterprises
#299	Mutual of Omaha*	* headquarters in Downtown Omaha	

Downtown Omaha is home to headquarters of several major companies.





BUILDERS GREEN



1501 MIKE FAHEY

PHOTO BY DAN SCHWALM © 2024 HDR



1515 CALIFORNIA

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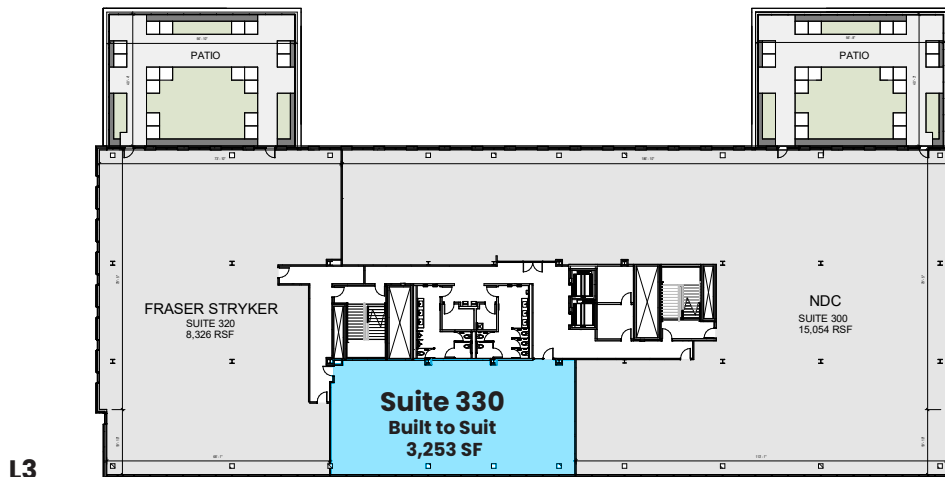
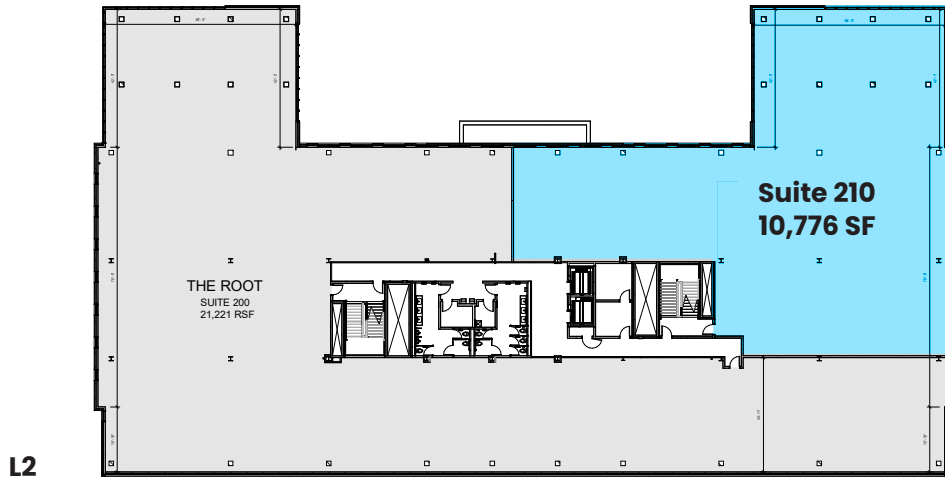
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Space Available 1501 MIKE FAHEY STREET



Impressive Aesthetic: High ceilings and timber columns create balance of warmth and modern design

Work and Wellness: Abundant green space, pedestrian courtyard, and pocket park steps away

Prime Location: Between Creighton University, Charles Schwab Field & CHI Health Center

Connected Community: Surrounded by apartments, hotels, restaurants, and retailers

Unmatched access: Minutes to Capitol District, Old Market, and airport, with I-480 right nearby



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Level Two Floor Plan



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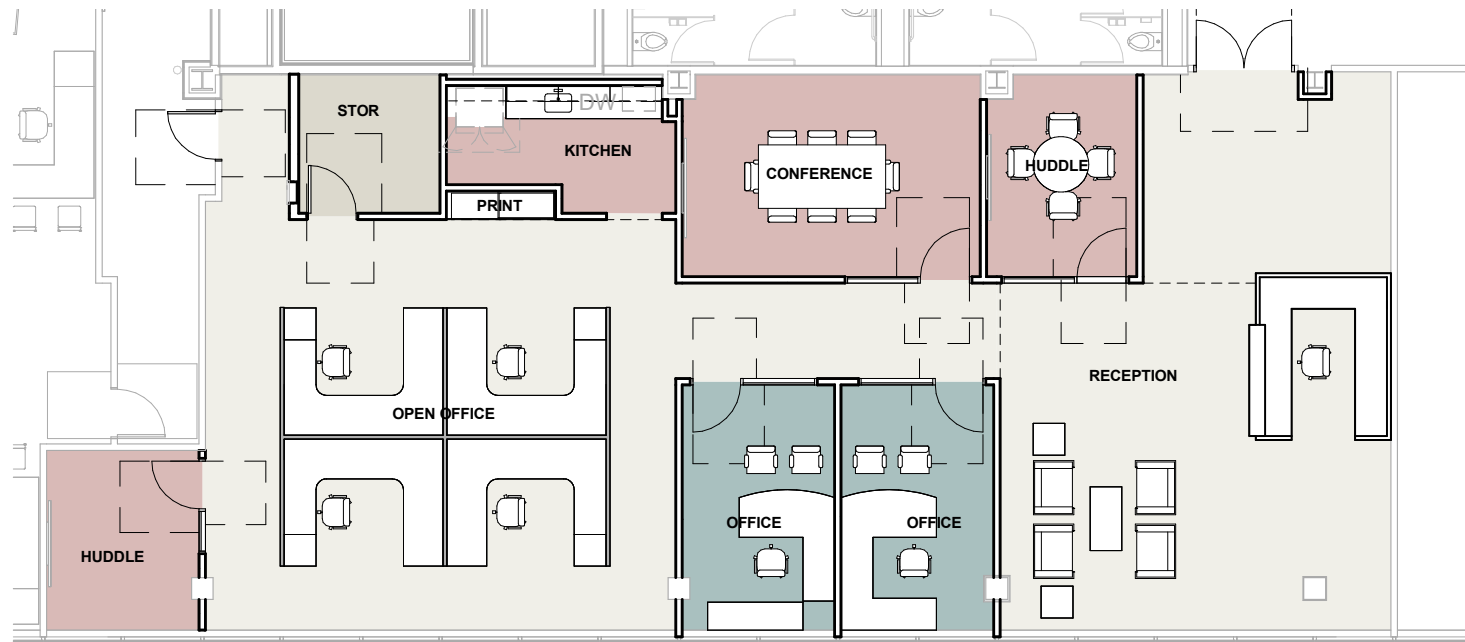
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Level Three Floor Plan

Suite 330 Built to Suit



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1501 MIKE FAHEY

5 mile

POPULATION		
	2024 Estimated Population	262,217
	2029 Projected Population	268,024
	2020 Census Population	254,050
	2010 Census Population	244,593
	Projected Annual Growth 2024 to 2029	0.4%
	Historical Annual Growth 2010 to 2024	0.5%
	2024 Median Age	34.0
HOUSEHOLDS		
	2024 Estimated Households	106,354
	2029 Projected Households	109,439
	2020 Census Households	99,883
	2010 Census Households	93,857
	Projected Annual Growth 2024 to 2029	0.6%
	Historical Annual Growth 2010 to 2024	1.0%
ETHNICITY		
	2024 Estimated White	75.6%
	2024 Estimated Black or African American	9.3%
	2024 Estimated Asian or Pacific Islander	3.6%
	2024 Estimated American Indian or Native Alaskan	0.8%
	2024 Estimated Other Races	10.7%
	2024 Estimated Hispanic	12.0%
INCOME		
	2024 Estimated Average Household Income	\$84,125
	2024 Estimated Median Household Income	\$61,966
	2024 Estimated Per Capita Income	\$34,381
EDUCATION		
	2024 Estimated Elementary (Grade Level 0 to 8)	6.8%
	2024 Estimated Some High School (Grade Level 9 to 11)	7.2%
	2024 Estimated High School Graduate	28.5%
	2024 Estimated Some College	20.6%
	2024 Estimated Associates Degree Only	7.5%
	2024 Estimated Bachelors Degree Only	18.9%
	2024 Estimated Graduate Degree	10.6%
BUSINESS		
	2024 Estimated Total Businesses	7,818
	2024 Estimated Total Employees	126,582
	2024 Estimated Employee Population per Business	16.2
	2024 Estimated Residential Population per Business	33.5

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FOR LEASE

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