

FOR LEASE



MIDTOWN 6

3201 Farnam Street, Omaha, NE 68131

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**CAMPBELL
DANA** | COMMERCIAL
REAL ESTATE

MIDTOWN 6 | RETAIL PROPERTY FOR LEASE

3201 FARNAM STREET, OMAHA, NE 68131



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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 Genesis Health Club set to join the building in 2025 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

Lease Rate:	\$19.95 PSF NNN
Available SF:	1,817 - 4,063 SF
Stories:	3
Building Size:	68,509 SF

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SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
6101	4,063	\$19.95 NNN	Built out restaurant space with kitchen, freezers, pizza oven, restrooms, and outdoor seating.
6103	1,809	LEASED	Open floorplan with two restrooms and storage.
6105	1,817	\$19.95 NNN	Front waiting area with five rooms, two restrooms, an office, and storage.
6110	2,250	\$19.95 NNN	Open floorplan with front reception, kitchenette, storage, offices, and restrooms.
6112	2,479	\$19.95 NNN	Fully built out corner space with kitchen, fireplace, outdoor seating area.

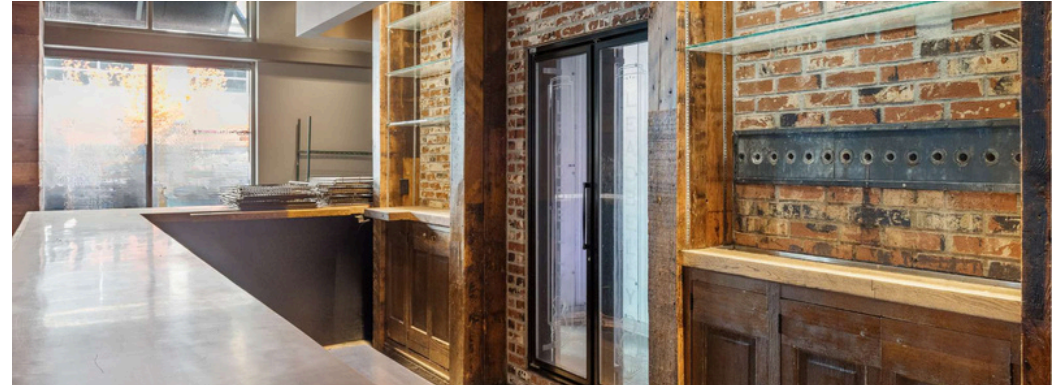
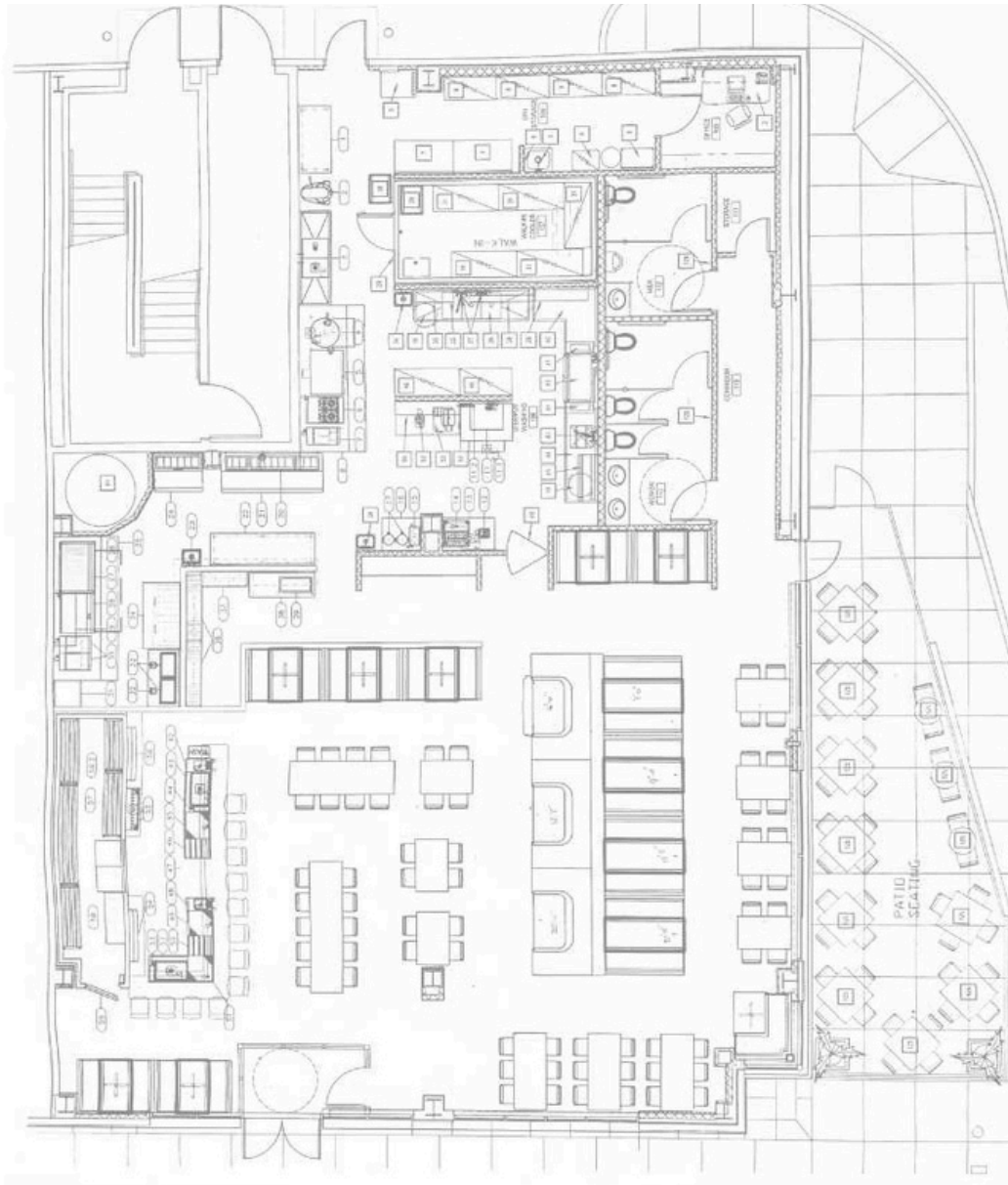
Disclaimer: Square footages are an approximation

SUITE 6101 - 4,063 SF | RETAIL PROPERTY FOR LEASE

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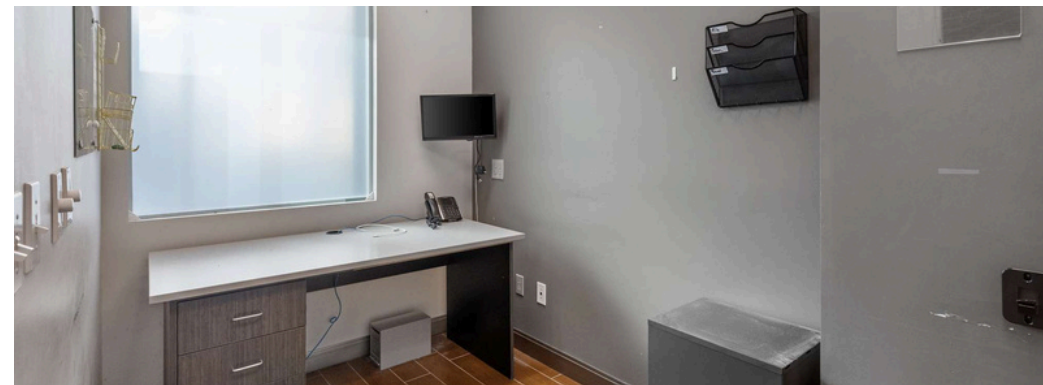
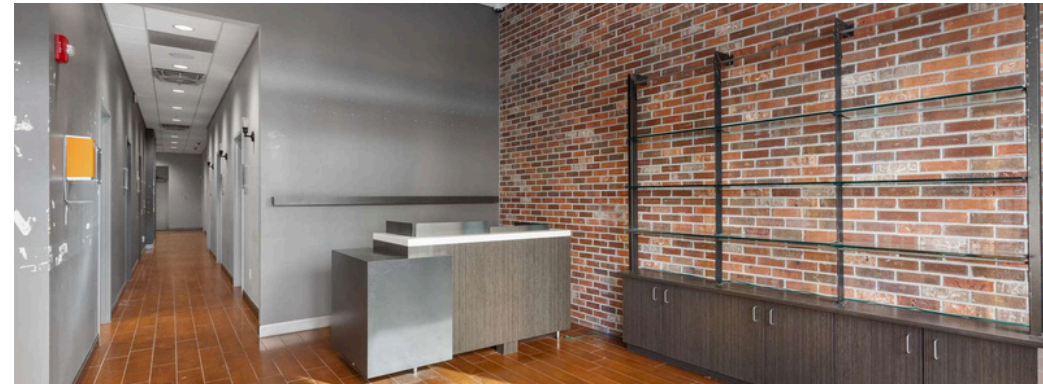
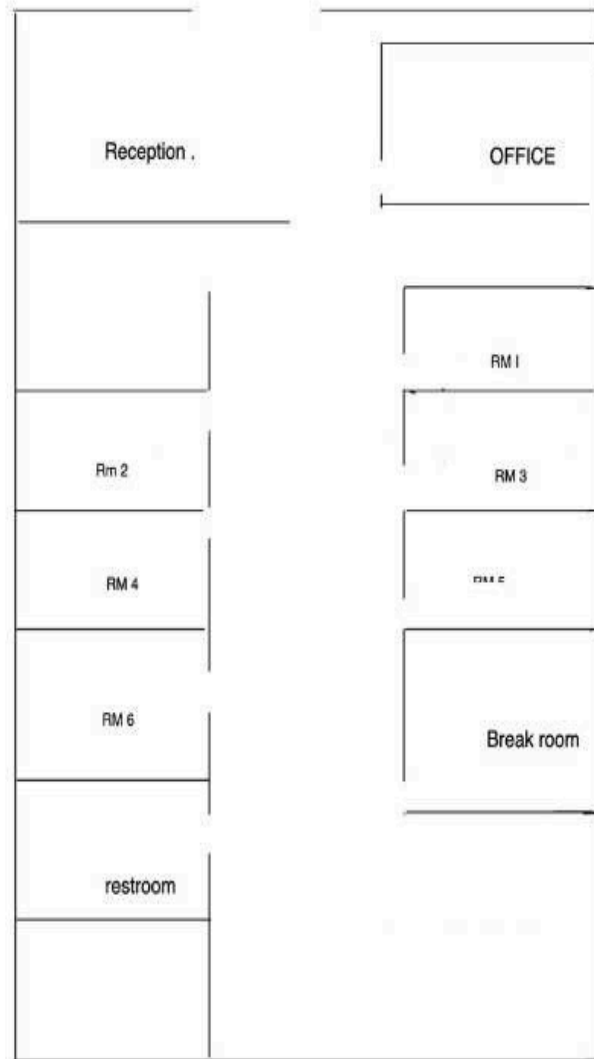
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SUITE 6105 - 1,817 SF | RETAIL PROPERTY FOR LEASE

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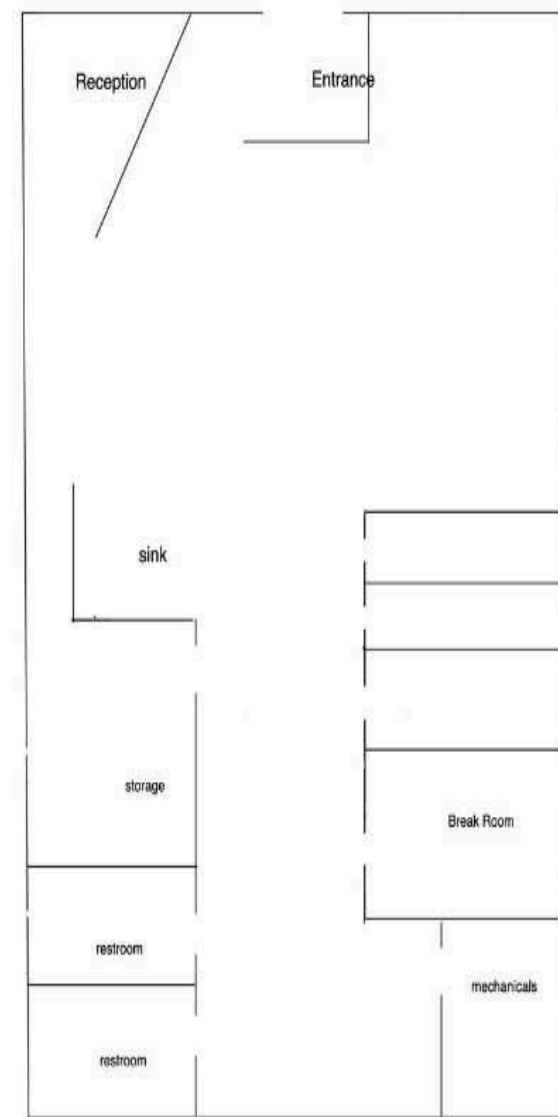
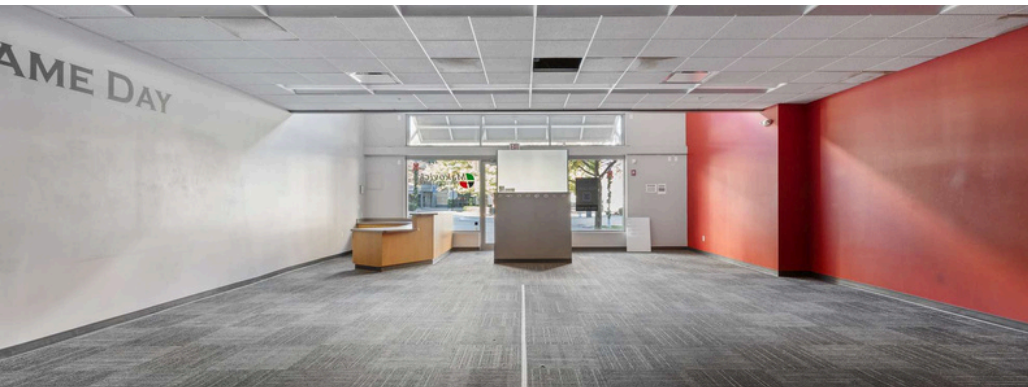
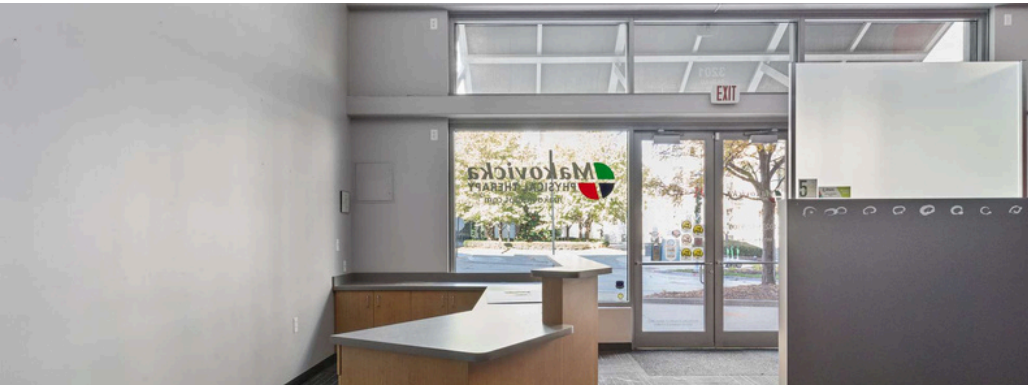
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SUITE 6110 - 2,250 SF | RETAIL PROPERTY FOR LEASE

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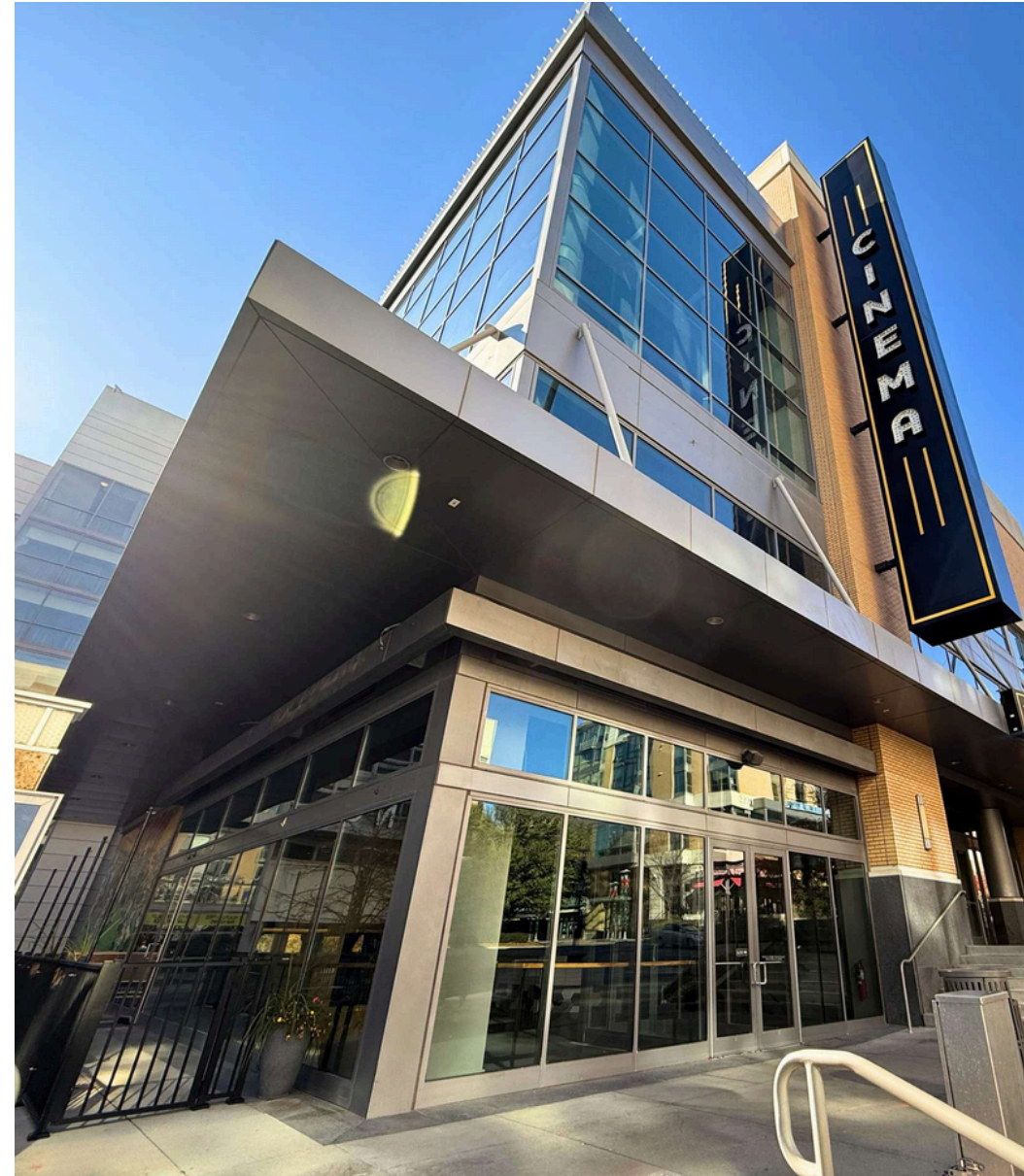
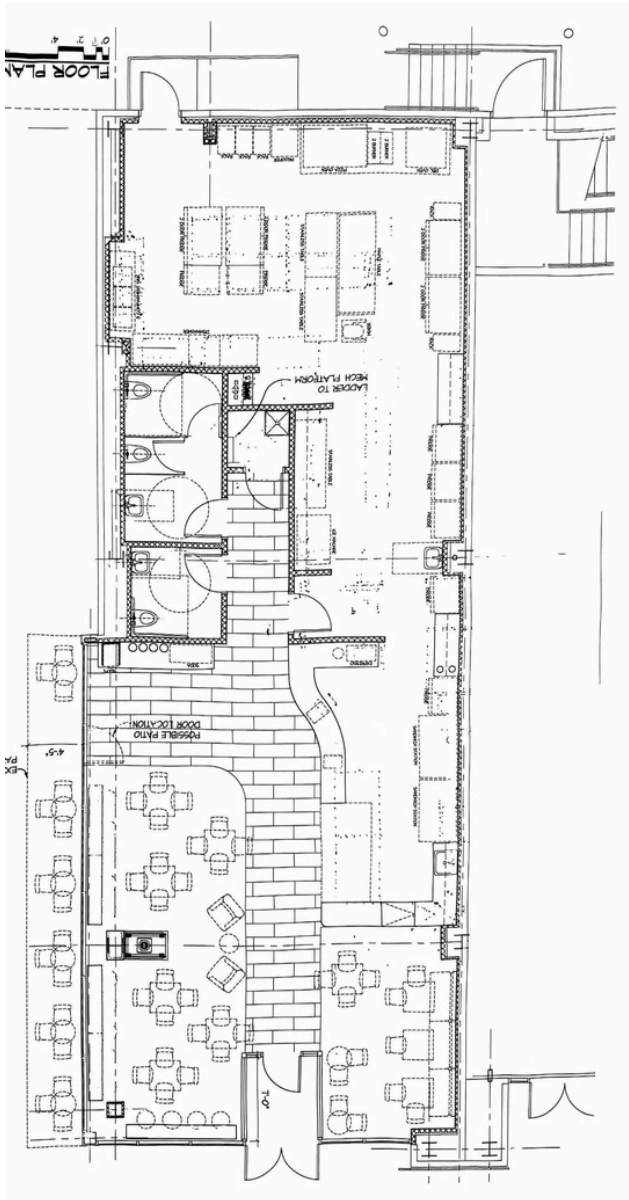
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SUITE 6112 - 2,479 SF | RETAIL PROPERTY FOR LEASE

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MIDTOWN 6 | RETAILER MAP

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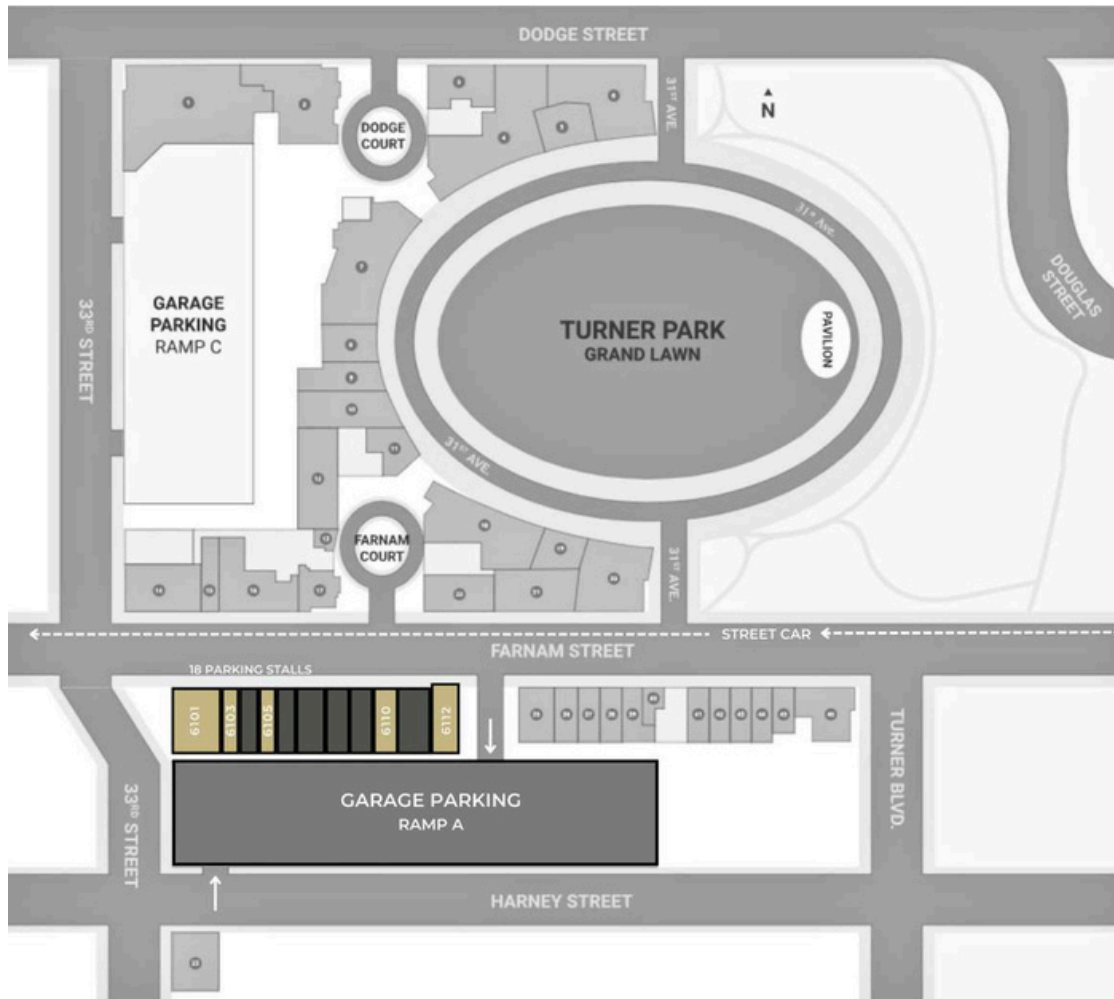
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MIDTOWN 6 | SITE MAP & PROPERTY DATA

3201 FARNAM STREET, OMAHA, NE 68131



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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

6101	Available	4,063 SF
6103	LEASED	1,809 SF
6105	Available	1,817 SF
6110	Available	2,250 SF
6112	Available	2,479 SF

Disclaimer: Square footages are an approximation



High Visibility
19,921 Vehicles / Day



Immediate Access to Garage Parking



Nearby Parks & Events



High Walkability
(Walkability Score: 85)



Easy Interstate Access



StreetCar Access
Coming Soon

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MIDTOWN 6 | ABOUT MIDTOWN CROSSING

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Welcome to Midtown Crossing The Epicenter of Urban Energy

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.

THE FUTURE IS ON THE HORIZON: OMAHA'S 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 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.



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