



Noddle Companies
Suite 300



Fraser Stryker
Suite 320, Suite 400



The Root Coworking
Suite 110, Suite 200



The Good Life
Suite 150



FLY FITNESS

Fly Fitness
Suite 140



Union Omaha
Suite 130, Suite 330



LePeep
Suite 100

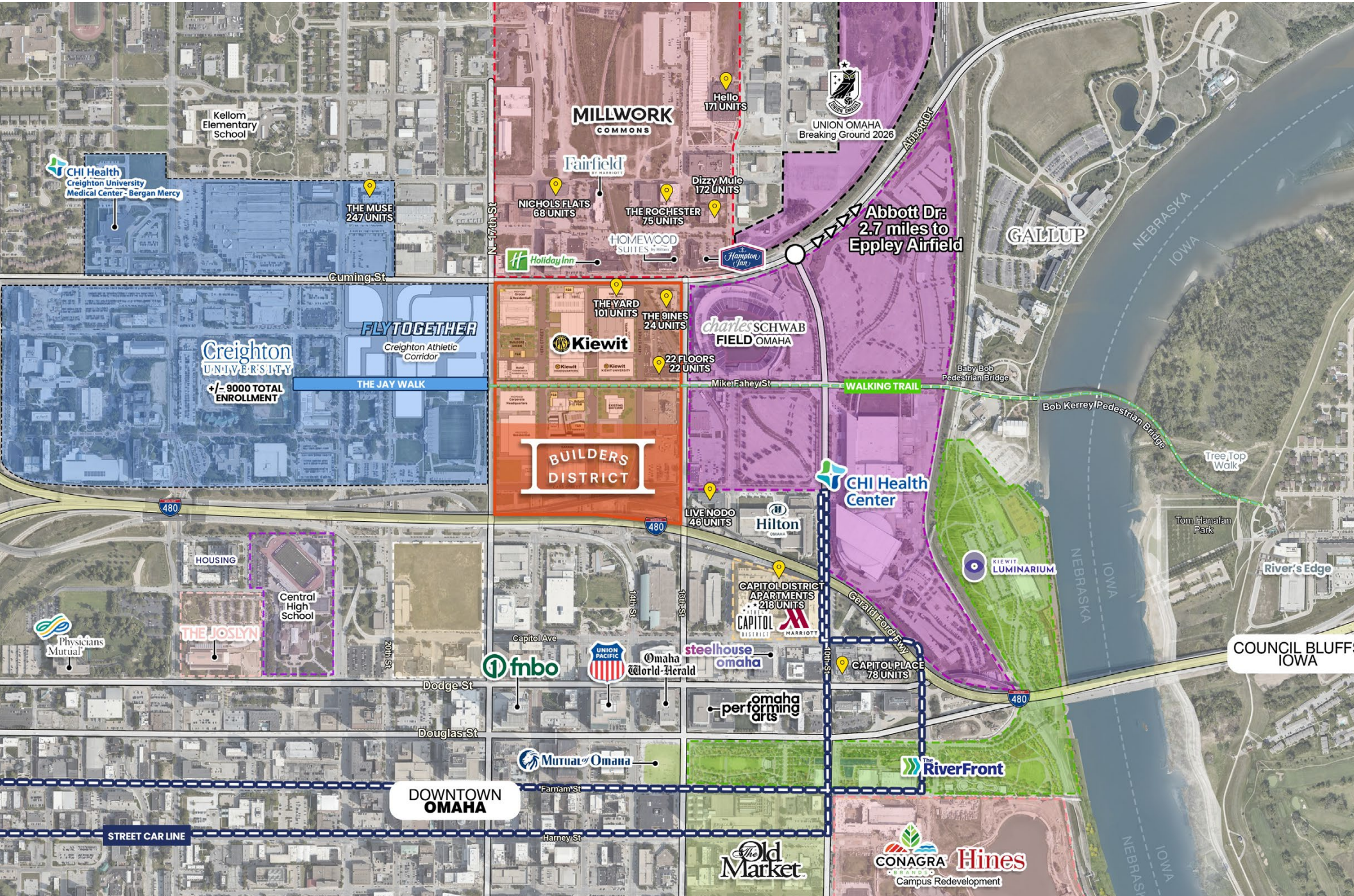


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Office Space Available
Builders District
1501 Mike Fahey | Omaha, NE



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



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 pproximately **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.



Kiewit



GALLUP



WoodmenLife

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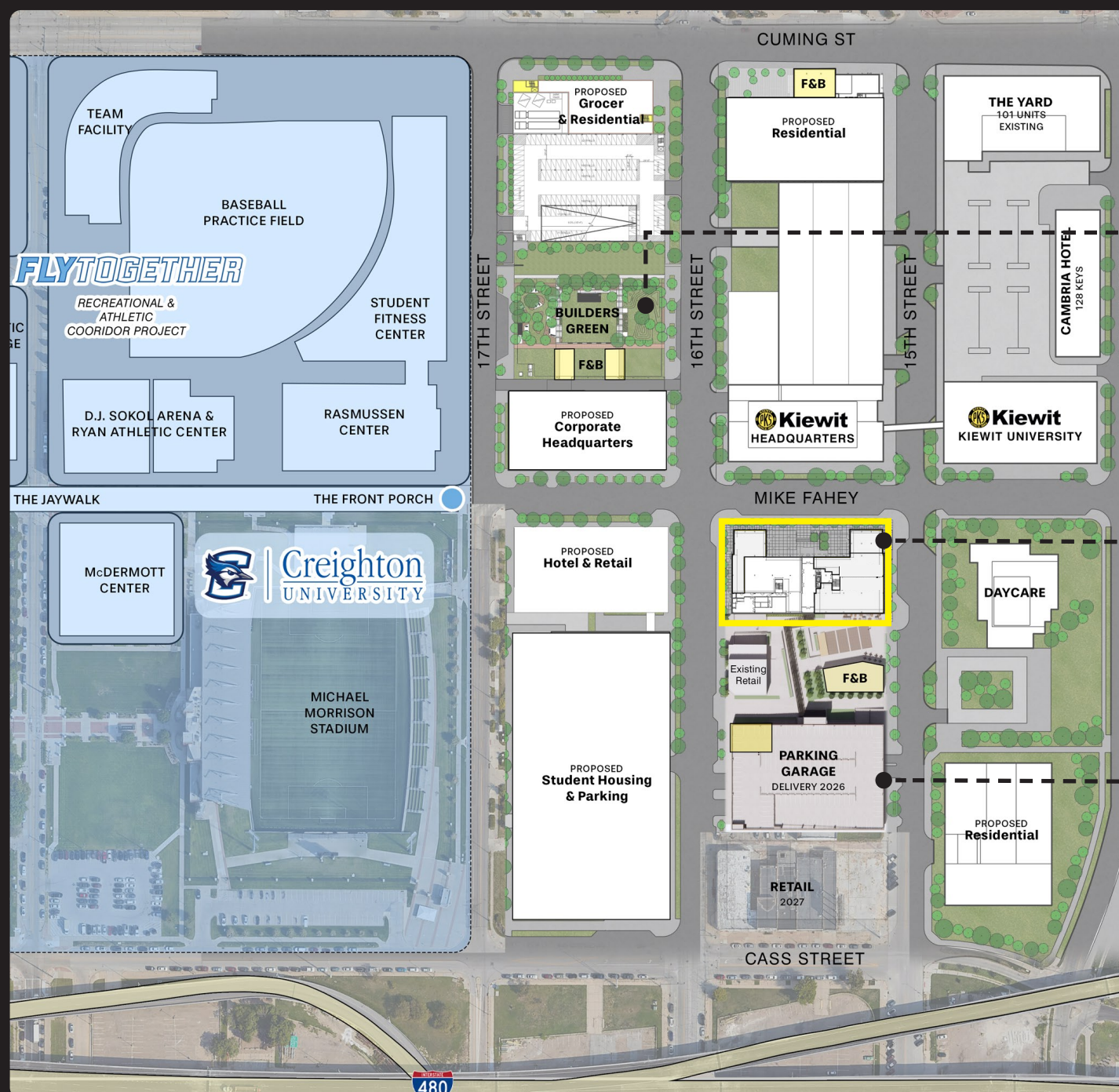
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BUILDERS GREEN



1501 MIKE FAHEY

PHOTO BY DAN SCHWALM © 2024 HDR



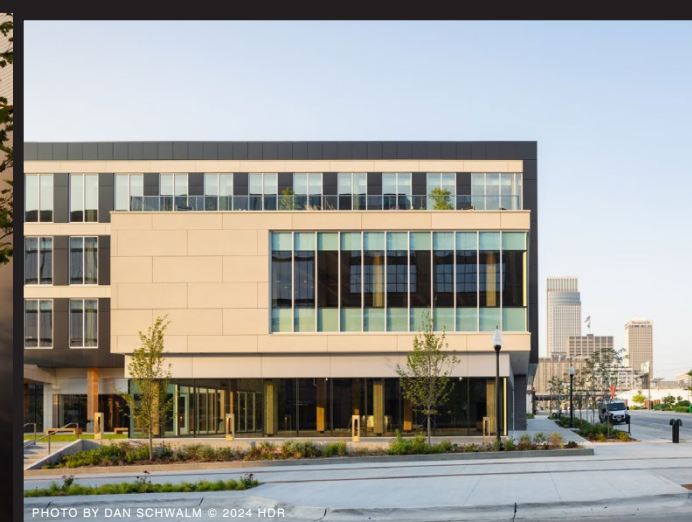
1515 CALIFORNIA

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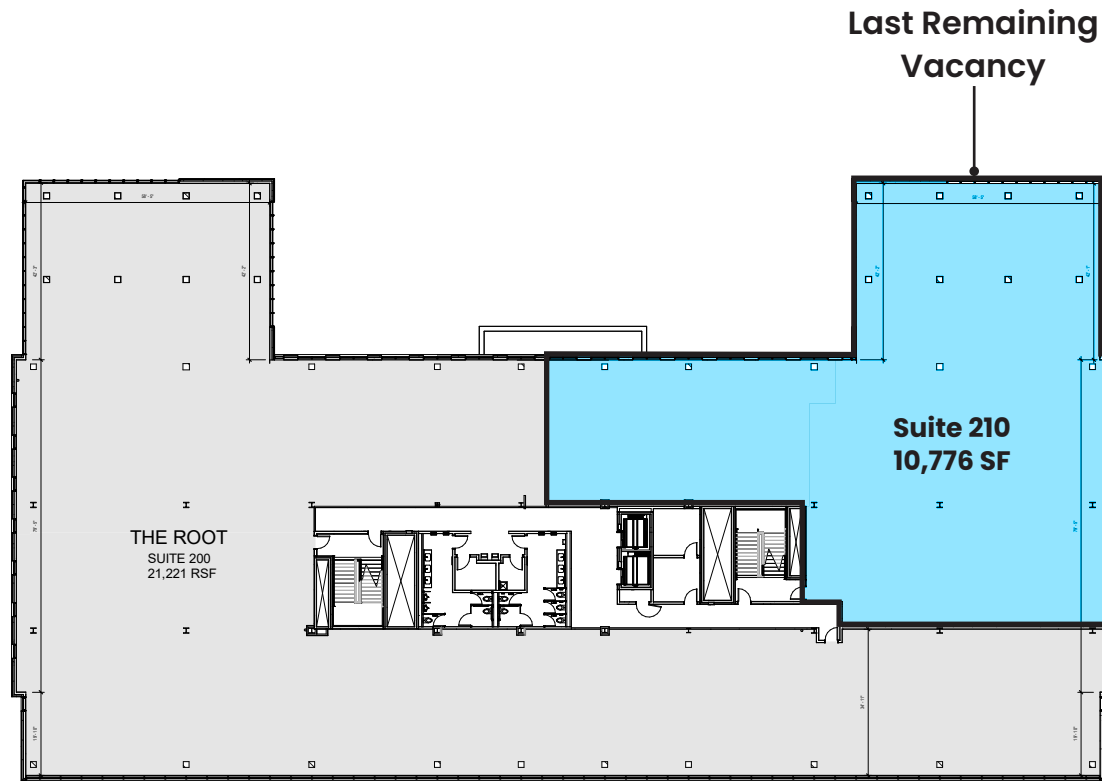
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Space Available 1501 MIKE FAHEY STREET



L2

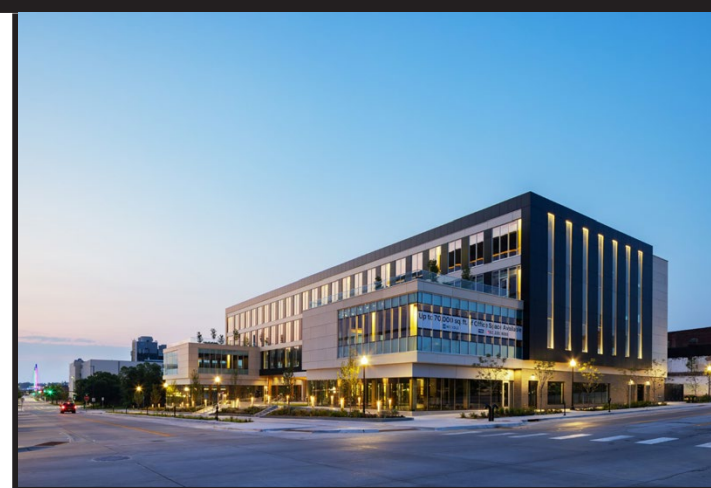
Impressive Aesthetic: High ceilings and timber columns create balance of warmth and modern design

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



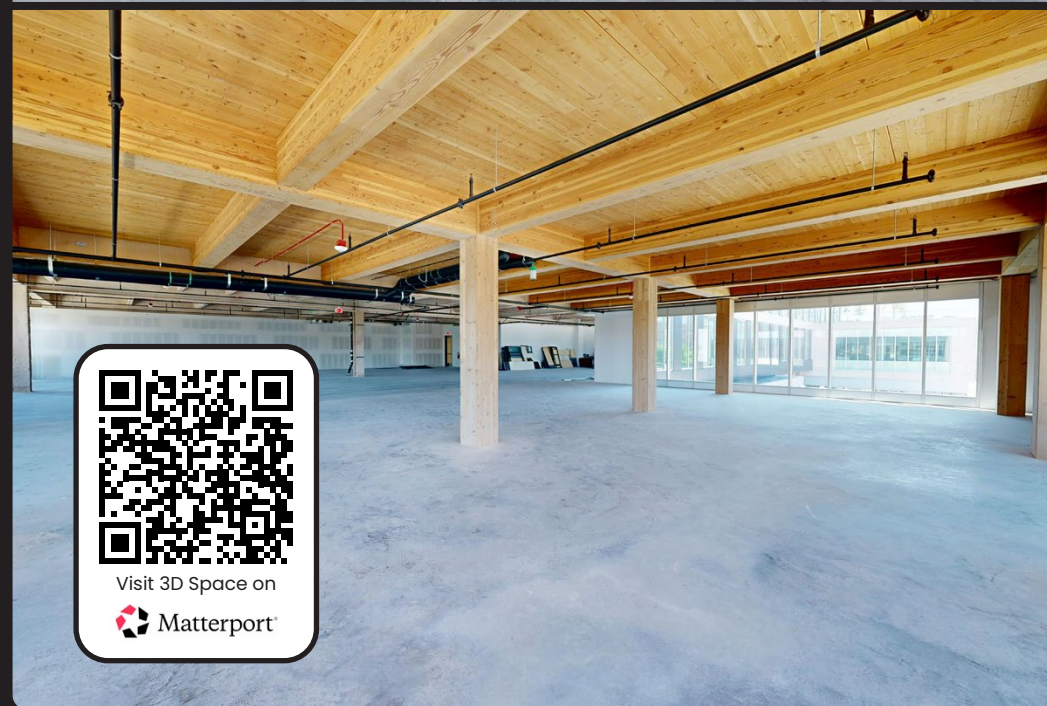
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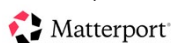
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SUITE 210 | 10,776 SF



Visit 3D Space on



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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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