

# UNMC CORE Building

AT THE



Ground Level Retail for Lease

Sam Noddle  
sam@noddlecompanies.com  
(402)943-9699

Brayden Mussman  
brayden@noddlecompanies.com  
(402)680-3996

Faith Kutschkau  
fkutschkau@noddlecompanies.com  
(402)979-2882





## Anchored by UNMC & Nebraska Medicine's Farnam Campus

UNMC and Nebraska Medicine together have a massive economic impact, contributing \$5.9 billion annually to Nebraska's economy, with UNMC focusing on education/research (e.g., 4,800+ students, \$280+ million in research expenditures) and Nebraska Medicine providing comprehensive clinical care across hospitals and clinics.

The Campus supports a wide range of Nebraska's highest medical care:

- specialty physician clinics and centers.
- Neurological Sciences Center (e.g., neurology, neurosurgery clinic on level 5, treatment for conditions like headaches, Alzheimer's, aneurysms, ataxia, and more).
- Mind and Brain Health Labs.
- advanced cardiovascular care, ear/nose/throat (ENT), dermatology, and others.
- Physical and Occupational Therapy Clinic
- MEG Center (magnetoencephalography for advanced brain imaging/diagnostics, often for epilepsy or neurological mapping).
- Genetic medicine/genetics clinics (e.g., through Munroe-Meyer Institute affiliations).
- Pathology services.



ABOUT



**EDGE**  
DISTRICT

A UNMC DEVELOPMENT



## ABOUT THE UNMC CAMPUS AND PROJECT HEALTH

Spanning 30 acres adjacent to the UNMC's campus, the EDGE District is a dynamic urban mixed-use development transforming historic industrial properties into a vibrant, walkable ecosystem. Designed with strategic density and a diverse mix of uses, it fosters collaboration, innovation, and seamless access to world-class healthcare, education, and research.

Guided by a comprehensive strategic plan shaped through stakeholder engagement, the EDGE District aligns leading institutions and industries around a shared vision for growth. As an innovation district anchored by a premier academic medical center, it supports R&D, commercialization, and expansion across biotech, digital health, and medical device sectors—positioning the district as a catalyst for long-term economic and healthcare advancement.

### **The Vision:**

A strategic mix of mission-driven innovation and revenue-generating spaces, fostering public-private partnerships and advancing UNMC's pioneering goals.

### **The Mission:**

As a dynamic hub for health-focused scientific discovery, entrepreneurship, and commercialization, the EDGE District's mission is: to cultivate collaboration, innovation, and economic development by nurturing a vibrant ecosystem of people, places, and programs that unite academia, healthcare, industry, and community.



ABOUT



A UNMC DEVELOPMENT

## Explore, Develop, Grow and Engage.

The name reflects the district's goals to cultivate innovation at the edge of campus and the frontier of health sciences.



# EDGE DISTRICT OVERVIEW

Anchored by UNMC

## About the EDGE District

The EDGE District is a 30-acre innovation district adjacent to the University of Nebraska Medical Center (UNMC), developed to accelerate discovery, entrepreneurship and economic growth in health sciences and biotechnology.

Anchored by UNMC, the EDGE District is transforming underutilized industrial land into a vibrant, mixed-use ecosystem where academic resources, industry partners and entrepreneurs converge to solve some of the world's most pressing healthcare challenges.

The district, which features a strategic mix of research, lab, office, retail and public spaces, revitalizes Omaha's urban core while fostering a walkable, collaborative environment that supports healthcare innovation, workforce development and community engagement.

"The EDGE District represents a bold investment in the future of health innovation—not just for Omaha, but for the world."

— Jeffrey P. Gold, MD,  
*President, University of Nebraska System*

"The EDGE District will become a dynamic hub for health-focused scientific discovery, entrepreneurship and commercialization, some of the key items needed to ensure the state of Nebraska remains competitive on the national stage.... the district will also become a premier destination within the city — a place where individuals want to work, live and experience vibrant entertainment."

— H. Dele Davies, MD  
*Interim Chancellor at UNMC*



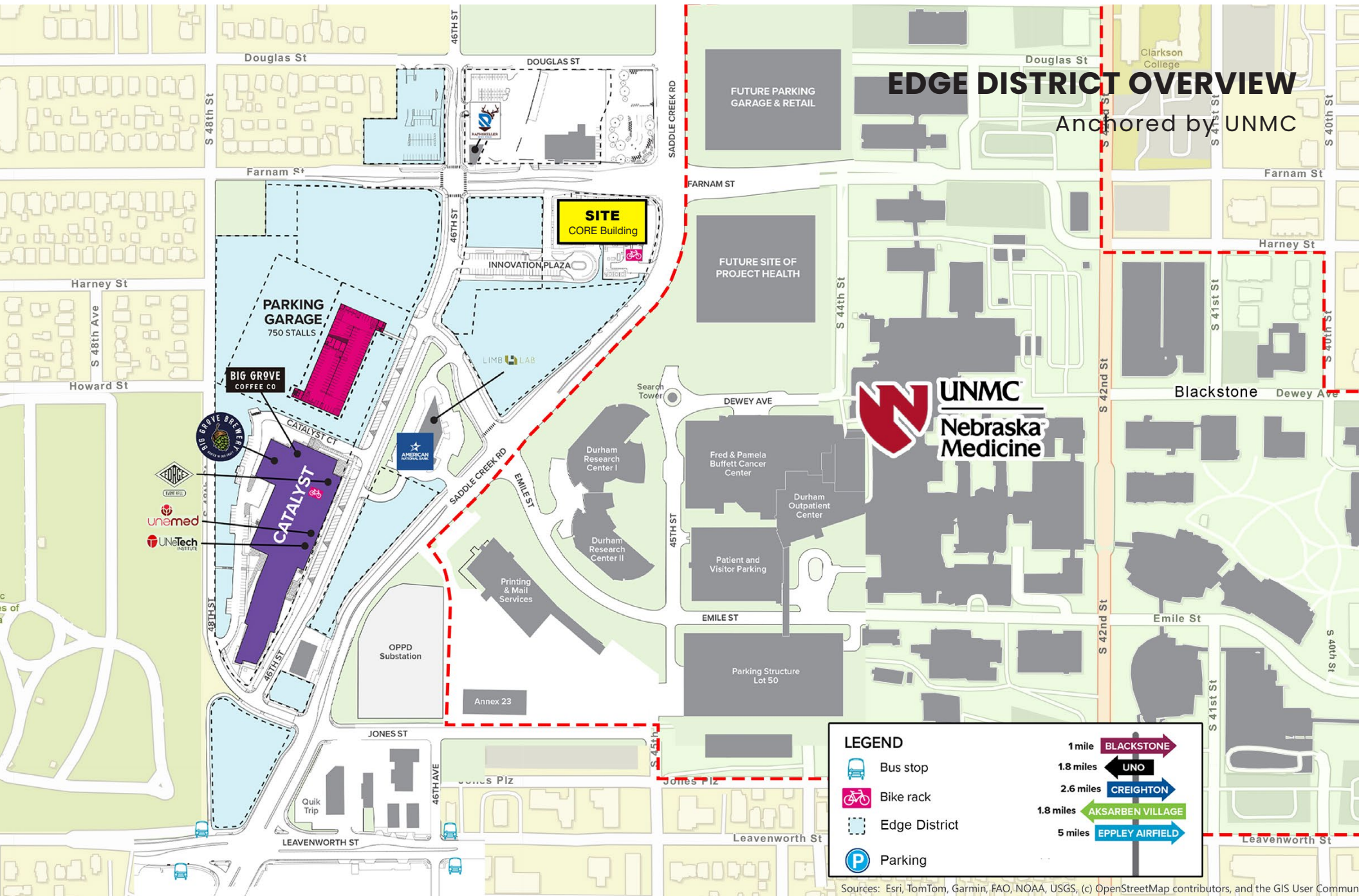
ABOUT



A UNMC DEVELOPMENT

# EDGE DISTRICT OVERVIEW

Anchored by UNMC



**LEGEND**

- Bus stop
- Bike rack
- Edge District
- Parking
- 1 mile **BLACKSTONE**
- 1.8 miles **UNO**
- 2.6 miles **CREIGHTON**
- 1.8 miles **AKSARBEN VILLAGE**
- 5 miles **EPPLEY AIRFIELD**

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



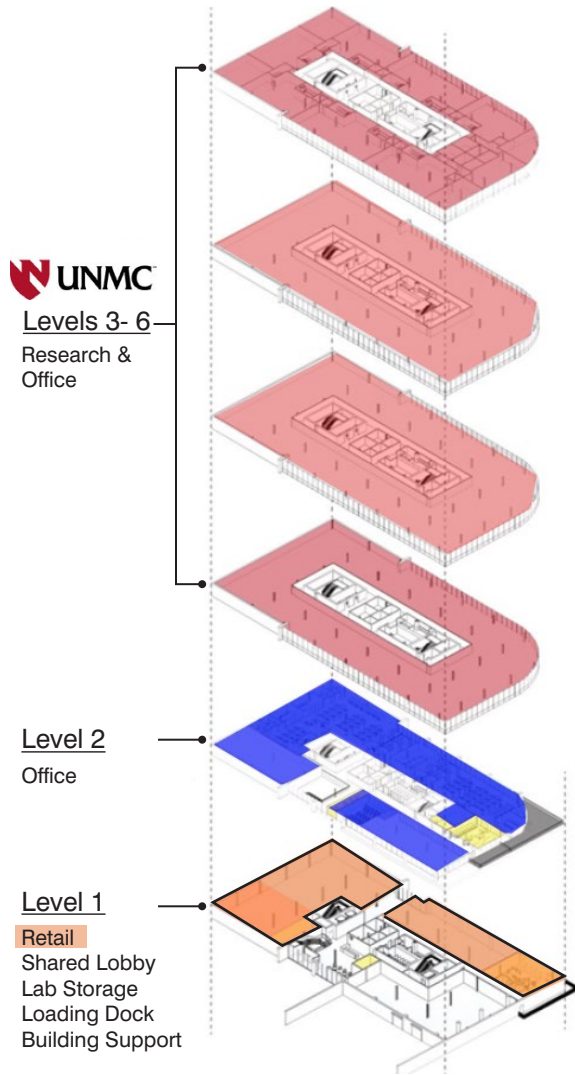
ABOUT



A UNMC DEVELOPMENT

## UNMC CORE Building

4402 Innovation Plaza  
Omaha, NE 68131



## ABOUT THE CORE BUILDING

Anchored by UNMC  
Center for Research Excellence



### About the CORE Building

CORE is designed to accelerate discovery in life sciences and beyond, with flexible wet and dry lab space for research in microbiology, physiology, pathology, genetics, and more. The building will also house a bioscience incubator for startups, providing lab, office, and collaborative spaces that support innovation from concept to commercialization.

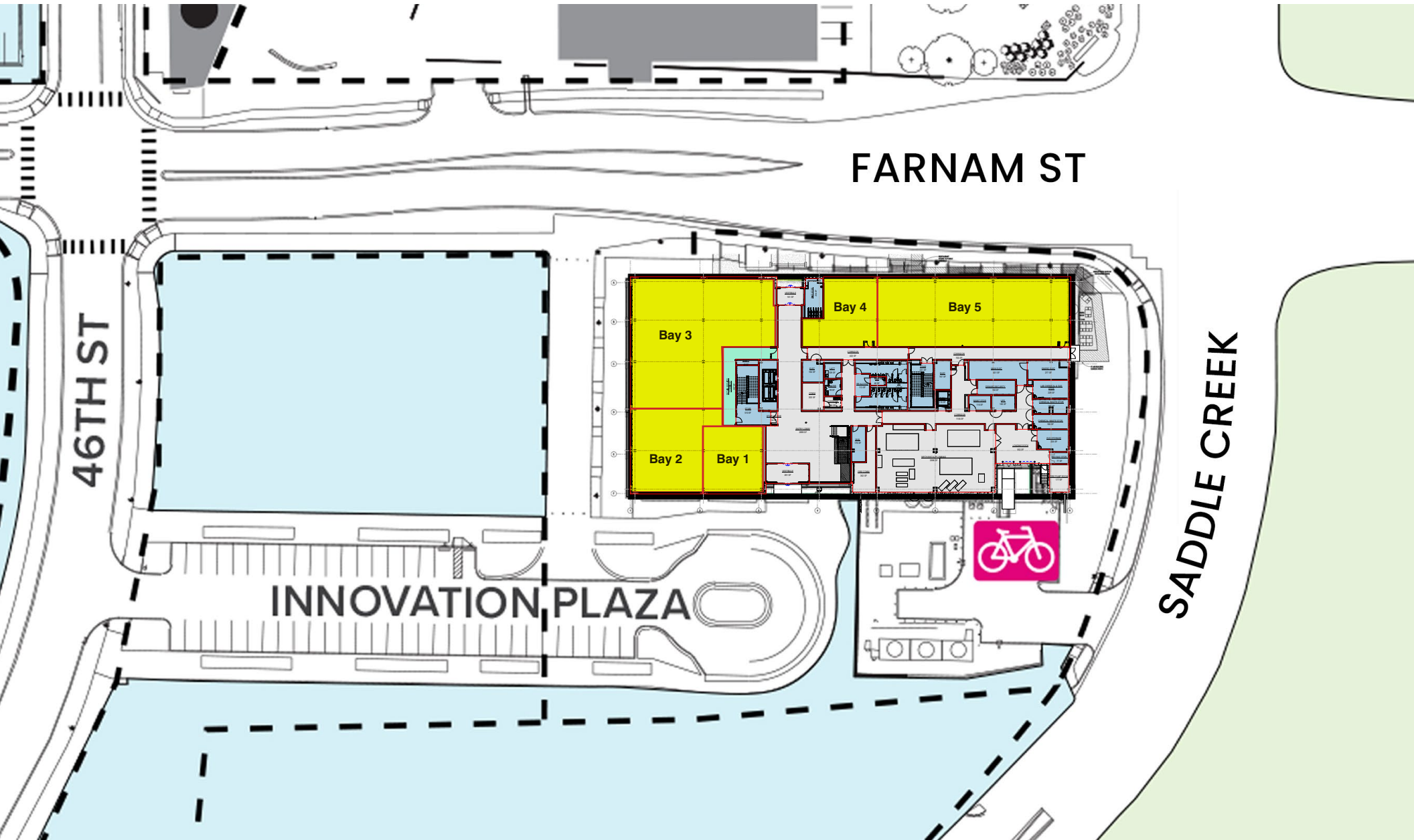
- Prime location in a rapidly developing mixed-use district
- \$350M+ invested in district infrastructure
- Near Downtown Omaha and Eppley Airfield
- Walkable, transit-accessible environment with built-in daytime population
- Zoned for innovation uses: medical, office, retail, and commercial
- 1,500+ projected jobs over the next decade
- 750-stall parking structure plus on-street metered parking
- Ideal for food & beverage, service retail, and medical-adjacent users



**UNMC CORE Building**

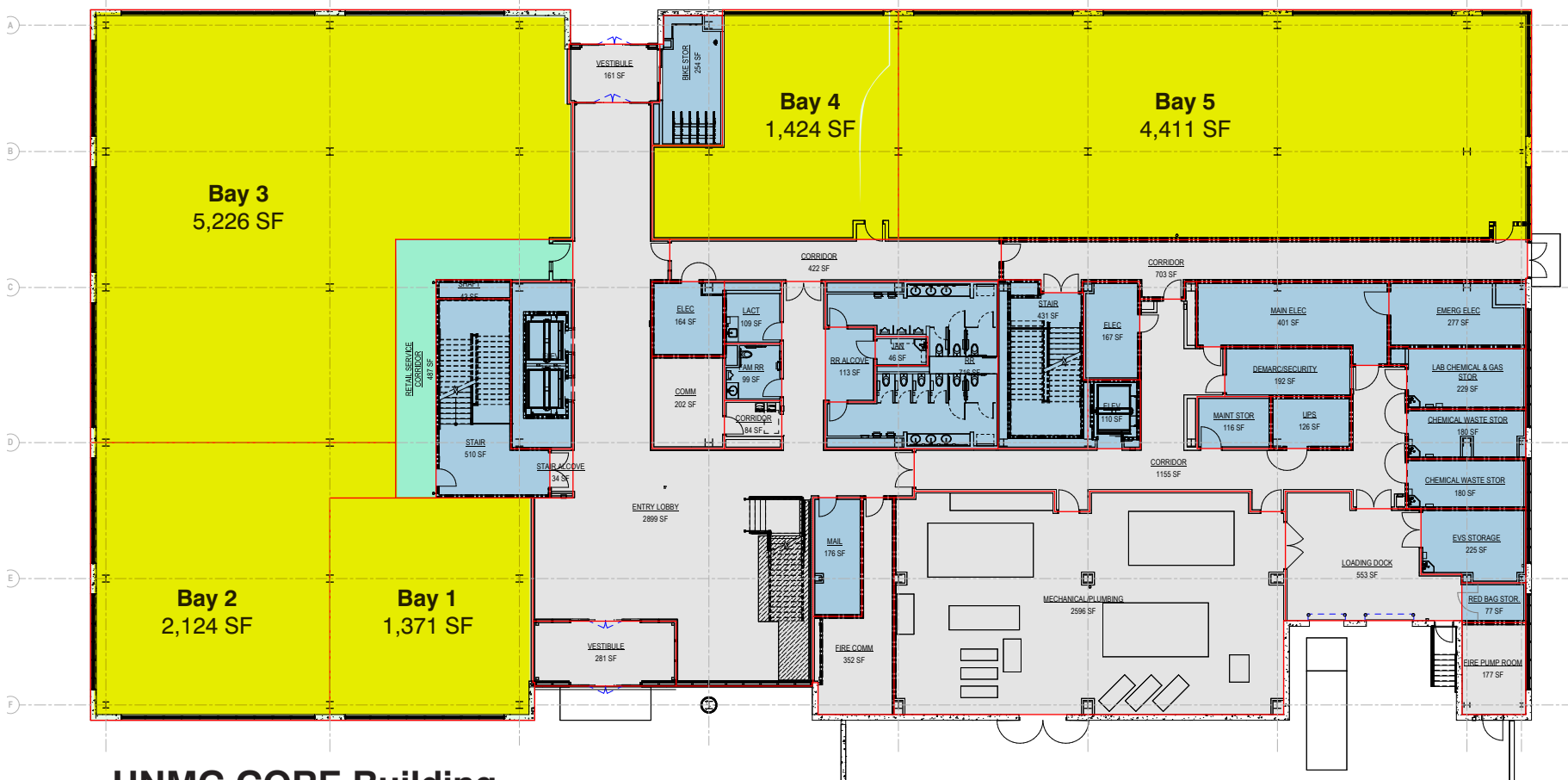
GROUND LEVEL RETAIL

Level One Site Plan



**UNMC CORE Building**

GROUND LEVEL RETAIL



## UNMC CORE Building

Example Floor Plan

Available	Use	Location	Size	Rate	Notes:
Bay 1	Retail	1st Floor	1,371 SF	Negotiable	White box condition, exhaust chase, & grease trap available.
Bay 2	Retail	1st Floor	2,124 SF	Negotiable	White box condition, exhaust chase, & grease trap available.
Bay 3	Retail	1st Floor	5,226 SF	Negotiable	White box condition, exhaust chase, & grease trap available.
Bay 4	Retail	1st Floor	1,424 SF	Negotiable	White box condition.
Bay 5	Retail	1st Floor	4,411 SF	Negotiable	White box condition.



# UNMC CORE Building

4402 Innovation Plaza

Omaha, NE 68131

## CONTACT

Sam Noddle

[sam@noddlecompanies.com](mailto:sam@noddlecompanies.com)

(402)493-9699

Brayden Mussman

[brayden@noddlecompanies.com](mailto:brayden@noddlecompanies.com)

(402)680-3996

Faith Kutschkau

[fkutschkau@noddlecompanies.com](mailto:fkutschkau@noddlecompanies.com)

(402)979-2882



1501 MIKE FAHEY, SUITE 300  
OMAHA, NEBRASKA 68102  
[www.noddlecompanies.com](http://www.noddlecompanies.com)  
402.496.1616

*Information furnished is from sources deemed reliable, but is not guaranteed by Noddle Companies, or its agents, and is subject to change, corrections, errors and omissions, prior sales or withdrawal, without notice.*

