

Corporate Center West

10805, 10815 & 10825 Old Mill Road
Omaha, NE 68154



FOR SALE OR LEASE



CORPORATE CENTER WEST

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SUMMARY

PRIME LOCATION

Corporate Center West is a premier **three-building office campus totaling 150,552 square feet** in Omaha's highly desirable Old Mill business district. Positioned at Omaha's renowned "Main & Main" location, the property offers **exceptional access and visibility along the West Dodge Expressway and Interstate 680**, with combined traffic counts exceeding 230,000 vehicles daily.

With almost **90% of Omaha's workforce within a 15-minute drive**, Corporate Center West combines premier accessibility, outstanding visibility, and a distinguished corporate office park setting in one of the region's most established business locations.

IMMEDIATE AVAILABILITY

Available for occupancy in **early Q1 2027**, the campus presents a rare opportunity for a corporate headquarters, multi-tenant office environment, or owner-user investment. The property **may be acquired or leased as a complete campus or as individual standalone buildings**.

UPSCALE FEATURES

Previously home to several of Omaha's most recognized companies, Corporate Center West has been meticulously maintained and enhanced through ongoing renovations, modernization projects, exterior improvements, and building system upgrades. The campus features impressive **two-story skylit atriums, high-end cafeterias in each building**, premium finishes, and flexible floor plans that easily accommodate a variety of workplace configurations.

THE PROPERTY





Prime Office Corridor

Corporate office park setting at "Main & Main"



Cafeterias

Each building features a high-end cafeteria



Atriums

Two-story atriums flood light into each building through skylights



Finishes

High quality finishes throughout buildings, including restrooms



10805, 10815 & 10825
Old Mill Road
Omaha, NE 68154



150,552 Total
Square Feet
(Approx. 50,000 SF
each)



Built in 1983
with meticulous
on-site property
management



9.412
Total Acres
(Approx. 3 acres each)

	10805 Old Mill Road	10815 Old Mill Road	10825 Old Mill Road
Asking Price / Lease Rate	Contact Broker for Pricing		
Operating Expenses	Contact Broker for Pricing		
Year Built / Renovated	1983, with periodic finish upgrades throughout each building		
Building Size	50,207 RSF	50,214 RSF	50,131 RSF
Number of Floors	Two (2) floors in each building		
2026 Assessed Value	\$3,961,700	\$3,918,200	\$3,959,000
Land Area	3.12 AC	3.23 AC	3.07 AC
Parking	4.02:1,000	4.12:1,000	4.39:1,000
Zoning	GO - ACI-3 (PL) / General Office		
Current Tax Levy	2.05683%		
Flood Status	Zone "X" - not in a flood zone		
Water / Natural Gas	Metropolitan Utilities District (MUD)		
Electricity	Omaha Public Power (OPPD)		
Back-up Generators	One (1) 500 KW generator offering 100% back-up generation per building		
Surge Protection	Whole-facility commercial grade surge suppressors in each building		
Elevators	One (1) elevator per building		





Floor Plates

10805 OLD MILL RD

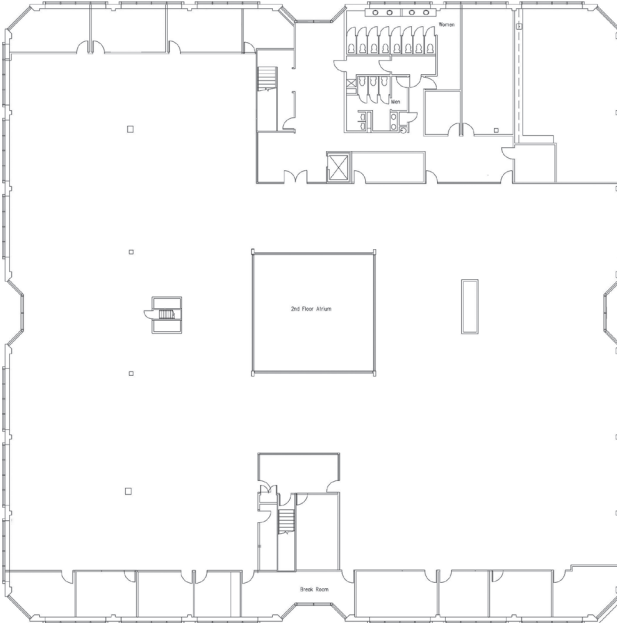
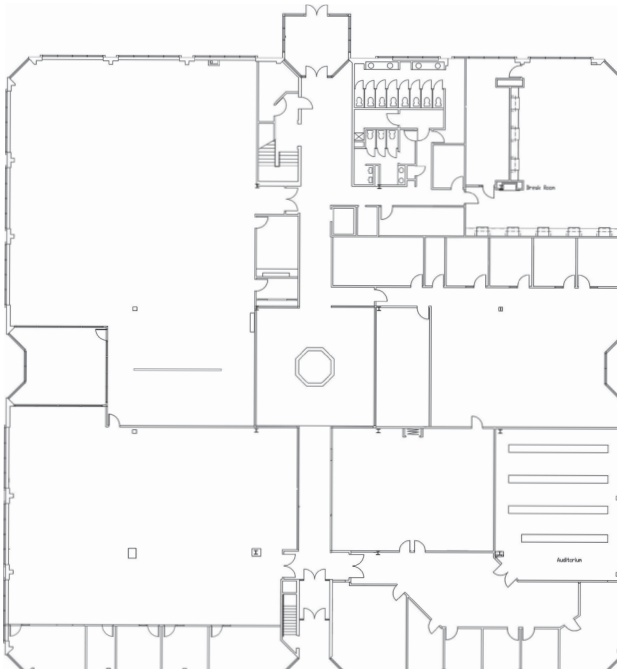
FIRST FLOOR



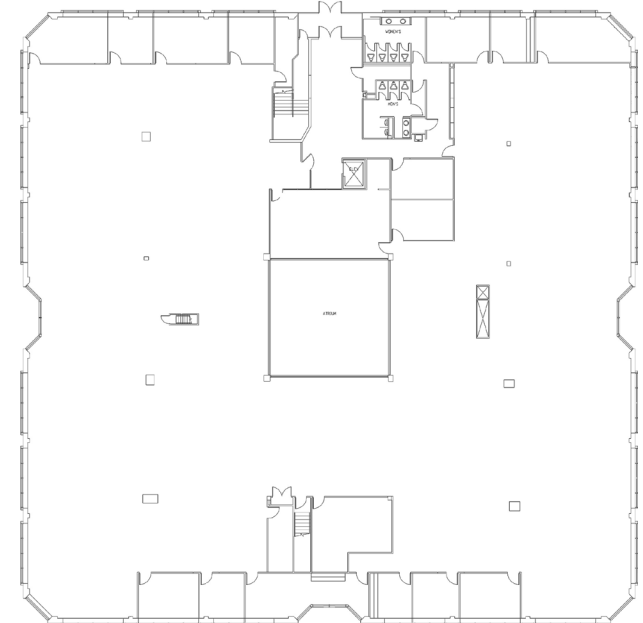
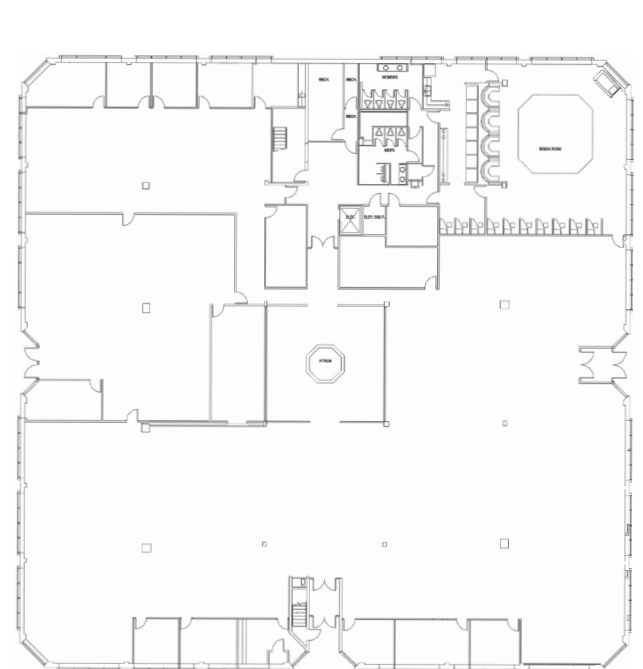
SECOND FLOOR



10815 OLD MILL RD



10825 OLD MILL RD



Omaha's "Main and Main"



**Estimated Average Daily
Traffic – 230,800 Total Vehicles**
North: 94,800 | South: 141,700
East: 85,800 | West: 135,100



Highly-Amenitized Surrounding Area



THE MARKET



1,009,836

OMAHA MSA POPULATION

35.8

MEDIAN AGE



\$121,962

AVG. HOUSEHOLD INCOME

\$307,774

AVG. HOME VALUE



2.2%

UNEMPLOYMENT

63.1%

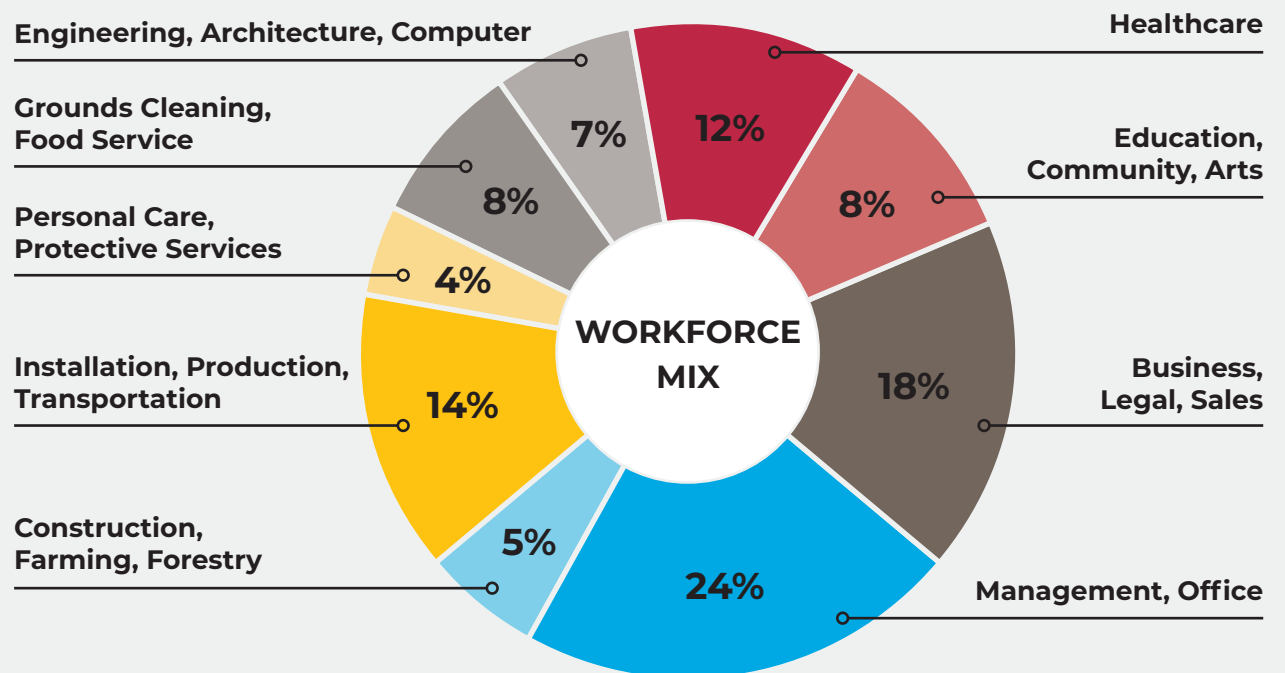
WHITE COLLAR JOBS



Omaha Top Employers

EMPLOYER	INDUSTRY	EMPLOYER	INDUSTRY
Offutt Air Force Base	Military	Fiserv	Finance & Tech
Nebraska Medicine	Healthcare	Valmont Industries	Manufacturing
CHI Health	Healthcare	Children's Hospital	Healthcare
Methodist Health System	Healthcare	Charles Schwab	Finance & Tech
Union Pacific Railroad	Transportation	Nebraska Furniture Mart	Retail
First National Bank	Finance & Tech	ConAgra	Manufacturing
Mutual of Omaha	Finance & Tech	Kiewit Corp	Engineering

Omaha Workforce Mix



+ Quick Look at Omaha

Omaha is emerging as a top destination for investment, supported by a diversified economy, low unemployment, and affordable living costs. Ranked the **#1 Best City to Move to** in 2024 by Forbes, the city benefits from relatively high household incomes for a Midwest market, further reinforcing its economic strength.

Major developments—including a **\$950 million airport expansion**, the planned streetcar system, and the 44-story Mutual of Omaha Tower—highlight Omaha's ongoing growth and modernization.

The presence of **major universities and a strong student population** contributes to a younger demographic and a growing talent pipeline, supporting long-term workforce stability. With steady population growth, affordable living, and a balanced economic base across healthcare, finance, insurance, transportation, food production, and technology, Omaha offers a dynamic environment for both businesses and residents.



\$9 BILLION INVESTED IN OMAHA'S GROWTH

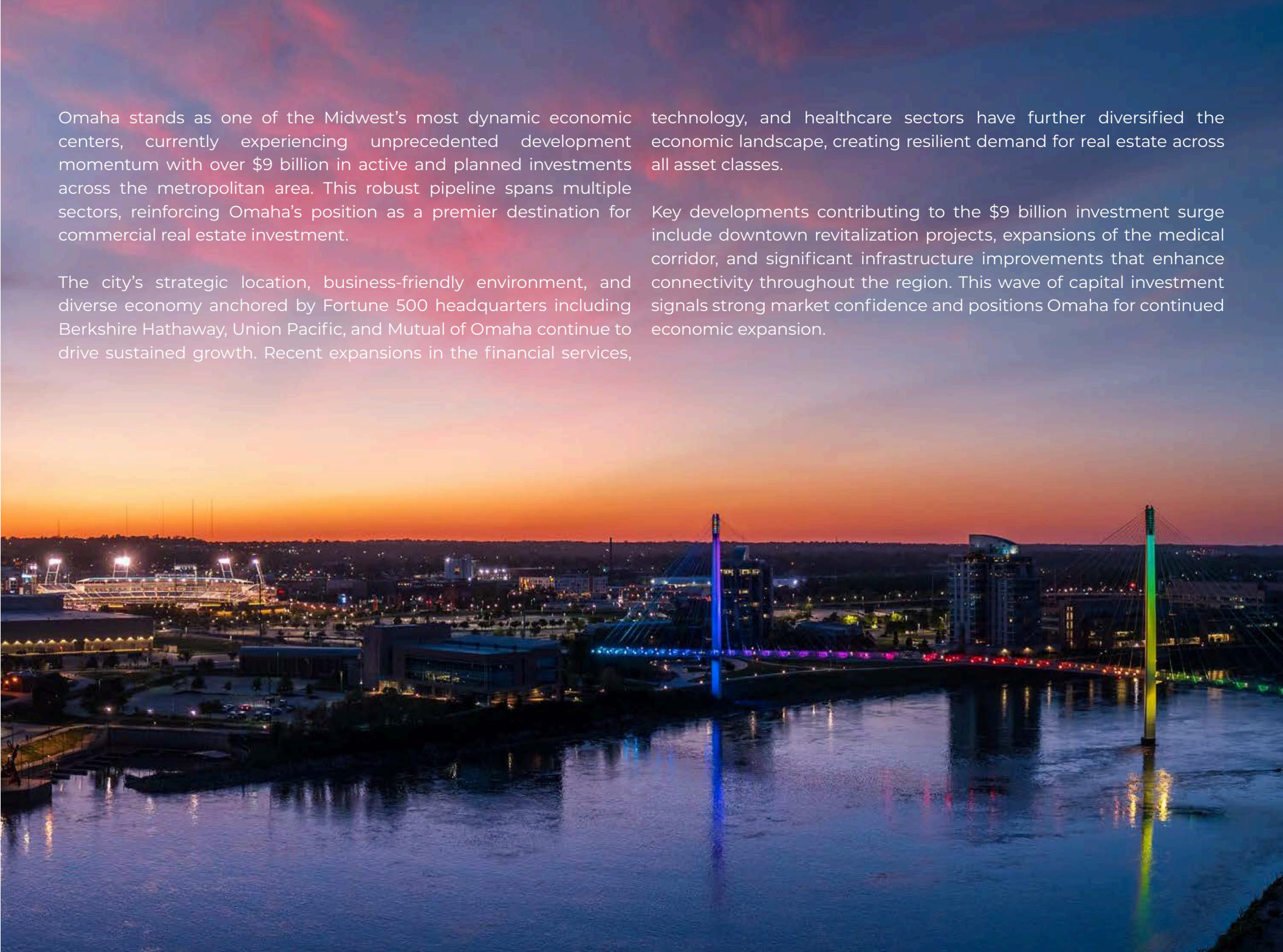


Omaha stands as one of the Midwest's most dynamic economic centers, currently experiencing unprecedented development momentum with over \$9 billion in active and planned investments across the metropolitan area. This robust pipeline spans multiple sectors, reinforcing Omaha's position as a premier destination for commercial real estate investment.

The city's strategic location, business-friendly environment, and diverse economy anchored by Fortune 500 headquarters including Berkshire Hathaway, Union Pacific, and Mutual of Omaha continue to drive sustained growth. Recent expansions in the financial services,

technology, and healthcare sectors have further diversified the economic landscape, creating resilient demand for real estate across all asset classes.

Key developments contributing to the \$9 billion investment surge include downtown revitalization projects, expansions of the medical corridor, and significant infrastructure improvements that enhance connectivity throughout the region. This wave of capital investment signals strong market confidence and positions Omaha for continued economic expansion.



Omaha's Multi-Billion Makeover

Omaha is undergoing more than **\$9 billion in new development**, marking one of the most significant growth periods in the city's history. Major projects include the 44-story Mutual of Omaha Tower, a **\$950 million airport modernization**, a **\$421 million downtown streetcar system**, and the **\$3.1 billion UNMC Project NEXt**. Additional investments such as The RiverFront, The Mercantile, Avenue One, The Crossroads redevelopment, and multiple sports, cultural, and mixed-use projects are reshaping the city's landscape. Together, these developments are modernizing Omaha's infrastructure, expanding its amenities, and reinforcing its position as a growing Midwest hub.



\$9+ Billion

Developing, enhancing, and modernizing Omaha's downtown, riverfront, and more

27+

Projects that will reshape Omaha

Philanthropic City

Billions in Donor Funding Are Transforming Omaha's Campus and Community Projects

1 CHI HEALTH CENTER OMAHA

Omaha is investing \$200 million into the addition and renovation of its convention center, with completion projected for summer 2027. The expansion will add 90,000 square feet of space, including 25 new meeting rooms for a total of 41. The project strengthens Omaha's capacity to attract larger conferences and events, further supporting the city's hospitality and tourism industries.

4 MUTUAL OF OMAHA TOWER

Mutual of Omaha is developing a 44-story, \$600 million headquarters tower in downtown Omaha, with expected completion in 2026. At 677 feet tall, it will be the tallest building across Nebraska and the surrounding multi-state region. Located adjacent to the revitalized Gene Leahy Mall, the glass tower will serve as a new skyline landmark and symbolize Omaha's ongoing growth as a regional economic center.

7 THE CROSSROADS

The former Crossroads Mall site is being transformed into a \$900 million mixed-use entertainment district. The project will feature restaurants, retail, a hotel, and a pavilion for outdoor events, creating a modern destination for dining, shopping, and entertainment. This redevelopment will re-energize a central Omaha location and serve as a major anchor for the city's continued growth.

10 OMAHA CHILDREN MUSEUM

The museum is preparing to build a new home in downtown at Heartland of America Park at The RiverFront. Designed with best practices in early childhood development, the new space will feature purpose-built, playful environments that spark curiosity and imagination. The museum anticipates opening its doors in late 2027.

2 OMAHA AIRPORT (OMA)

Eppley Airfield is undergoing a \$950 million modernization and expansion set for completion in 2028. The phased project includes significant terminal upgrades, parking modernization, reconstruction of the terminal entrance, and a new curbside roadway with a signature glass canopy. These improvements will enhance passenger experience, increase capacity, and position Omaha as a competitive hub for regional and national air travel.

5 UNMC'S PROJECT NEXT

The University of Nebraska Medical Center is advancing Project NExT, a multi-billion-dollar federal disaster response and medical training facility. Designed to prepare the nation for natural disasters, environmental hazards, and infectious disease outbreaks, the center will elevate Omaha's role in medical innovation, research, and preparedness on both a national and global scale.

8 CU'S FLY TOGETHER

Creighton University is investing \$300M in Fly Together, a 12-block campus corridor featuring 11 new or upgraded athletic and recreational facilities. Spanning 700,000 SF, the project will strengthen campus life and deepen the University's connection to Omaha.

11 THE ROW AT HEARTWOOD

West Omaha is set to gain a vibrant, downtown-style district. The Row, a \$500 million development, will feature a hotel, restaurants, and retail shops.

3 STREETCAR

Downtown Omaha is preparing for the launch of a \$421 million streetcar system in 2027. The three-mile route will run from Cass Street south to Farnam on 10th Street, west to 42nd Street, and back along Harney Street. The project will provide modern transit connectivity, encourage transit-oriented development, and serve as a catalyst for billions of dollars in new investment along the corridor.

6 GOOGLE DATA CENTER

Google is developing a new data center in northwest Omaha as part of its \$750 million investment in Nebraska. The project is expected to take 18–24 months to complete and will become the company's third major facility in the region. This investment underscores Omaha's strength as a technology hub and its ability to attract world-class corporate partners.

9 THE RIVER FRONT

\$325 million transformational development spanning 72 acres across three existing parks. Highlights include a Performance Pavilion, Sculpture Garden, interactive water features, Skate Ribbon, Event Lawns, an Urban Beach, destination playgrounds, and the Kiewit Luminarium—a multi-million-dollar STEM discovery center. Now open.

12 FIB SPORTSPLEX

First Interstate Bank Sportsplex's \$325 million transformational development spanning 72 acres across three existing parks. Highlights include a Performance Pavilion, Sculpture Garden, interactive water features, Skate Ribbon, Event Lawns, an Urban Beach, destination playgrounds, and the Kiewit Luminarium—a multi-million-dollar STEM discovery center. Now open.

COLLIERS TEAM

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