



CATALYST

609 S. 48TH STREET | OMAHA, NE 68132



CUSHMAN &
WAKEFIELD

LUND
COMPANY



WELCOME TO CATALYST

Located in the historical Omaha Steel Works factory in Omaha, Nebraska on the University of Nebraska Medical Center (UNMC) campus, Catalyst dynamically brings together private enterprises (startups to Fortune 20), government, academic and non-profit organizations with healthcare providers and payers to accelerate innovation and drive real, lasting change. Catalyst is a first-in-class collaborative office ecosystem that revolutionizes healthcare. This immersive facility is set to open Q4 2024.

BUILDING HIGHLIGHTS

170,000

TOTAL
BUILDING SF

FALL 2024

BUILDING
OPENING

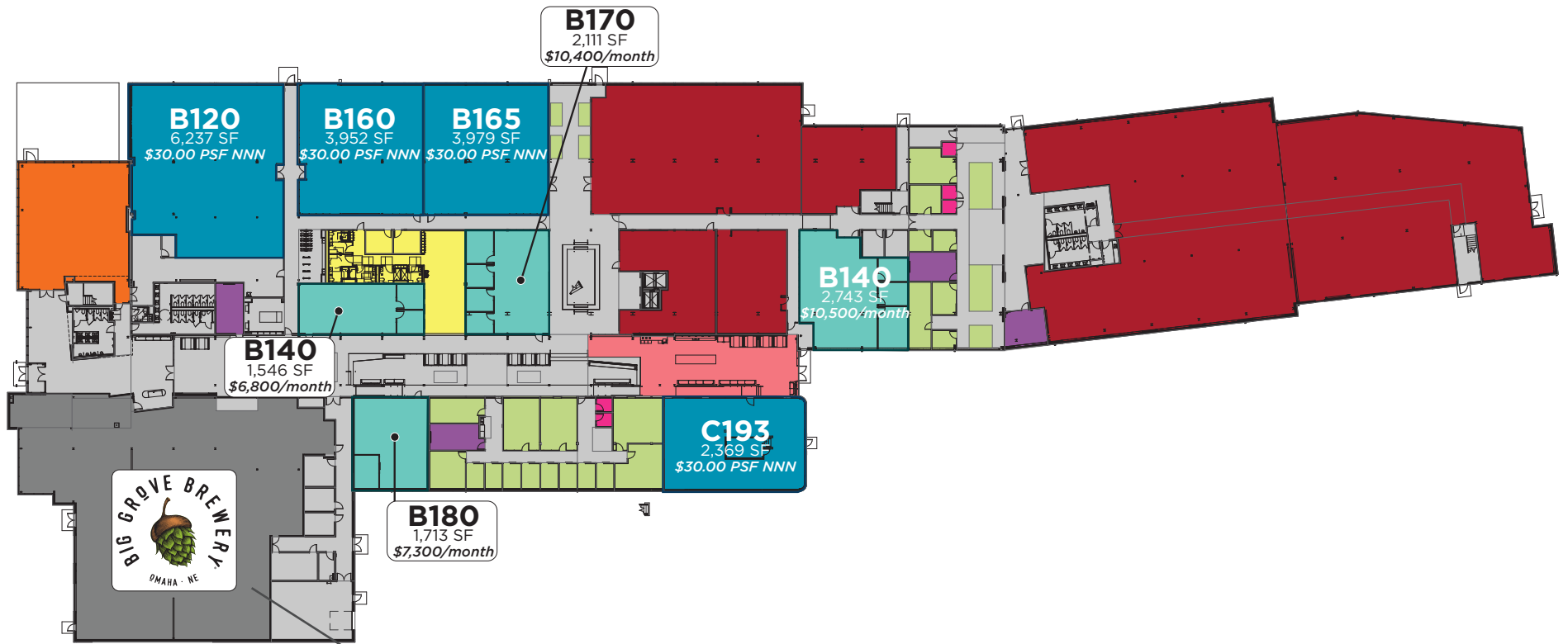
HISTORIC

ADAPTIVE REUSE
DEVELOPMENT

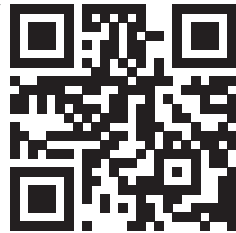
10,000 SF

OF ON-SITE
AMENITIES

CATALYST FLOOR PLAN - LEVEL 1



- Available Office Space
- Available Spec Space
- Leased Space
- Co-Working Space
- Common Areas
- Conference Rooms
- Fitness Center
- Event Center
- Phone Booths
- Community Break Areas



Scan to view
Big Grove Brewery's
website.



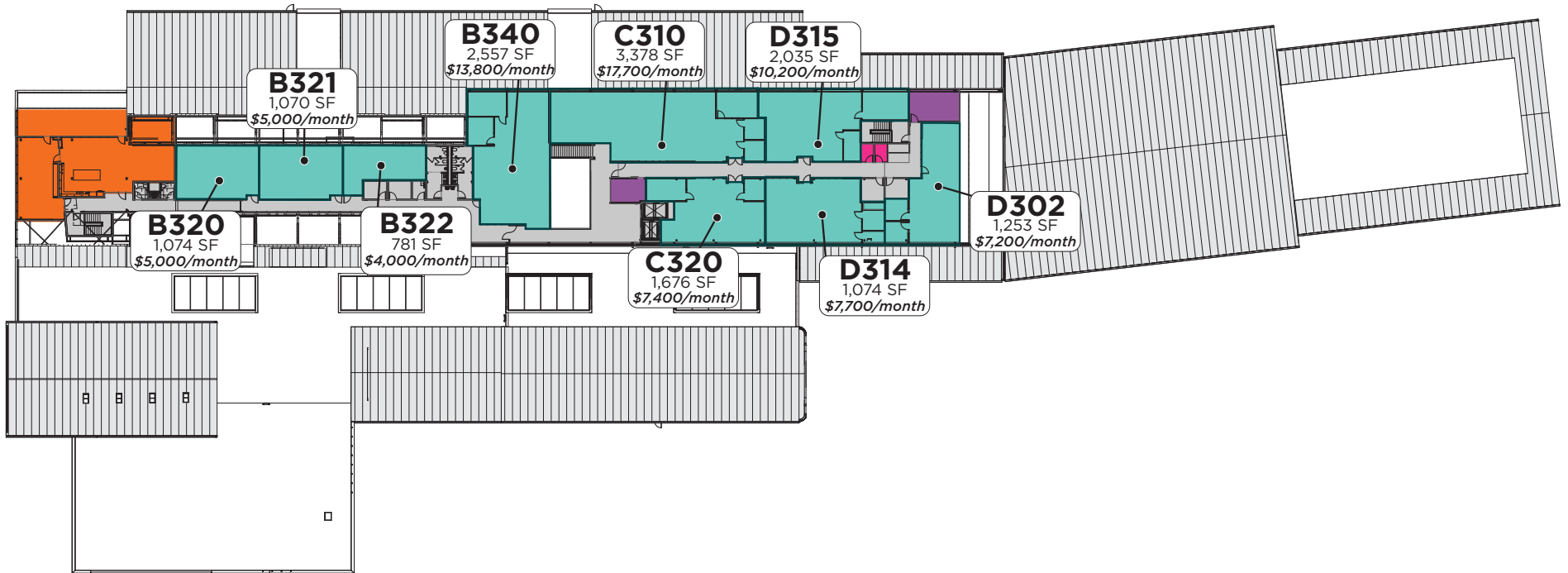
CATALYST FLOOR PLAN - LEVEL 2



- Available Office Space
- Available Spec Space
- Leased Space
- Co-Working Space
- Common Areas
- Conference Rooms
- Phone Booths
- Community Break Areas



CATALYST FLOOR PLAN - LEVEL 3



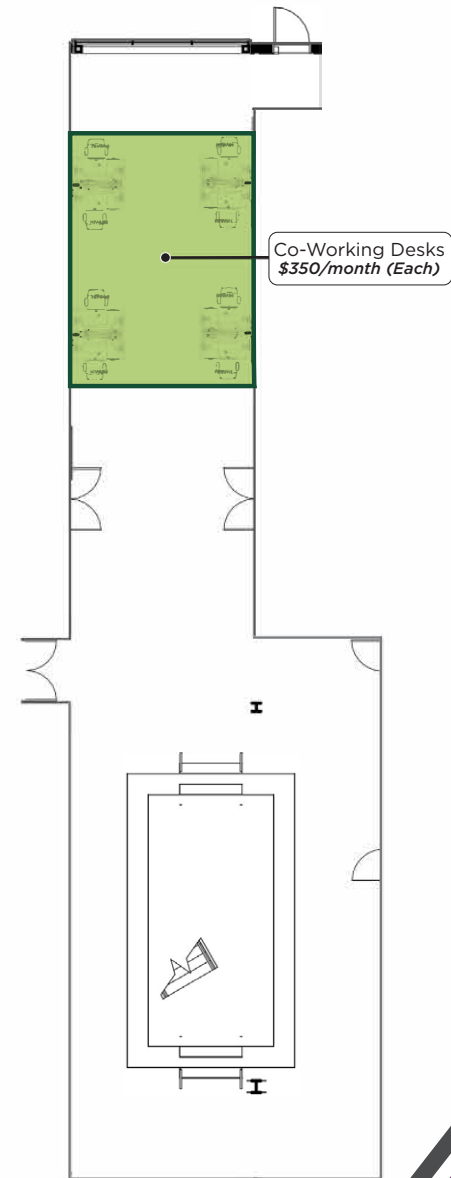
- Available Spec Space
- Common Areas
- Conference Rooms
- Phone Booths
- Boardroom



CATALYST FLOOR PLAN - CO-WORKING SPACES



- Co-Working Space
- Common Areas
- Conference Rooms
- Phone Booths



CATALYST FLOOR PLAN - CO-WORKING SPACES



BUILDING AMENITIES

Offering more than just desks and chairs, Catalyst is a place of innovation - where new ideas take shape. You'll have everything you need right on campus!



RESTAURANT/
COFFEE SHOP



ON-SITE SECURITY



EVENT HALL



WI-FI THROUGHOUT
CAMPUS



CO-WORKING
SPACE



EXECUTIVE
BOARD ROOM



FITNESS CENTER
WITH LOCKER ROOM
AND SHOWERS



CONFERENCE
SPACES



SECURE
BIKE STORAGE



COMMUNITY
AMENITIES



ON-SITE PARKING



OUTDOOR PLAZA

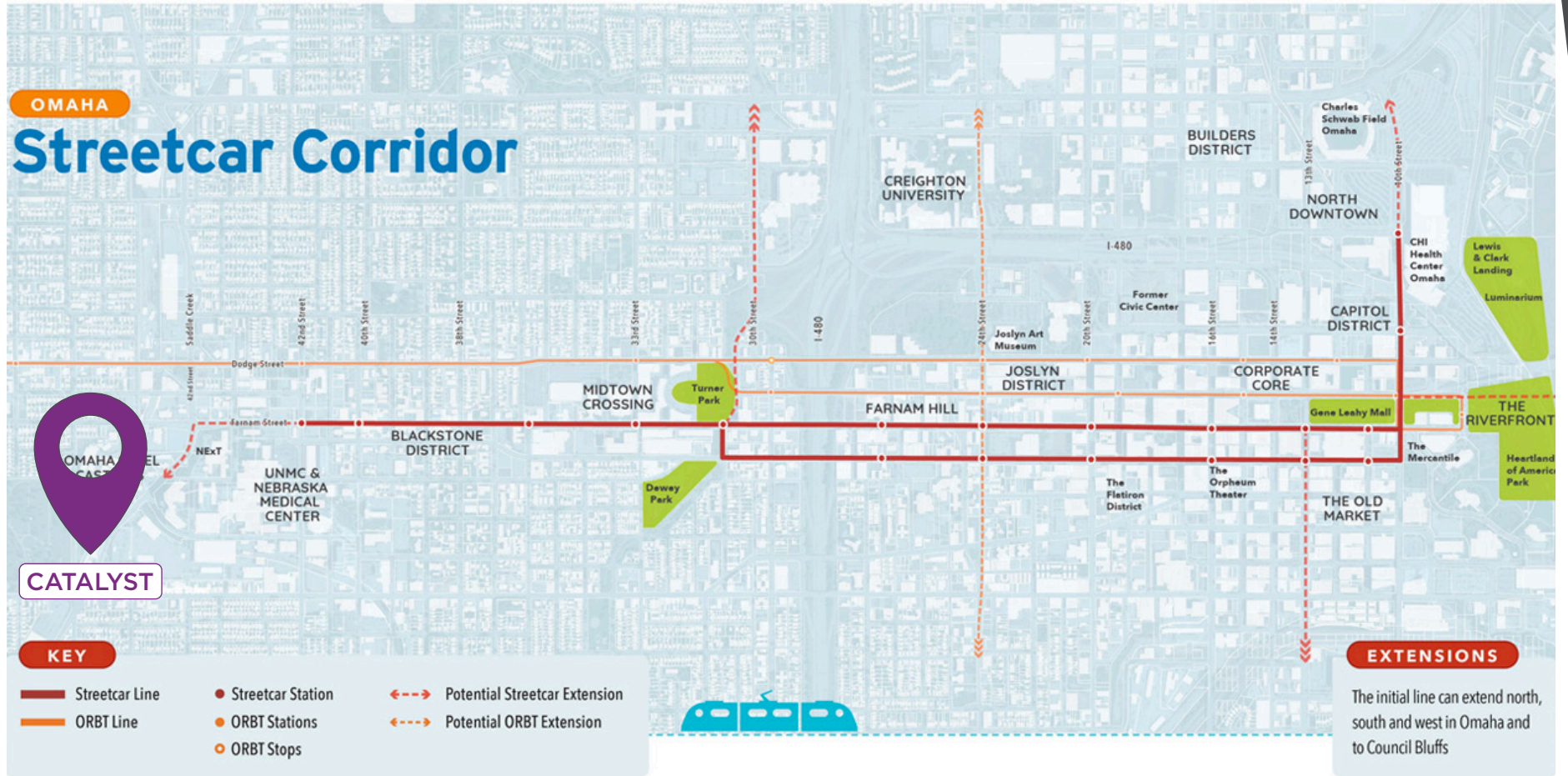




AREA MAP



PROPOSED OMAHA STREETCAR ROUTE





CONTACT INFORMATION

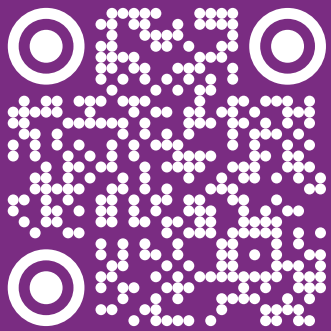
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For more in information on Catalyst, scan the QR code to view a more in depth marketing package.



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