



CATALYST

4601 CATALYST COURT | 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 January 2025.

BUILDING HIGHLIGHTS

170,000

TOTAL
BUILDING SF

JANUARY 2025

BUILDING
OPENING

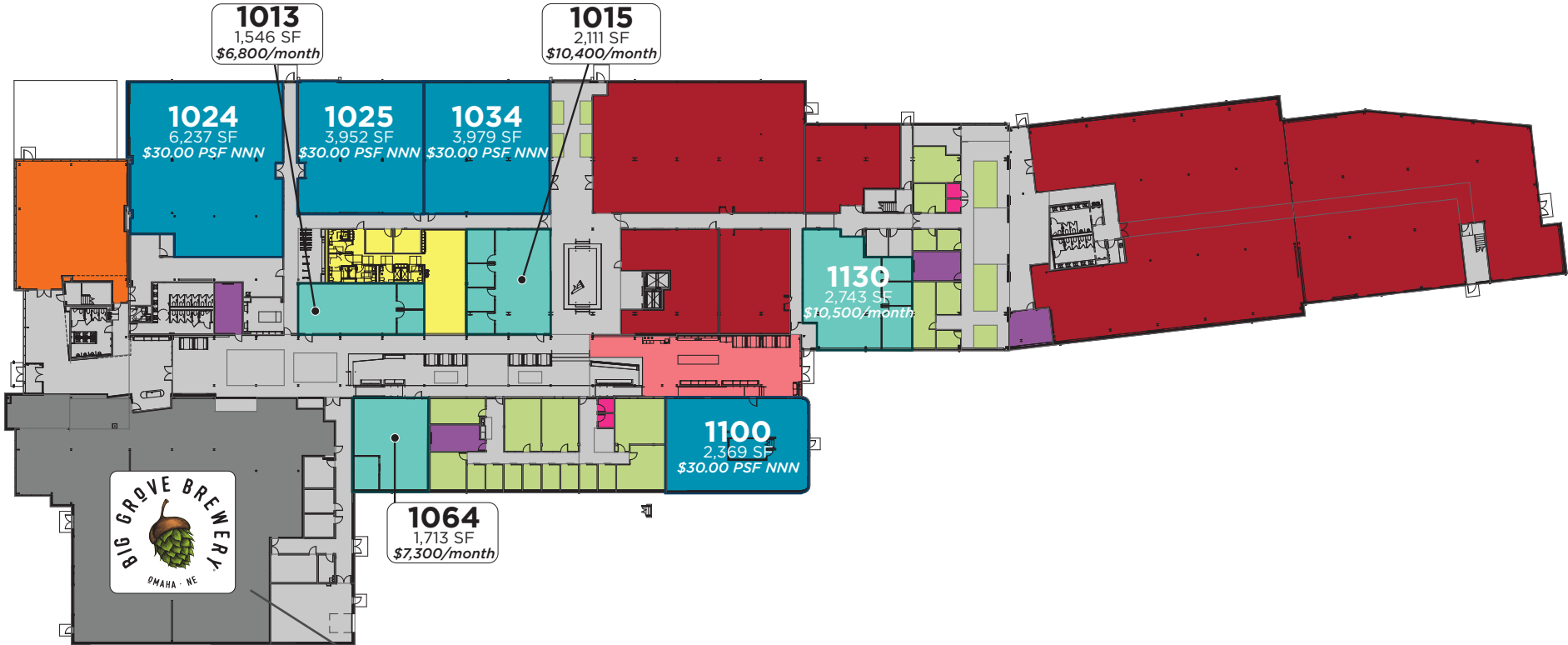
HISTORIC

ADAPTIVE REUSE
DEVELOPMENT

10,000 SF

OF ON-SITE
AMENITIES

CATALYST FLOOR PLAN - *LEVEL 1*



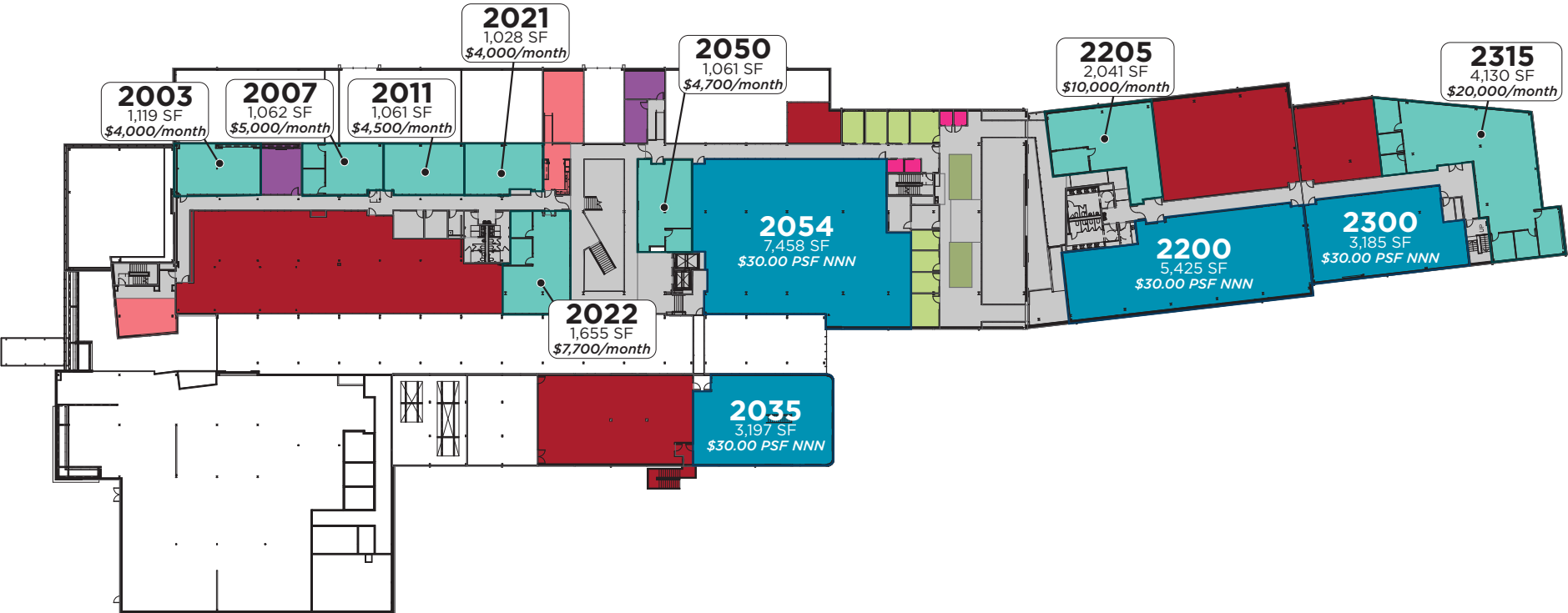
- Available Office Space
- Available Spec Space
- Leased Space
- Co-Working Space
- Common Areas
- Conference Rooms
- Fitness Center
- Event Center
- Phone Booths
- Community Break Areas



Scan to view
Big Grove Brewery's
website.



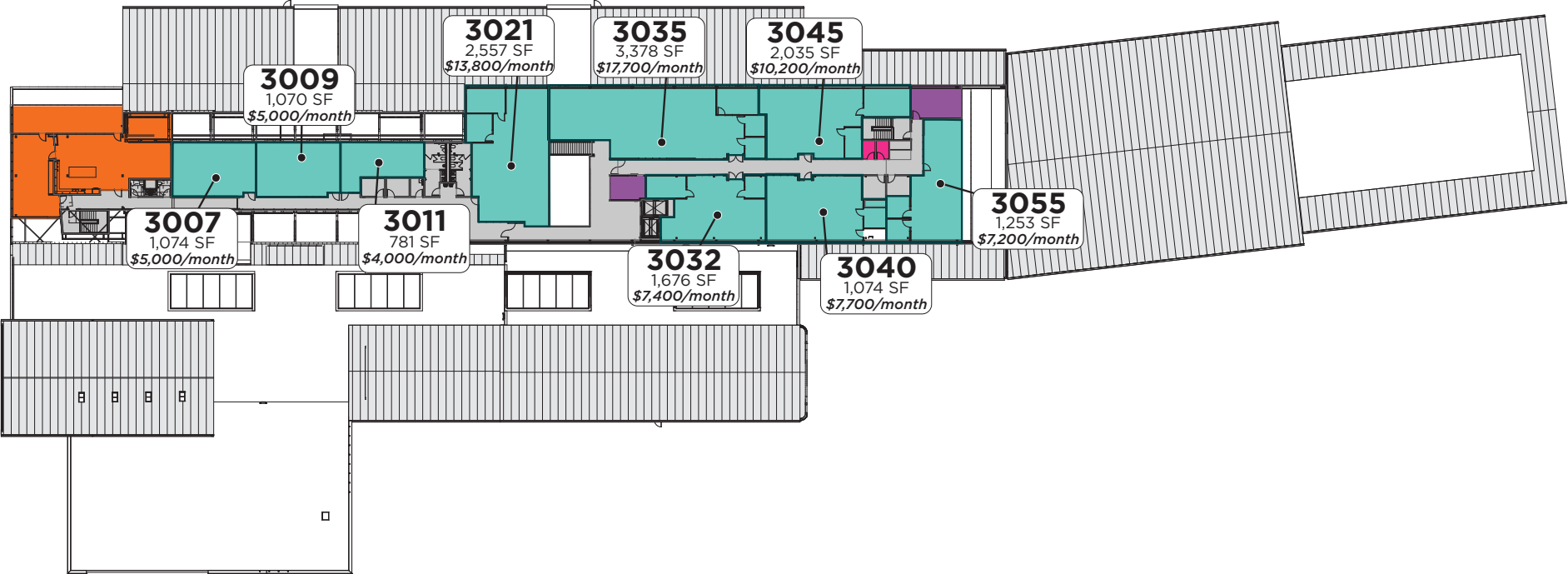
CATALYST FLOOR PLAN - LEVEL 2



- 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

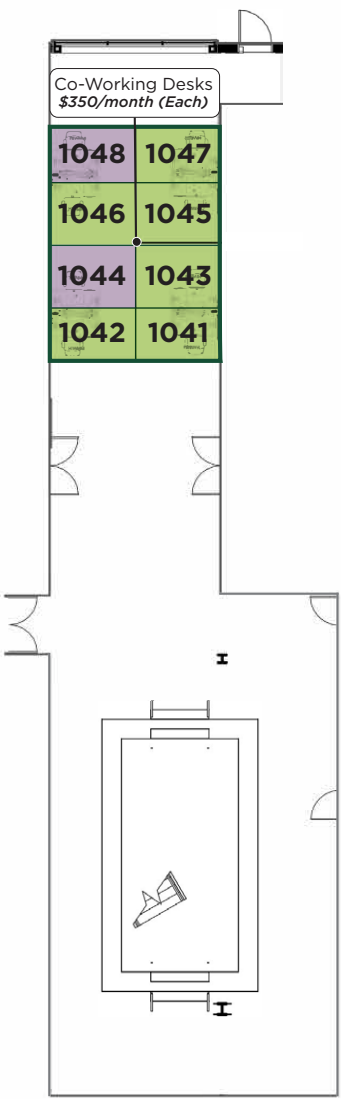


CATALYST FLOOR PLAN - CO-WORKING SPACES

FIRST FLOOR ATRIUM CO-WORKING

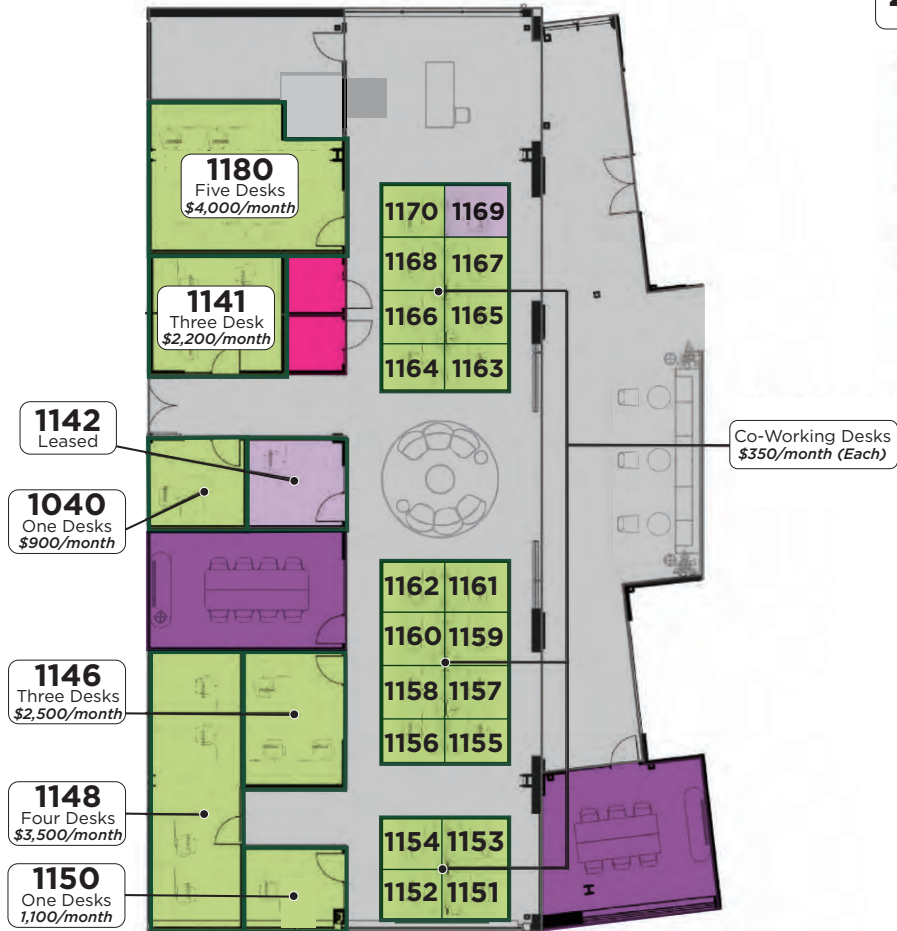


MONUMENT STAIR CO-WORKING



CATALYST FLOOR PLAN - CO-WORKING SPACES

FIRST FLOOR CRANE LOBBY



SECOND FLOOR CRANE LOBBY



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

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

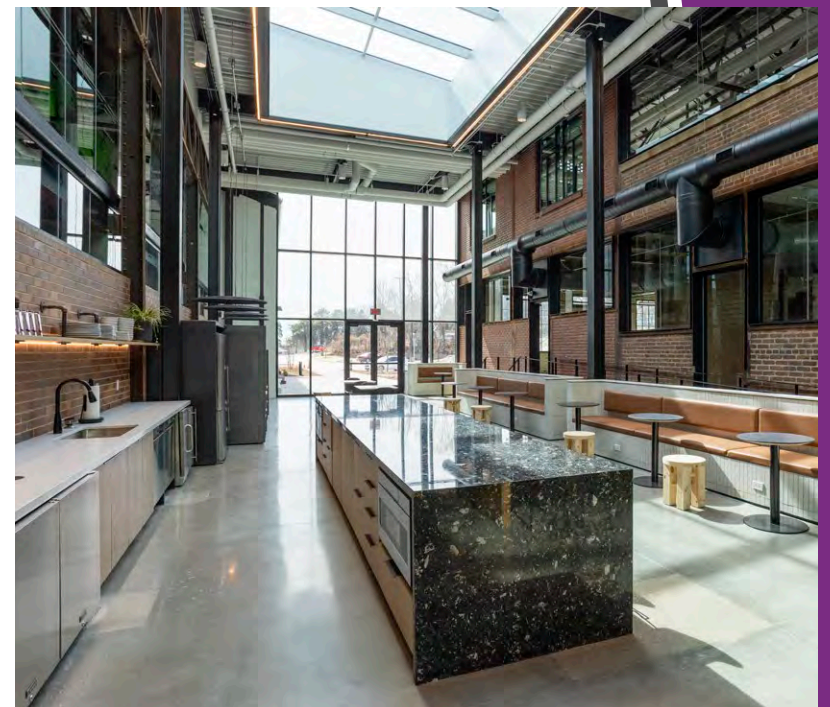


ON-SITE PARKING

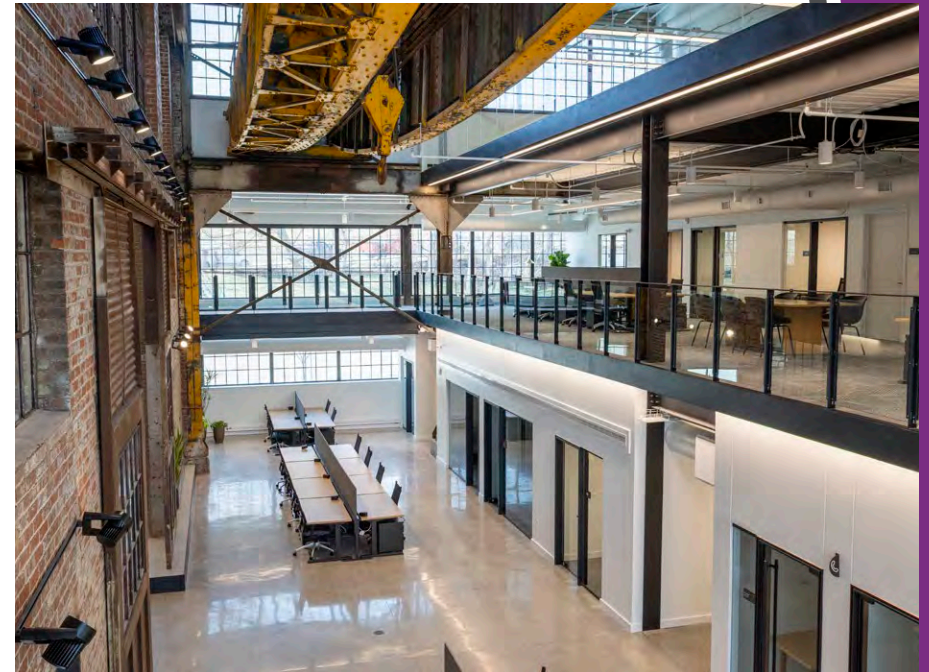


OUTDOOR PLAZA

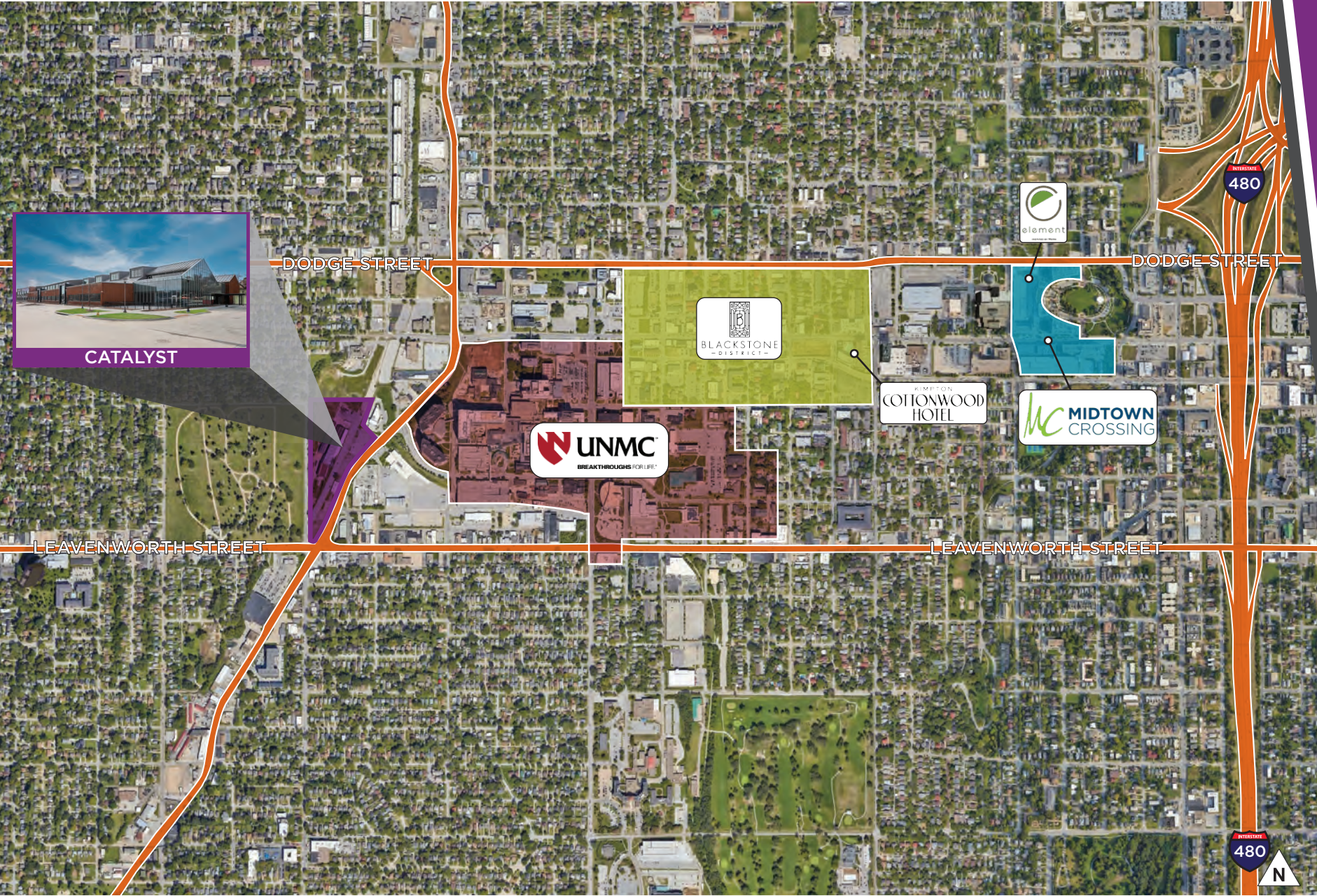




INTERIOR PHOTOS



AREA MAP



DISTRICT RENDERINGS



DISTRICT RENDERINGS

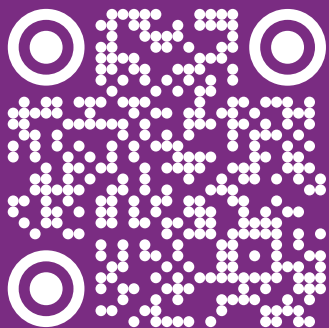


DISTRICT RENDERINGS



PROPOSED OMAHA STREETCAR ROUTE





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

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LEASING CONTACT INFORMATION

TJ Twit, Jr.

Executive Director of Investment Services
+1 402 548 4066
tj.twit@lundco.com

Dylan McCabe, CCIM

Associate
+1 402 548 4075
dylan.mccabe@lundco.com

COWORKING CONTACT INFORMATION

Corinne Warden

Community Manager
+1 402 215 0399
corinne.warden@lundco.com

450 Regency Parkway, Suite 200
Omaha, NE 68114
Main +1 402 393 8811
lundco.com

