



Hines



OMAHA, NEBRASKA







INDUSTRIAL SOUL. INNOVATIVE OFFICE.

Industrial warehouses have a certain soul. They are places of collaboration, creation, innovation. They embody entrepreneurship. T3 has all those characteristics, plus the efficiency and amenities of new construction. It is a vintage concept built new, a workplace designed for recruitment and retention of top talent, a place where cutting-edge innovators can find a home.







## SUSTAINABLE

Future innovation is founded on sustainability of our environment, and deeply ingrained in everything that Hines touches. We are dedicated to building LEED® certified projects, and T3 is no exception. With timber as the structural system of the project, T3 is one of the most environmentally friendly and sustainable building types.

Timber is a rapidly renewable resource. Modern heavy timbers are sourced from managed forests that utilize certified sustainable forestry practices.



T3's construction consists of using young trees versus old growth trees to sustain forestry practices



T3 will store 3,646 metric tons of carbon dioxide



T3 will take the equivalent of 996 cars off the road due to its wood construction

CO<sub>2</sub>

By using wood, T3 avoids 1,411 metric tons of carbon dioxide emissions

Numbers based on T3 Minneapolis



# OMAHA BUILDING AND SITE







# THE MERCANTILE

## Proposed Uses

**1 | MULTIFAMILY**  
**BRICKLINE**  
AT THE MERCANTILE

375 UNITS  
40K RETAIL

**T3 | OFFICE – OPTION A**  
225K

**T3 | OFFICE – OPTION B**  
225K

**2 | PAVILION**  
6–40K  
(FUTURE DEVELOPMENT SITE)

**3 | MULTIFAMILY**  
250–300 UNITS  
20K RETAIL  
(FUTURE DEVELOPMENT SITE)

**4 | CREATIVE OFFICE**  
200K  
(FUTURE DEVELOPMENT SITE)

**5 | CONDO**  
250 UNITS  
(FUTURE DEVELOPMENT SITE)





OPTION A - BUILDING PLAZA AND MAIN ENTRANCE LOOKING WEST ON HARNEY





OPTION A - BUILDING PLAZA AND MAIN ENTRANCE LOOKING EAST





OPTION A - BUILDING MAIN ENTRANCE





- 1. T3 Office
- 2. T3 Office Amenity Terrace
- 3. Gene Leahy Mall





OPTION B - PAVILION LOOKING NORTHWEST





OPTION B - BUILDING PLAZA AND MAIN ENTRANCE

















T3 WEST MINNEAPOLIS





# SURROUNDING AMENITIES







RESTAURANTS

- 1 13th Street Coffee Co
- 2 Addy's Sports Bar & Grill
- 3 Bangkok Kitchen
- 4 BARroom
- 5 Bird Shack Fried Chicken
- 6 Blatt Beer & Table
- 7 Block 16
- 8 Blue Sushi Sake Grill
- 9 Bob's Grill & Cafe
- 10 Brewery Town at the Collins
- 11 Brownie Bar Omaha
- 12 Cafe Postale
- 13 Churro Truck
- 14 Craft Sliders + Beer
- 15 Culprit Cafe & Bakery
- 16 Cumbia Diner
- 17 Dandelion Pop-Up
- 18 DJ's Dugout Sports Bar
- 19 Dolci
- 20 Doozy's Sub & Pizza Shop
- 21 Dynamite Woodfire Grill
- 22 Flavors
- 23 Gandolfos New York Deli
- 24 Gate 10 Sports Bar & Grill
- 25 Gather
- 26 Godega Market
- 27 Habitat Restaurant & Bar
- 28 Hardy Coffee Co.
- 29 Hiro 88
- 30 Howlin' Hounds Coffee
- 31 Ika San Ramen
- 32 Indian Bistro
- 33 J. Gilbert's
- 34 Jackson Street Tavern
- 35 Jams
- 36 Jimmy John's
- 37 Juice Stop
- 38 Kitchen Table
- 39 Le Bouillon
- 40 Lighthouse Pizza
- 41 Lula B's
- 42 Matsu Sushi
- 43 Monarch Restaurant
- 44 Mouth of the South
- 45 M's Pub
- 46 Nicola's

- 47 Nosh
- 48 Oasis Falafel
- 49 Omaha Prime
- 50 Omaha Tap House
- 51 Orsi's Italian Bakery & Pizzeria
- 52 Panda House
- 53 PepperJax Grill
- 54 Petit's Pastries
- 55 Phyl's Deli
- 56 Pickleman's
- 57 Plank
- 58 Poke Boba House
- 59 Saigon Surface
- 60 Scooter's Coffee
- 61 Shahi Omaha
- 62 Shucks Fish House
- 63 Society 1854
- 64 Sozo Coffeehouse
- 65 Spaghetti Works
- 66 Spencer's for Steaks
- 67 Stokes
- 68 Subway
- 69 Subway
- 70 Sullivan's Steakhouse
- 71 Table Grace Cafe
- 72 Ted & Wally's
- 73 The Bike Union and Coffee
- 74 The Bistro
- 75 The Boiler Room
- 76 The Burlington League
- 77 The District
- 78 The Old Mattress Factory Bar
- 79 The Verdict
- 80 Tokyo Sushi
- 81 Trini's
- 82 Twisted Fork Grill & Bar
- 83 Upstream Brewing Co
- 84 Urban Abbey
- 85 V. Mertz
- 86 Via Farina
- 87 Voodoo Taco
- 88 Wicked Jo's
- 89 Wilson & Washburn
- 90 Zinc
- 91 Zio's Pizza

HOTELS

- 1 Omaha Marriott Downtown

- 2 Courtyard Omaha Downtown
- 3 Embassy Suites by Hilton
- 4 MOXY Omaha Downtown (UC)
- 5 Hyatt Place Omaha Downtown
- 6 Residence Inn Omaha Down-
- 7 The Peregrine Omaha
- 8 Hilton Omaha
- 9 DoubleTree by Hilton Hotel
- 10 Hotel Indigo Omaha Down-
- 11 Hilton Garden Inn Omaha
- 12 The Farnam Autograph
- 13 Hotel Deco
- 14 Magnolia Omaha

THEATER & ARTS

- 1 Bemis Center for the Contem-
- 2 Holland Performing Arts
- 3 Hollywood Arcade Museum
- 4 Joslyn Art Museum
- 5 Kaneko
- 6 Omaha Children's Museum

SHOPPING

- 1 Artists' Cooperative Gallery
- 2 Boosted Dreamz Glass
- 3 CBD American Shaman Old
- 4 City Limits
- 5 Cubby's
- 6 DGX
- 7 Downtown Foodmart
- 8 Exclusive Kicks
- 9 Goldsmith Silversmith Inc
- 10 Hollywood Candy
- 11 Homer's Record Stores
- 12 Howard Street Wine Merchant
- 13 Images Of Nature
- 14 Imaginarium
- 15 Iron Décor & More
- 16 Juliet
- 17 Kampot Books Second Hand
- 18 Kum & Go
- 19 Looking Glass Cigars and
- 20 Made in Omaha
- 21 Matilde
- 22 Mid-City Jewelry & Loan
- 23 Moksha

- 24 Niche Old Market
- 25 Nielsen Violin Shop
- 26 Nouvelle Eve
- 27 Old Market Artists Gallery
- 28 Old Market Emporium
- 29 Old Market Sundries
- 30 Overland
- 31 Raygun
- 32 Rhylan Lang Bridal
- 33 S G Roi Tobacconist
- 34 Scout Dry Goods and Trade
- 35 Silo
- 36 Takechi's Jewelers
- 37 Tannenbaum Christmas Shop
- 38 The Imaginarium Super Store
- 39 The Lotus
- 40 The Passageway Gallery
- 41 Vinyl Cup Records
- 42 Workshop

NIGHT LIFE & ENTERTAINMENT

- 1 Bar 415
- 2 Barry O's
- 3 Beer Can Alley
- 4 Billy Frog's
- 5 Brickway Brewery & Distillery
- 6 Burdock + Bitters
- 7 Drastic Plastic Vinyl Lounge
- 8 Dubliner Pub
- 9 Eat the Worm
- 10 Flying Timber Axe Throwing
- 11 Harney Street Tavern
- 12 Havana Garage
- 13 Howard & Fine
- 14 JD Tucker's
- 15 Kros Strain Draftworks at
- 16 La Buvette Wine & Grocery
- 17 Laka Lono Rum Club
- 18 Mercury
- 19 Moe & Curly's
- 20 Mr. Toad
- 21 Parliament Pub
- 22 Rose & Crown Pub
- 23 T. Henery's Pub
- 24 The Berry & Rye
- 25 The Green Room
- 26 The Jewell

- RESTAURANTS
- HOTELS
- THEATER & ARTS
- SHOPPING
- NIGHT LIFE





## HEARTLAND OF AMERICA PARK

- 1** 8TH STREET EVENT PLAZA
- 2** SKATE KIOSK & RESTROOMS
- 3** SKATE RIBBON
- 4** FARNAM PROMENADE
- 5** FARNAM PIER
- 6** GREAT LAWN
- 7** BOCCE COURTS
- 8** LOUNGE GARDENS
- 9** THE BLUFF
- 10** PEDESTRIAN BRIDGE
- 11** RIVERFRONT PROMENADE
- 12** AMPHITHEATER
- 13** BOAT DOCK
- 14** RACING SLIDES
- 15** EXISTING PIER
- 16** EXISTING FOUNTAIN
- 17** PRAIRIE GARDENS
- 18** REVEGETATED RIVER'S EDGE

● See renderings on following pages





NEWLY REDEVELOPED GENE LEAHY MALL AT 13TH & FARNAM STREET





**#1 - 8TH STREET EVENT PLAZA**



**#3 - SKATE RIBBON**



**#4 - FARNAM PROMENADE**



**KIEWIT LUMINARIUM - SCIENCE & TECHNOLOGY MUSEUM**  
(Located within a 16-minute walking distance from The Mercantile)





OMAHA'S OLD MARKET - SHOPS, DINING, NIGHTLIFE, ENTERTAINMENT



# ON-SITE RETAIL AND MULTIFAMILY





BRICKLINE

AT THE MERCANTILE

HARNEY STREET & 10TH STREET





10TH STREET

FARNAM STREET

8TH STREET

HARNEY STREET

LIVE-WORK  
RESIDENTIAL

LEASING/  
AMENITY

AMENITY

RESIDENTIAL

RESIDENTIAL

CLUBROOM/  
FITNESS/  
AMENITY

RESIDENTIAL

AMENITY

MEMOIR

Châm Parg  
LANES

GHOST DONKEY

TUPELO HONEY

AVAILABLE  
RETAIL 2  
1,200 -  
3,772 SF

AVAILABLE  
FLEX OFFICE/RETAIL  
11,097 SF  
(CAN BE SUBDIVIDED)

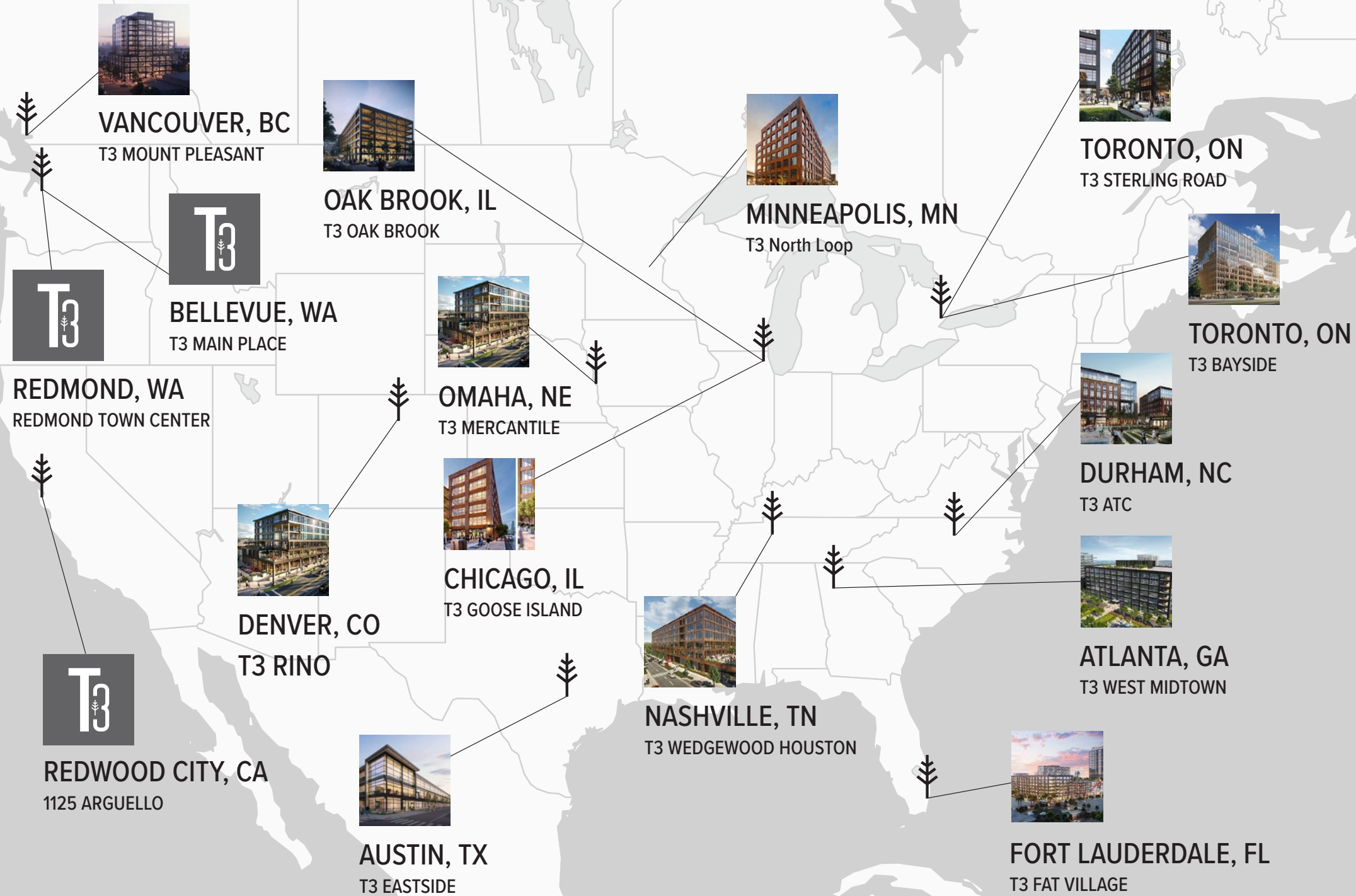


# T3 PORTFOLIO OF CURRENT AND UPCOMING LOCATIONS





T3 NORTH AMERICA LOCATIONS





## T3 CURRENT AND UPCOMING LOCATIONS

**T3 MT. PLEASANT**  
VANCOUVER, BRITISH  
COLUMBIA, CANADA



**T3 MINNEAPOLIS**  
MINNEAPOLIS, MN



**T3 BAYSIDE**  
TORONTO, ONTARIO, CANADA



**T3 STERLING ROAD**  
TORONTO, ONTARIO, CANADA



**T3 WEDGEWOOD  
HOUSTON**  
NASHVILLE, TN



**T3 ATC**  
DURHAM, NC



**T3 WEST MIDTOWN**  
ATLANTA, GA



**T3 GOOSE ISLAND**  
CHICAGO, IL



**T3 RINO**  
DENVER, CO



**T3 THE MERCANTILE**  
OMAHA, NE



**T3 DIAGONAL MAR**  
BARCELONA, SPAIN



**9 STEWART STREET**  
MELBOURNE, AUSTRALIA



**36 WELLINGTON STREET**  
MELBOURNE, AUSTRALIA





Hines is a privately owned global real estate investment, development and management firm, founded in 1957, with a presence in 240 cities in 27 countries and \$160.9 billion<sup>1</sup> of assets under management—\$81.7 billion<sup>2</sup> in assets for which Hines serves as investment manager and \$79.2 billion<sup>3</sup> representing more than 172.9 million square feet of assets for which Hines provides third-party property-level services.

Hines has 181 developments currently underway around the world, and historically, has developed, redeveloped or acquired 1,450 properties, totaling over 485 million square feet. The firm's current property and asset management portfolio includes 622 properties, representing over 256 million square feet. With extensive experience in investments across the risk spectrum and all property types, and a pioneering commitment to sustainability, Hines is one of the largest and most respected real estate organizations in the world.



# Hines

<sup>1</sup>Includes both the global Hines organization as well as RIA AUM as of December 31, 2020.

<sup>2</sup>AUM for which Hines serves as investment manager as of December 31, 2020.

<sup>3</sup>Includes 377 properties totaling more than 172.9 million square feet as of December 31, 2020.





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