



**Conceptual rendering for marketing purposes only.*



For lease

Office space available in
Omaha's Heartwood Preserve

5,842 SF

**147th Street & Canopy Avenue
Omaha, Nebraska 68154**

Property overview

Availability: 2nd floor: 5,842 SF

Lease rate: \$25.00 PSF NNN

- Building will be substantially complete by June 1st, 2026
- Building signage available
- Common balcony and conference room available for reservation at any time
- Abundant parking
- Nearby amenities for employees
- Easy access to Dodge Street

Conveniently located at the new Heartwood Preserve Development in Omaha, NE - one of America's largest mixed-use developments happening right now. This location is primed for capturing consumer cross-traffic with strong neighboring retail presence.

**Contact broker for
additional information**

jll.com/des-moines

Jones Lang LaSalle Brokerage, Inc.

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**Individuals on the listing team hold ownership in the building*



Floor plan



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Omaha's Heartwood Preserve



Notable tenants:



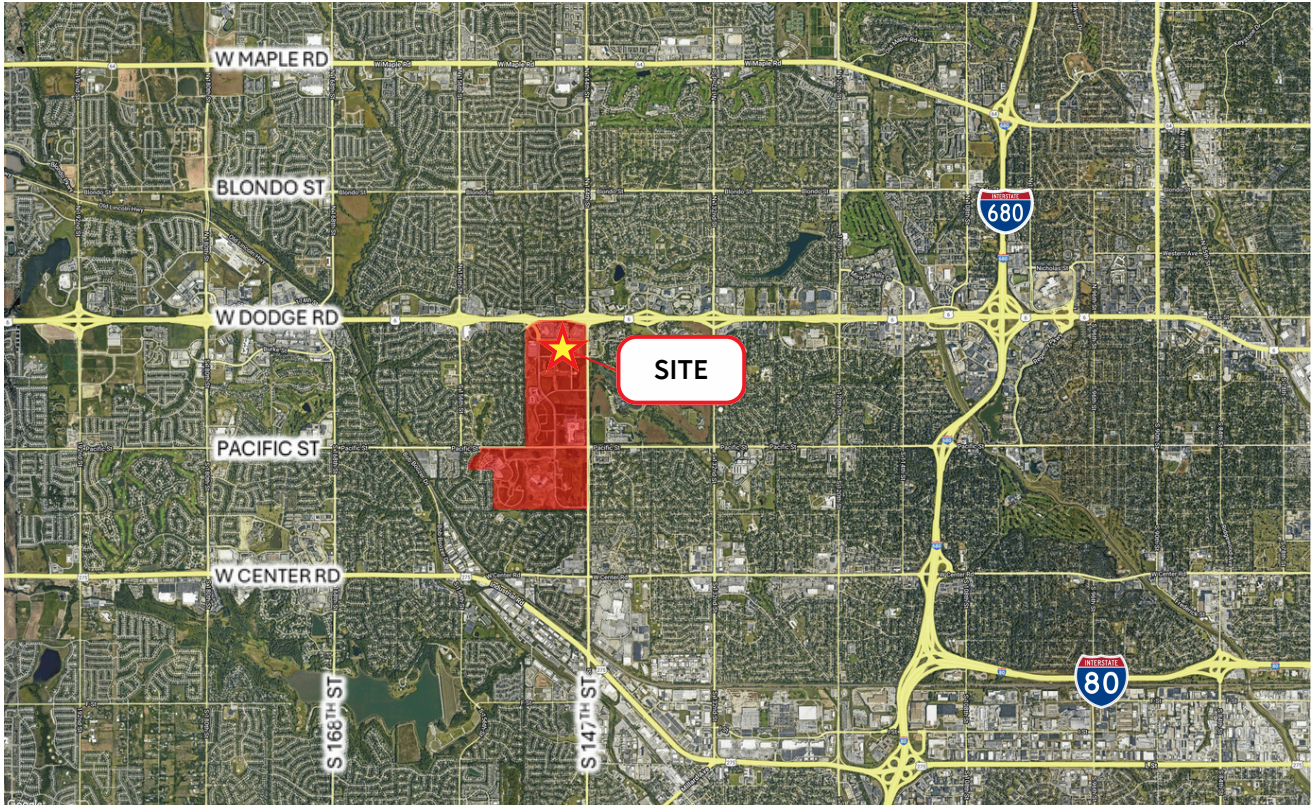
Coming in 2027:

Marriott International's Autograph Collection boutique hotel will debut at The Row, serving as the anchor establishment at Heartwood Preserve. Development has begun at The Residences of Heartwood Preserve - condos for pre-sale now!

Demographics	Radius of the Property		
	1-mile	3-miles	5-miles
Population	6,653	92,163	248,796
Daytime Population	14,542	117,522	263,076
Households	2,492	37,723	100,450
Avg Household Income	\$147,510	\$141,677	\$147,570

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