

CROSSROADS

OMAHA

LIFESTYLE-DRIVEN
OFFICE SPACES
IN THE HEART OF
EVERYTHING

72ND & DODGE
FOR SALE OR LEASE



Colliers

OFFICE SPACE DELIVERY SLATED FOR
PHASE I CROSSROADS OPENING





An Address That Means Business

Spanning 38 acres, the Crossroads District brings together office, retail, dining, hospitality, entertainment, and residential so that business, lifestyle, and culture can collide.

Featuring outdoor gathering spaces, lounge areas, and city-owned underground and surface parking, Crossroads will be a regional hub where inspiration and interaction converge with Central Omaha's vibrant culture and commerce. A place to connect, explore, and experience what's next.

Crossroads District

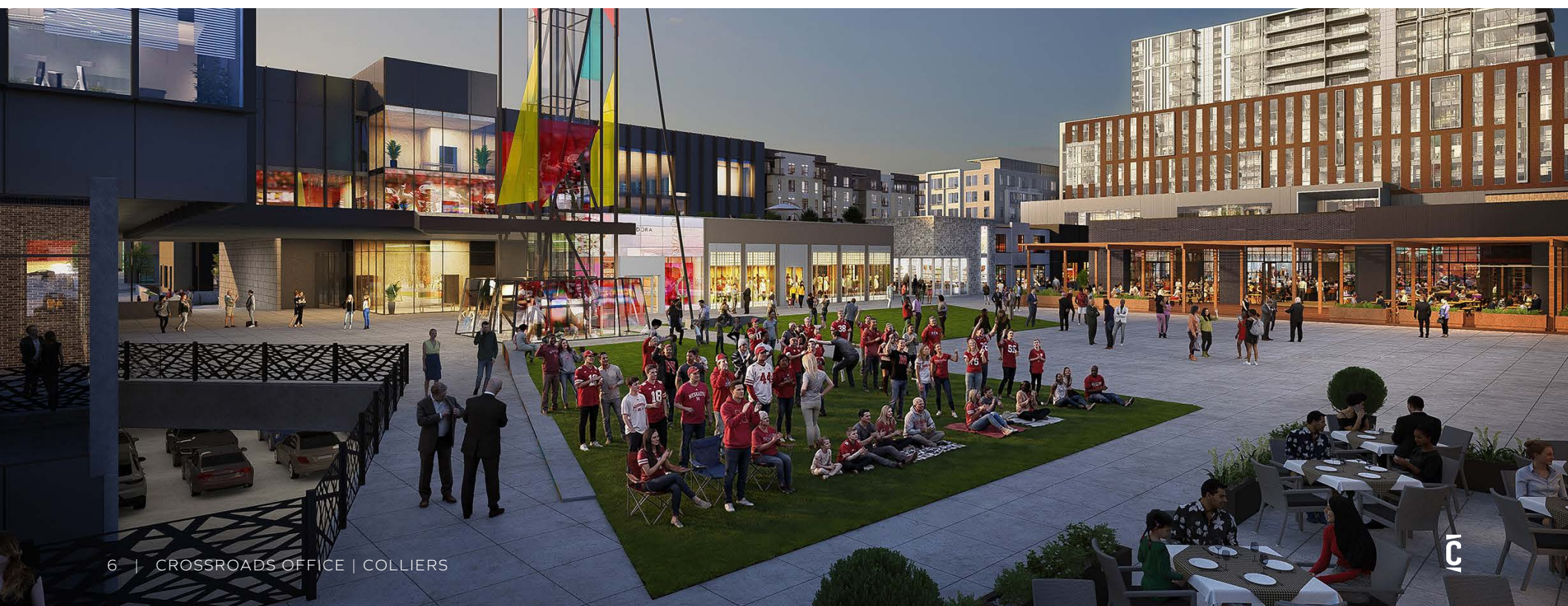
UP TO 100,000 SF AVAILABLE



An Office That Inspires

Work, meet, and unwind all in one place. Employees will have more than just a desk. They'll have a destination where work doesn't stop at the door. Attract, recruit, and retain top talent with an environment that fosters community and connection.

Office space to be available in Phase 1 opening of Crossroads.



Site Plan



The Heart of Everything

Sitting at the intersection of major industries, social hubs and 93,524 cars per day.



4

Fortune 500 Firms
w/ Omaha HQs



93,524

Estimated Average
Daily Traffic



1.01 M

Total Population



#2

Best Cities for Recent
College Graduates*

3 MINUTES
to UNO

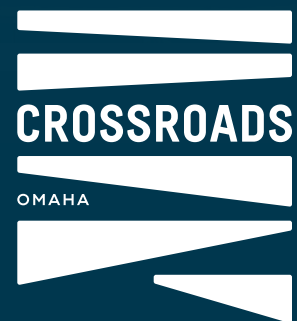
10 MINUTES
to Interstate 80

15 MINUTES
to Downtown

15 MINUTES
to Creighton

20 MINUTES
to Eppley Airfield

*Forbes 2026



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