



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

CO₂

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

Numbers based on T3 Minneapolis

OMAHA BUILDING AND 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		HOTELS		THEATER & ARTS		SHOPPING		NIGHT LIFE & ENTERTAINMENT	
1	13th Street Coffee Co	47	Nosh	2	Courtyard Omaha Downtown	24	Niche Old Market	1	Bar 415
2	Addy's Sports Bar & Grill	48	Oasis Falafel	3	Embassy Suites by Hilton	5	Brickway Brewery & Distillery	2	Barry O's
3	Bangkok Kitchen	49	Omaha Prime	4	MOXY Omaha Downtown (UC)	6	Burdock + Bitters	3	Beer Can Alley
4	BARroom	50	Omaha Tap House	5	Hyatt Place Omaha Downtown	7	Drastic Plastic Vinyl Lounge	4	Billy Frog's
5	Bird Shack Fried Chicken	51	Orsi's Italian Bakery & Pizzeria	6	Residence Inn Omaha Down-	8	Dubliner Pub	5	Brickway Brewery & Distillery
6	Blatt Beer & Table	52	Panda House	7	The Peregrine Omaha	9	Eat the Worm	6	Burdock + Bitters
7	Block 16	53	PepperJax Grill	8	Hilton Omaha	10	Flying Timber Axe Throwing	7	Drastic Plastic Vinyl Lounge
8	Blue Sushi Sake Grill	54	Petit's Pastries	9	DoubleTree by Hilton Hotel	11	Harney Street Tavern	8	Dubliner Pub
9	Bob's Grill & Cafe	55	Phyl's Deli	10	Hotel Indigo Omaha Down-	12	Havana Garage	9	Eat the Worm
10	Brewery Town at the Collins	56	Pickleman's	11	Hilton Garden Inn Omaha	13	Howard & Fine	10	Flying Timber Axe Throwing
11	Brownie Bar Omaha	57	Plank	12	The Farnam Autograph	14	JD Tucker's	11	Harney Street Tavern
12	Cafe Postale	58	Poke Boba House	13	Hotel Deco	15	Kros Strain Draftworks at	12	Havana Garage
13	Churro Truck	59	Saigon Surface	14	Magnolia Omaha	16	La Buvette Wine & Grocery	13	Howard & Fine
14	Craft Sliders + Beer	60	Scooter's Coffee	THEATER & ARTS		17	Laka Lono Rum Club	14	JD Tucker's
15	Culprit Cafe & Bakery	61	Shahi Omaha	1	Bemis Center for the Contem-	18	Mercury	15	Kros Strain Draftworks at
16	Cumbia Diner	62	Shucks Fish House	2	Holland Performing Arts	19	Moe & Curly's	16	La Buvette Wine & Grocery
17	Dandelion Pop-Up	63	Society 1854	3	Hollywood Arcade Museum	20	Mr. Toad	17	Laka Lono Rum Club
18	DJ's Dugout Sports Bar	64	Sozo Coffeehouse	4	Joslyn Art Museum	21	Parliament Pub	18	Mercury
19	Dolci	65	Spaghetti Works	5	Kaneko	22	Rose & Crown Pub	19	Moe & Curly's
20	Doozy's Sub & Pizza Shop	66	Spencer's for Steaks	6	Omaha Children's Museum	23	T. Henery's Pub	20	Mr. Toad
21	Dynamite Woodfire Grill	67	Stokes	THEATER & ARTS		24	The Berry & Rye	21	Parliament Pub
22	Flavors	68	Subway	7	Orpheum Theater	25	The Green Room	22	Rose & Crown Pub
23	Gandolfos New York Deli	69	Subway	8	Rose Theater	26	The Jewell	23	T. Henery's Pub
24	Gate 10 Sports Bar & Grill	70	Sullivan's Steakhouse	9	The Backline Comedy Theatre	SHOPPING		24	The Berry & Rye
25	Gather	71	Table Grace Cafe	1	Artists' Cooperative Gallery	1	Artists' Cooperative Gallery	25	The Green Room
26	Godega Market	72	Ted & Wally's	2	Boosted Dreamz Glass	2	Boosted Dreamz Glass	26	The Jewell
27	Habitat Restaurant & Bar	73	The Bike Union and Coffee	3	CBD American Shaman Old	3	CBD American Shaman Old	27	Old Market Artists Gallery
28	Hardy Coffee Co.	74	The Bistro	4	City Limits	4	City Limits	28	Old Market Emporium
29	Hiro 88	75	The Boiler Room	5	Cubby's	5	Cubby's	29	Old Market Sundries
30	Howlin' Hounds Coffee	76	The Burlington League	6	DGX	6	DGX	30	Overland
31	Ika San Ramen	77	The District	7	Downtown Foodmart	7	Downtown Foodmart	31	Raygun
32	Indian Bistro	78	The Old Mattress Factory Bar	8	Exclusive Kicks	8	Exclusive Kicks	32	Rhylan Lang Bridal
33	J. Gilbert's	79	The Verdict	9	Goldsmith Silversmith Inc	9	Goldsmith Silversmith Inc	33	S G Roi Tobacconist
34	Jackson Street Tavern	80	Tokyo Sushi	10	Hollywood Candy	10	Hollywood Candy	34	Scout Dry Goods and Trade
35	Jams	81	Trini's	11	Homer's Record Stores	11	Homer's Record Stores	35	Silo
36	Jimmy John's	82	Twisted Fork Grill & Bar	12	Howard Street Wine Merchant	12	Howard Street Wine Merchant	36	Takechi's Jewelers
37	Juice Stop	83	Upstream Brewing Co	13	Images Of Nature	13	Images Of Nature	37	Tannenbaum Christmas Shop
38	Kitchen Table	84	Urban Abbey	14	Imaginarium	14	Imaginarium	38	The Imaginarium Super Store
39	Le Bouillon	85	V. Mertz	15	Iron Décor & More	15	Iron Décor & More	39	The Lotus
40	Lighthouse Pizza	86	Via Farina	16	Juliet	16	Juliet	40	The Passageway Gallery
41	Lula B's	87	Voodoo Taco	17	Kampot Books Second Hand	17	Kampot Books Second Hand	41	Vinyl Cup Records
42	Matsu Sushi	88	Wicked Jo's	18	Kum & Go	18	Kum & Go	42	Workshop
43	Monarch Restaurant	89	Wilson & Washburn	19	Looking Glass Cigars and	19	Looking Glass Cigars and	NIGHT LIFE & ENTERTAINMENT	
44	Mouth of the South	90	Zinc	20	Made in Omaha	20	Made in Omaha	1	Bar 415
45	M's Pub	91	Zio's Pizza	21	Matilde	21	Matilde	2	Barry O's
46	Nicola's	HOTELS		22	Mid-City Jewelry & Loan	22	Mid-City Jewelry & Loan	3	Beer Can Alley
		1	Omaha Marriott Downtown	23	Moksha	23	Moksha	4	Billy Frog's



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

**PHASE 1
MULTIFAMILY**

**PHASE 2
MULTIFAMILY**



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

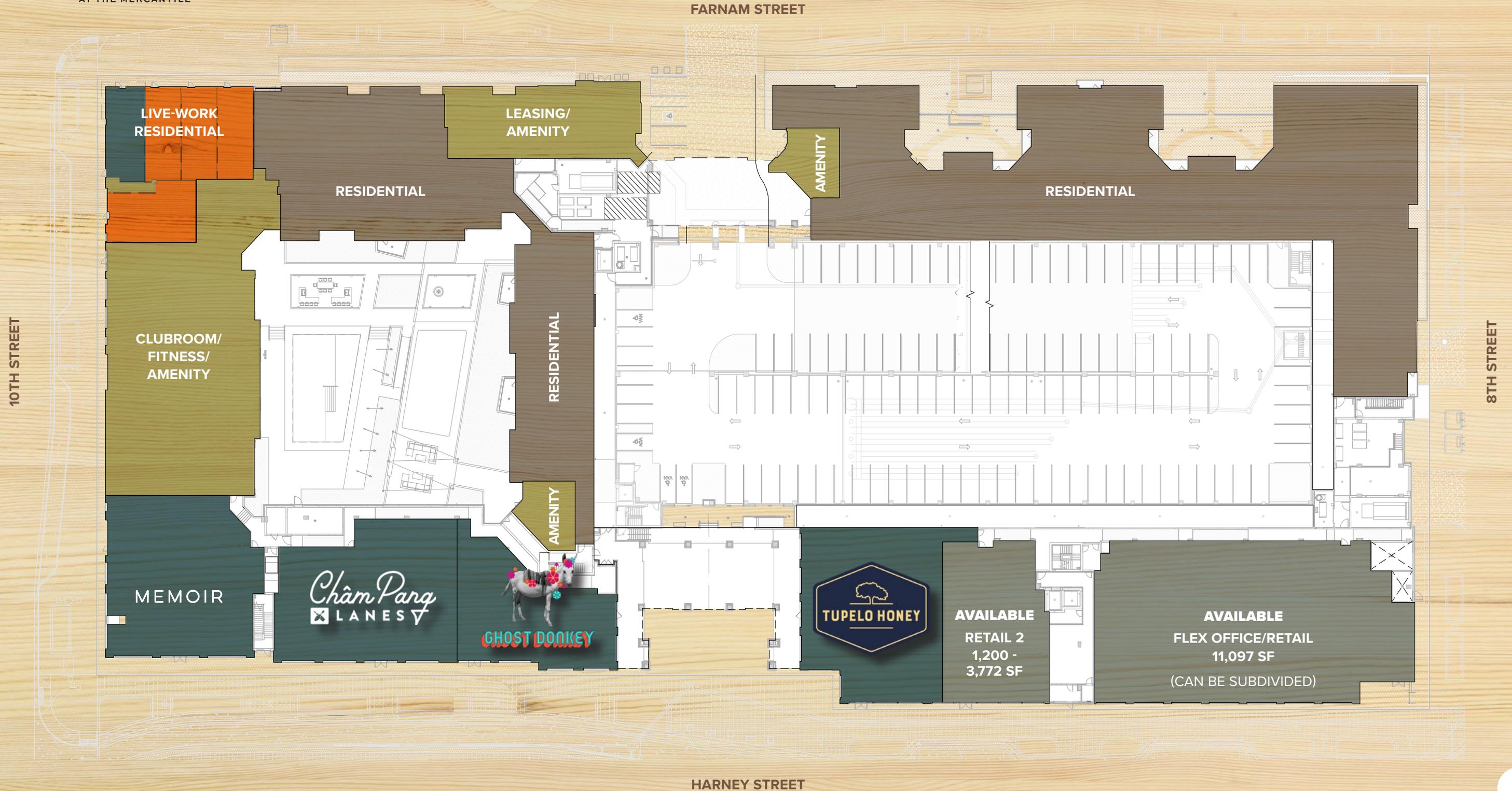
AT THE MERCANTILE

HARNEY STREET & 10TH STREET



BRICKLINE

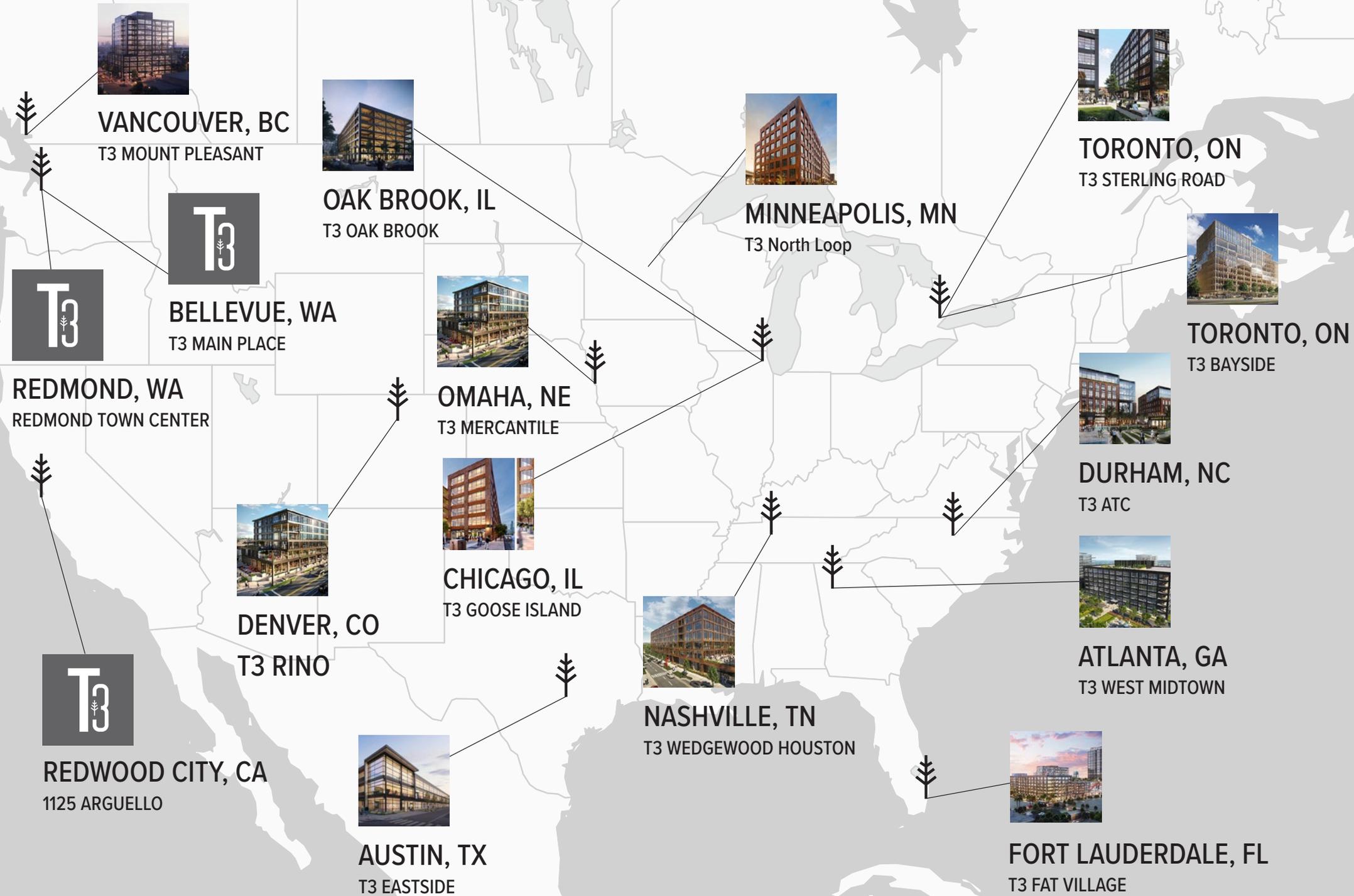
AT THE MERCANTILE



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 THE MERCANTILE
OMAHA, NE



T3 WEDGEWOOD HOUSTON
NASHVILLE, TN



T3 RINO
DENVER, CO



T3 GOOSE ISLAND
CHICAGO, IL



T3 ATC
DURHAM, NC



T3 WEST MIDTOWN
ATLANTA, GA



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 billion¹ of assets under management—\$81.7 billion² in assets for which Hines serves as investment manager and \$79.2 billion³ 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

¹Includes both the global Hines organization as well as RIA AUM as of December 31, 2020.
²AUM for which Hines serves as investment manager as of December 31, 2020.
³Includes 377 properties totaling more than 172.9 million square feet as of December 31, 2020.



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