

# 1218 Nicholas Street

Omaha, NE 68102



## PROPERTY DETAILS

Lease Rate	\$14.00 NNN
Total Available	46,250 SF
Min. Divisible	385 SF
Max. Contiguous	46,250 SF
Building Size	185,000 SF
Year Built/Reno.	2020
Zoning	Retail
No. of Floors	4
Total Site Area	51,680 SF

## DESCRIPTION

The Ashton is in the heart of Millwork Commons - a neighborhood blending the authenticity of the city's industrial roots with vitality of today's innovators & creators. The most dynamic retail environment in the city. Office floor plates of over 46,000 square feet.



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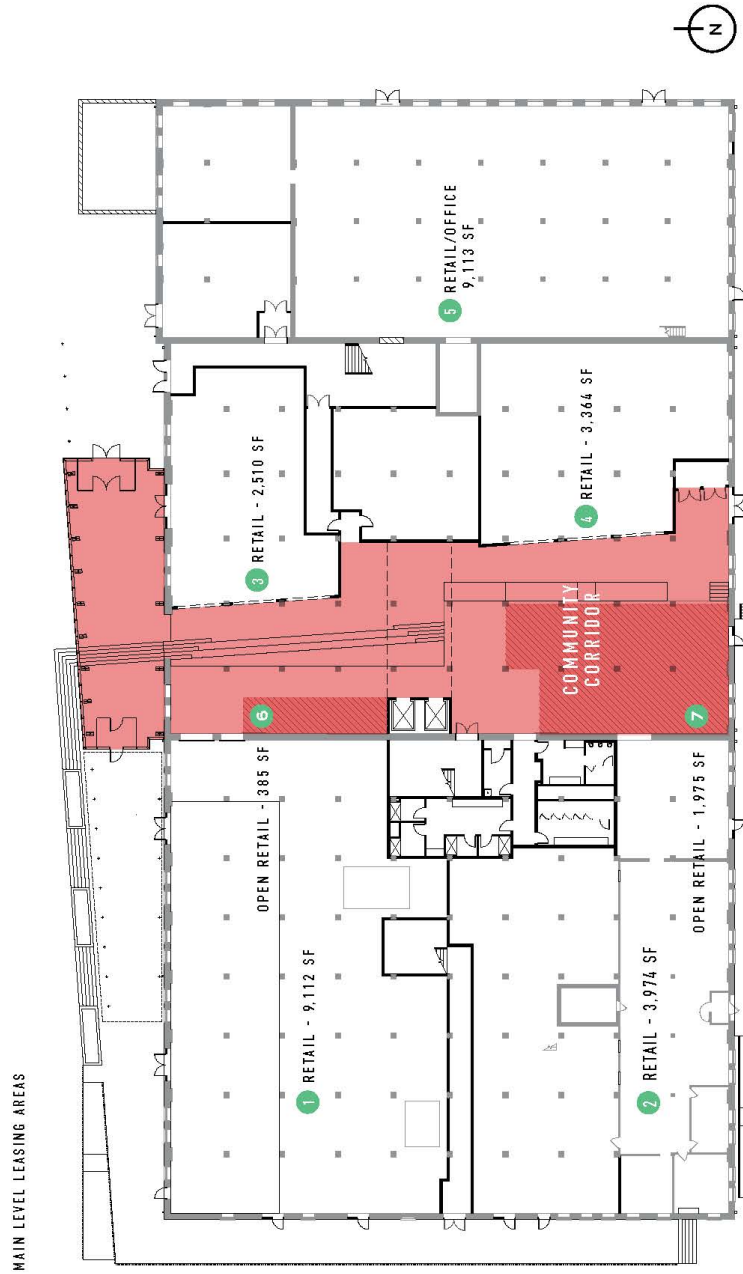


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## FLOORPLAN



- 1 RETAIL - 9,112 SF**  
Likely prime retail location due to existing overhead door locations, frontage on Mastercraft entry path with patio access and potential frontage into community corridor; can be subdivided.
- 2 RETAIL - 3,974 SF**  
Existing historic office space and adjacent areas; exterior frontage is somewhat limited due to elevated floor.
- 3 RETAIL - 2,510 SF**  
Adjacent to community corridor and primary office entry with some exterior frontage.
- 4 RETAIL - 3,364 SF**  
Adjacent to community corridor and south building entrance with some exterior frontage.
- 5 RETAIL/OFFICE - 9,113 SF**  
On-grade entry opportunities at the bulk of the perimeter and lots of light; can be subdivided
- 6 OPEN RETAIL - 385 SF**
- 7 OPEN RETAIL - 1,975 SF**  
Small bay retail to activate lobby entry; can be flexible in actual footprint and location.