



CUSHMAN &
WAKEFIELD

LUND
COMPANY

NICHOL | flats

NICHOL FLATS

1015 N. 16TH STREET
OMAHA, NE 68102

Available For Lease
\$12.00 - \$15.00 PSF NNN



PROPERTY HIGHLIGHTS

First floor retail or office space available with multi-family units above. The newly developed North Downtown area features hotels, residential spaces, Charles Schwab Field, and the CHI Health Center Arena. This location is just a few blocks from the Makershoo District, Millwork Commons, and Creighton University Campus. The space is ready for tenant improvements.

HIGHLIGHTS/

- Lease Rate: \$12.00 - \$15.00 PSF
- Available SF: 6,370 SF
- Total Building Size: 40,075 SF
- Year Built: 2016
- Elevators: Two (2)
- Clearance Height: 9'
- Total Site Area: .92 AC
- Zoning: CBD-ACI-1(PL)



AERIAL MAP



SITE

Fairfield
BY MARRIOTT



OMAHA
DESIGN
CENTER



HOMESWOOD
SUITES
HOTEL



CUMING STREET



CUMING STREET

CAMBRIA®
hotels

HOOK
& LINE

charles SCHWAB field
OMAHA

Creighton
UNIVERSITY

2025 Enrollment: 8,838

Z/P
LINE
BREWING CO.

Kiewit

SLOWDOWN



CHI Health Center
OMAHA

Hilton
HOTELS & RESORTS





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