



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 Makershood 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: <u>2016</u>

• Elevators: Two (2)

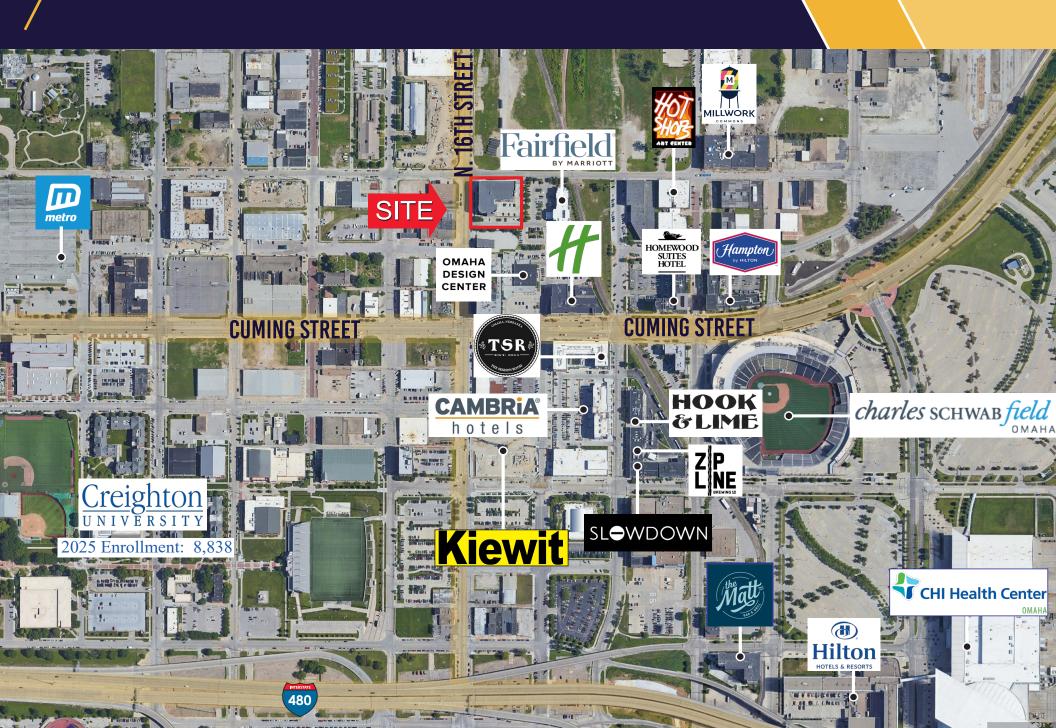
• Clearance Height: 9'

• Total Site Area: .92 AC

• Zoning: CBD-ACI-1(PL)



ÁERIAL MAP





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