

ORCHARD & WILHELM



1113 NICHOLAS STREET | OMAHA, NE
24,000 SF



OFFICE & RETAIL | FOR LEASE | NORTH DOWNTOWN



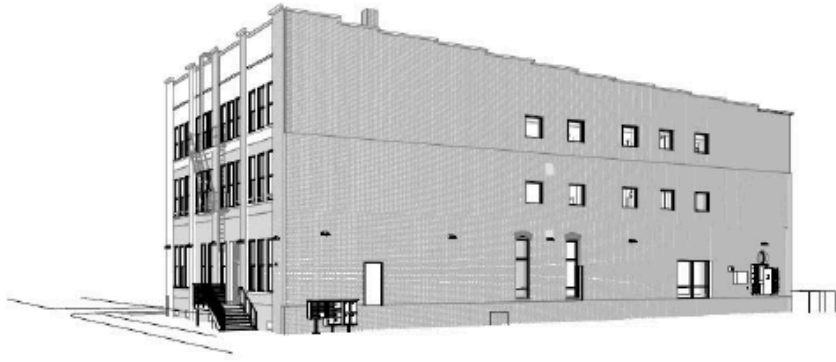
CYDNEY FRANKLIN
cfranklin@pjmorgan.com
402-210-3385



REGI POWELL
rpowell@pjmorgan.com
402-885-9929



PJ MORGAN
REAL ESTATE



LOOKING SE FROM NICHOLAS & 12TH



LOOKING N FROM IZARD



LOOKING SW FROM NICHOLAS



PROPERTY DETAILS

RENT	\$20/SF
NNN	TBD
SF AVAILABLE	24,000
BUILDING CLASS	Office

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DESCRIPTION

Built in 1892, the Orchard & Wilhelm warehouse is the oldest building still standing in the Millwork Commons neighborhood, formerly known as the Nicholas Street Historic District. Located near the intersection of 12th & Nicholas Streets, the building is only steps from the Charles Schwab Field, home of the annual College World Series, the new Millwork Hotel and the new NOVA mixed-used apartments/retail development.

Ideal for a small or a large-scale office user, a cafe operator, or a creative, flex-space user (2,000 s.f. minimum divisible). Orchard & Wilhelm contains a total of 24,000 lease-able square feet over three floors and has a state historic designation.



BUILDING INFORMATION

BUILDING SIZE	24,000 SF
MIN DIVISIBLE	2,000 SF
MAX CONTIGUOUS	24,000 SF
NUMBER OF FLOORS	3
YEAR BUILT	1892

ADDITIONAL INFORMATION

ZONING	CBD
NUMBER OF ACRES	0.21

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PARKING & TRANSPORTATION

PARKING TYPE	Off-Street/Public Garage
TRAFFIC COUNT	13,838

PROPERTY & LOCATION HIGHLIGHTS

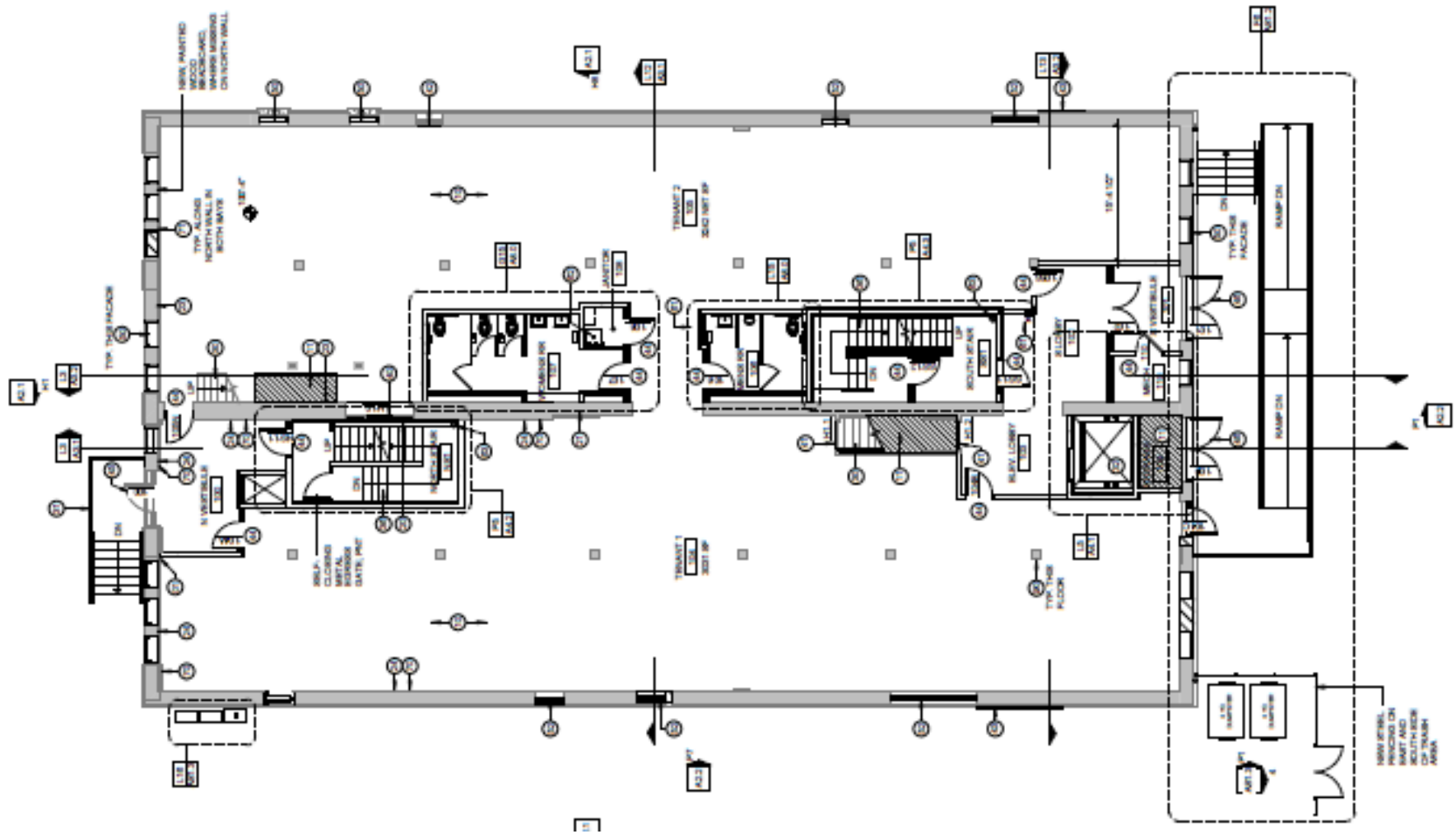
- 24,000 sf historic building renovation just steps from the Schwab CWS baseball stadium
- Across the street from the new Millwork Hotel
- Neighbors the new NOVA mixed-use apartment/retail development

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES
TOTAL POPULATION	57,786	252,902
AVERAGE AGE	32.6	36.2

HOUSEHOLDS	1 MILE	5 MILES
TOTAL HOUSEHOLDS	24,340	100,043
AVERAGE HH INCOME	\$62,365	\$67,424
AVERAGE HH VALUE	\$155,500	\$152,302

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FIRST FLOOR

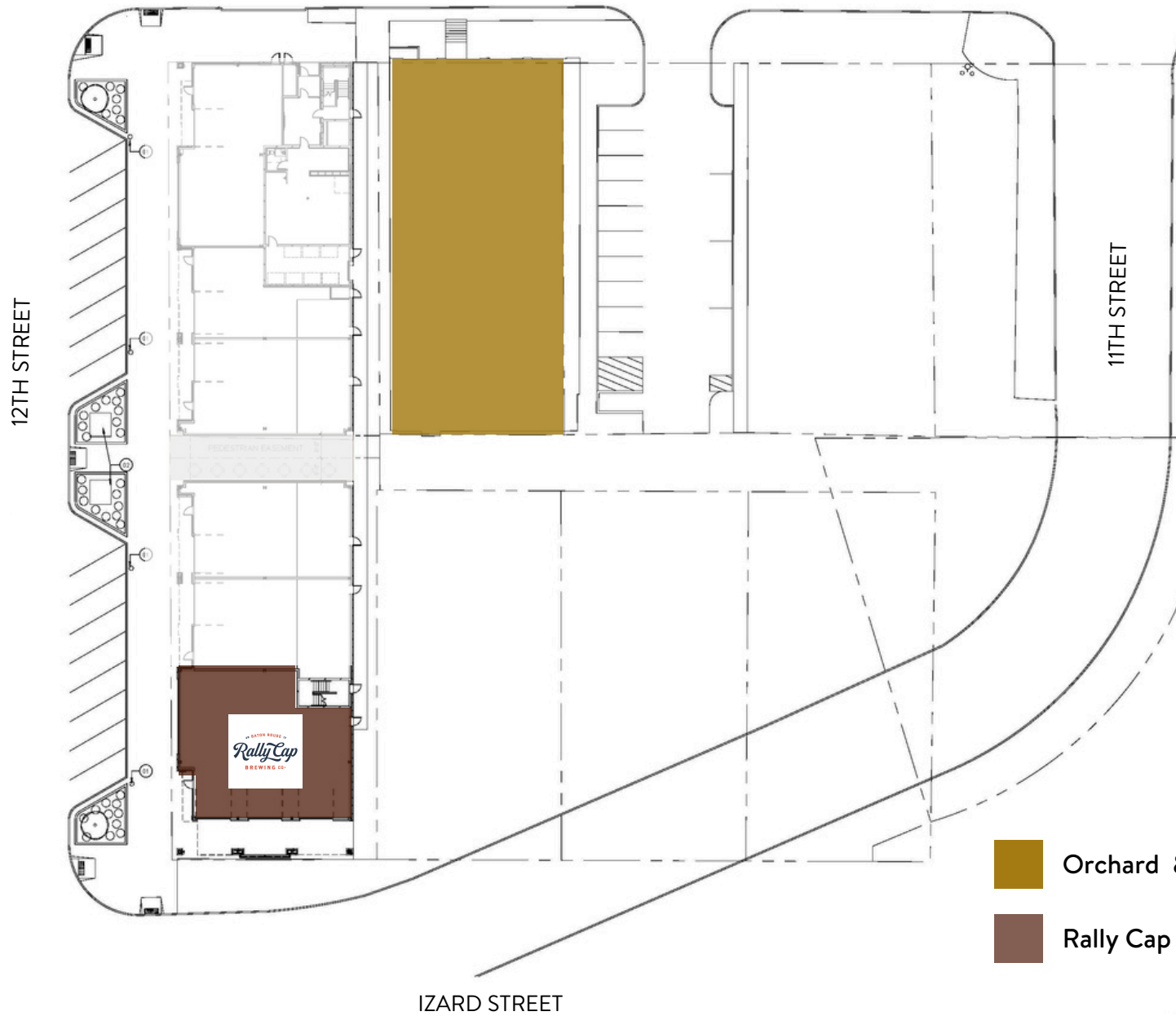
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THIRD FLOOR

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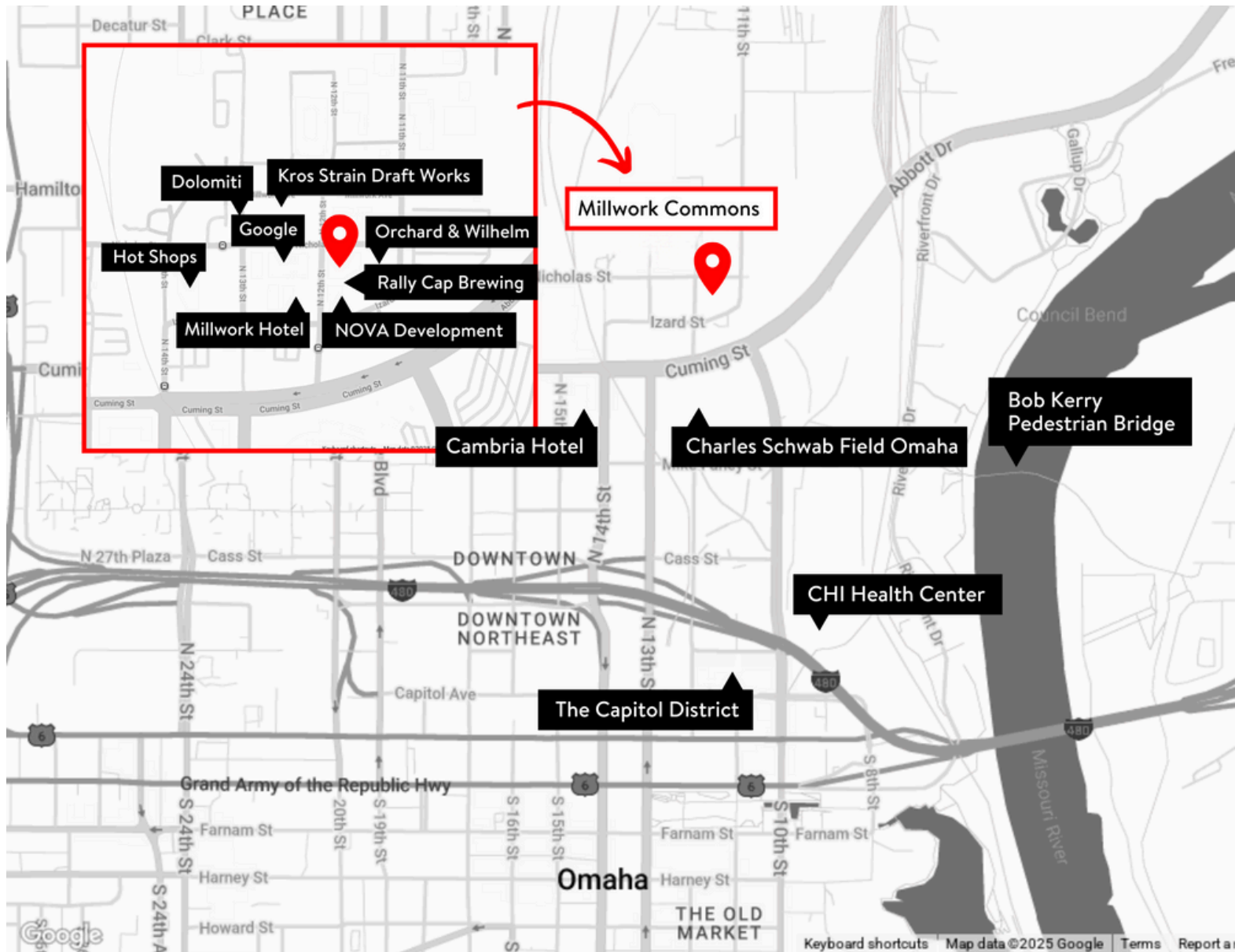
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- Orchard & Wilhelm | 2,000-24,000 SF
- Rally Cap Brewing

PLOT PLAN

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AREA BUSINESSES

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