



**MILLWORK**

**COMMONS**

# Millwork Commons

## WHAT WE VALUE

Diversity, Equity  
& Inclusion

Community

Collaboration

Innovation

Opportunity to Lead Change

Sustainability

Design

Authenticity

Building on the energy and momentum of a bustling downtown, Millwork Commons is set to become one of Omaha's most vibrant neighborhoods, blending the authenticity of the city's industrial roots with the vitality of today's innovators and creators.

Blocks away from cultural hot-spots and event venues like Slowdown, Film Streams and TD Ameritrade Park (home of the College World Series), Millwork Commons is designed to be a hub for technology, design, arts, cultural and community-focused institutions, and individuals looking for an unparalleled and inspiring environment in Omaha.

The neighborhood celebrates Omaha's past through the revitalization of historic 20th-century brick buildings, while folding in modern, new construction that will create layers of visual interest and activity for office users, residents, retailers, and travelers alike.

Building on a passion for art and travel, and taking cues from places like Chicago's Fulton Market District and Denver's RiNo District, the vision for Millwork Commons

includes a lively public realm characterized by activated streetscapes and green areas, plazas and patios, and public art. Thoughtfully designed mixed-use buildings will feature dynamic and flexible office and retail space curated to include the attractions and services today's professionals want and need. Millwork Commons will be a neighborhood that begs one to dream and embrace change while respecting the past.

Living spaces – including apartments and townhomes - will be woven into the district offering residents a walkable, charming, and vibrant neighborhood to call home. At their doorstep residents will find outlets for creativity, music, and dining in ways they won't find in any other neighborhood.

This neighborhood has been known for innovation since the first bricks were laid over 130 years ago. And it will continue to be an authentic blend of innovators, creators, and residents that help build the fabric of our community. Phase I opens in 2020 with additional development occurring over the next several years.

DEVELOPED  
BY



olsson®





# Location. Location. Location.

Blocks from some of Omaha's most energetic arts, culture and entertainment destinations, Millwork Commons serves as a gateway to the city. The neighborhood sits less than seven minutes from Omaha Eppley Airfield, and a short bike ride away from the charming Old Market neighborhood, the exciting development happening along the Riverfront, and the hustle and bustle of Downtown Omaha.



## **INNOVATIVE OFFICE SPACE**

The neighborhood is already home to some big thinkers: from architecture and design firms, to artists and nonprofits, and it's the new home of Kiewit, Metropolitan Community College Code School, Patreon and Flywheel.

## **ARTS + CULTURE VENUES**

Slowdown music venue, Hot Shops Art Center, Film Streams independent movie theater, Omaha Design Center (home to Omaha Fashion Week) are all in walking distance!

## **LIVING + VISITING**

With several apartment buildings and hotels in the area, there are plenty of places for residents and visitors to rest their heads.

## **DINING + ENTERTAINMENT**

Whether catching a game at TD Ameritrade Park, a concert at the CHI Health Center, or a beer at Zipline Brewery, there are plenty of entertainment options in the district with many more in the works.

## **EDUCATION**

With Creighton University seven blocks away, and just minutes from Metropolitan Community College and UNO, the neighborhood is an energetic hub for life-long learning and collaboration.

## **OUTDOOR SPACE**

Just a short bike ride or walk to the exciting planned Riverfront development and the Old Market, there are plenty of spaces to enjoy the city's natural beauty.



# District Plan

## **A** MILLWORK AVENUE

A new street designed to accommodate events and festivals. Think concerts, Hutchfest, markets, and more.

## **B** NEW 10TH STREET ENTRY

A new gateway into the neighborhood.

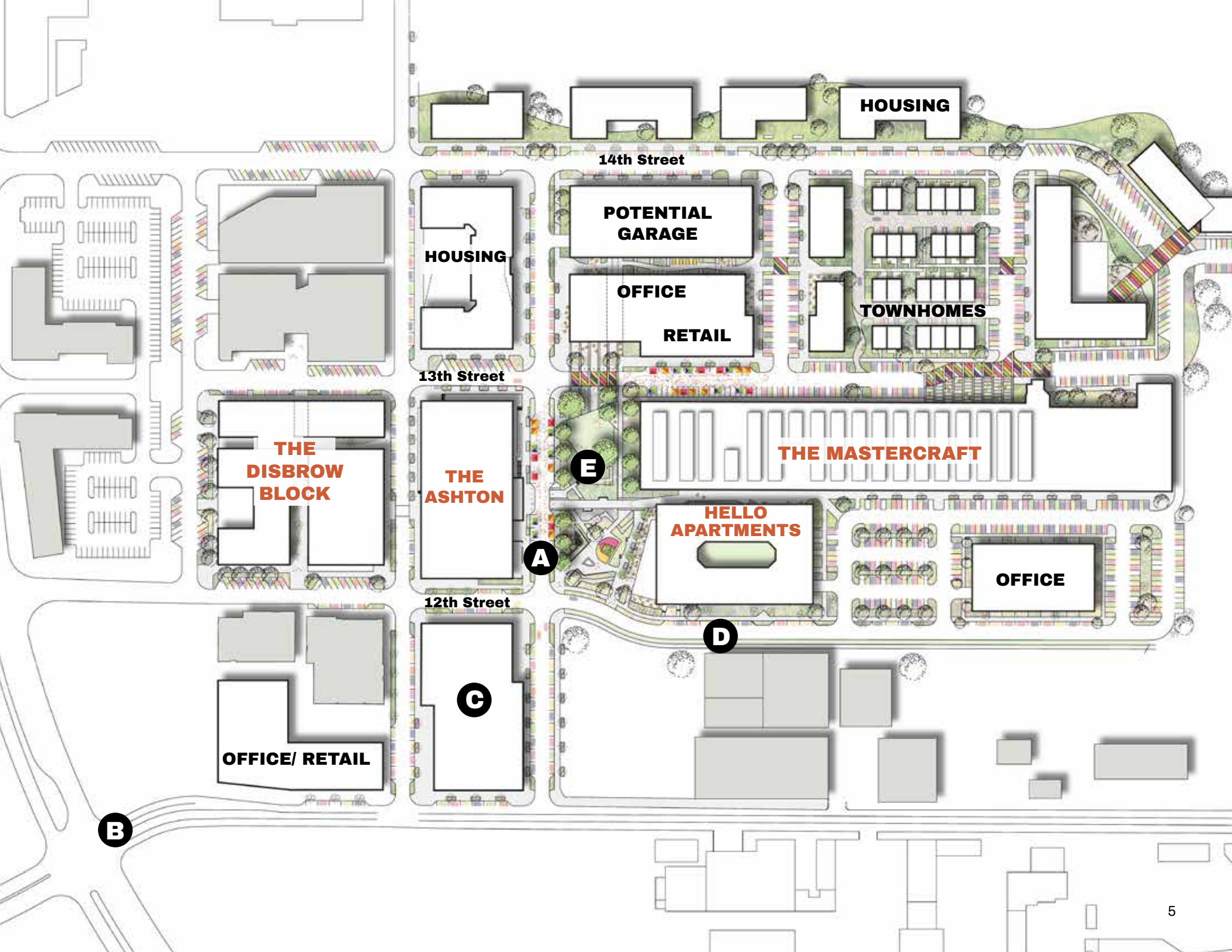
## **C** STRUCTURED PARKING

Over 600 stalls.

## **D** 12TH STREET REOPENING

## **E** PARK & GREEN SPACE

Millwork Commons will include an extensive green space network distributed throughout the neighborhood.



**HOUSING**

14th Street

**POTENTIAL GARAGE**

**HOUSING**

**OFFICE**

**RETAIL**

**TOWNHOMES**

13th Street

**THE DISBROW BLOCK**

**THE ASHTON**

**THE MASTERCRAFT**

**HELLO APARTMENTS**

**OFFICE**

12th Street

**OFFICE/ RETAIL**

**C**

**D**

**E**

**B**

# District Timeline

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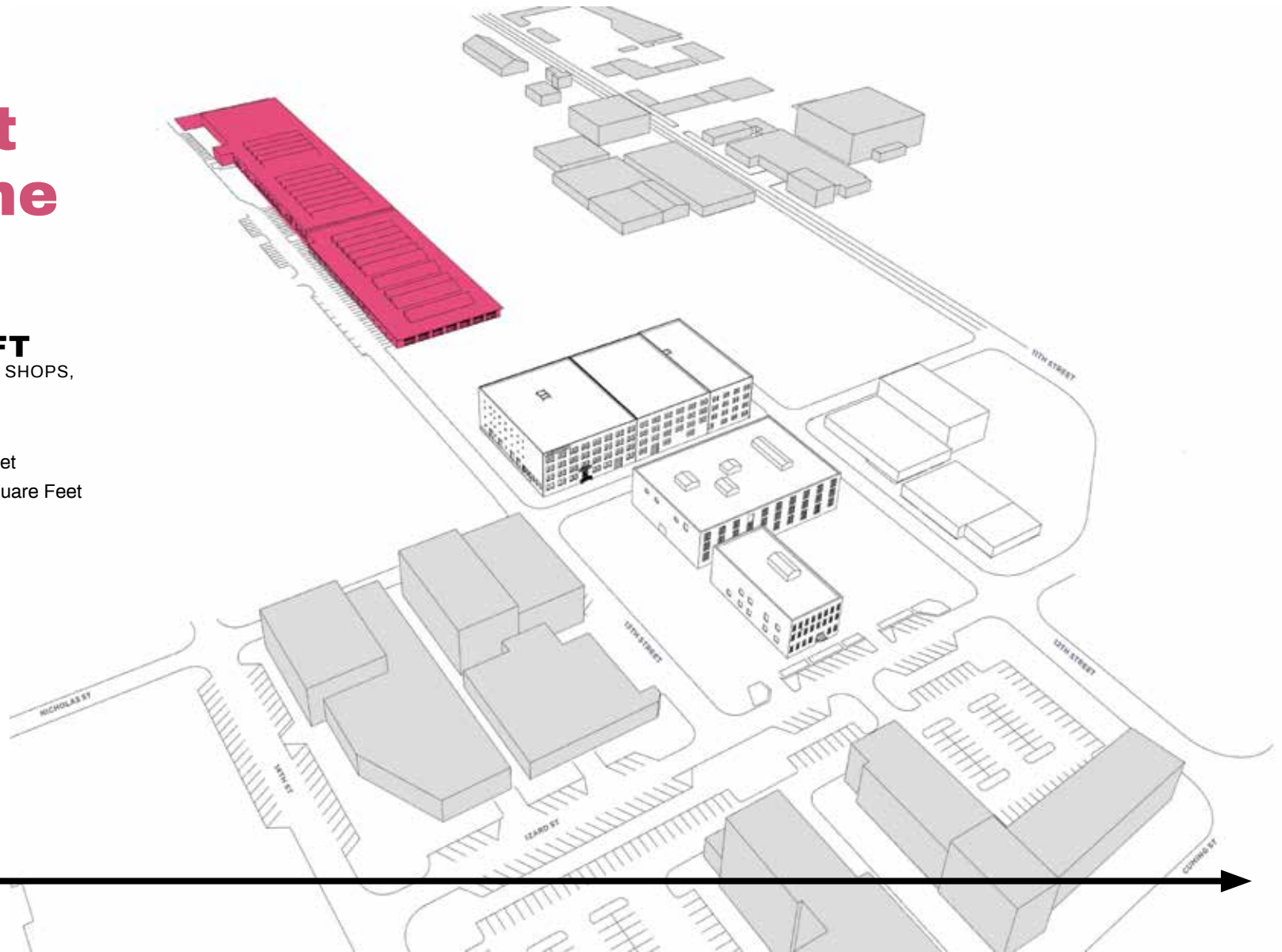
## MASTERCRAFT

+FUTURE FORWARD, HOT SHOPS,  
ROCHESTER MIDLAND

65 Residential Units

468,000 Office Square Feet

4,000 Retail/Hospitality Square Feet

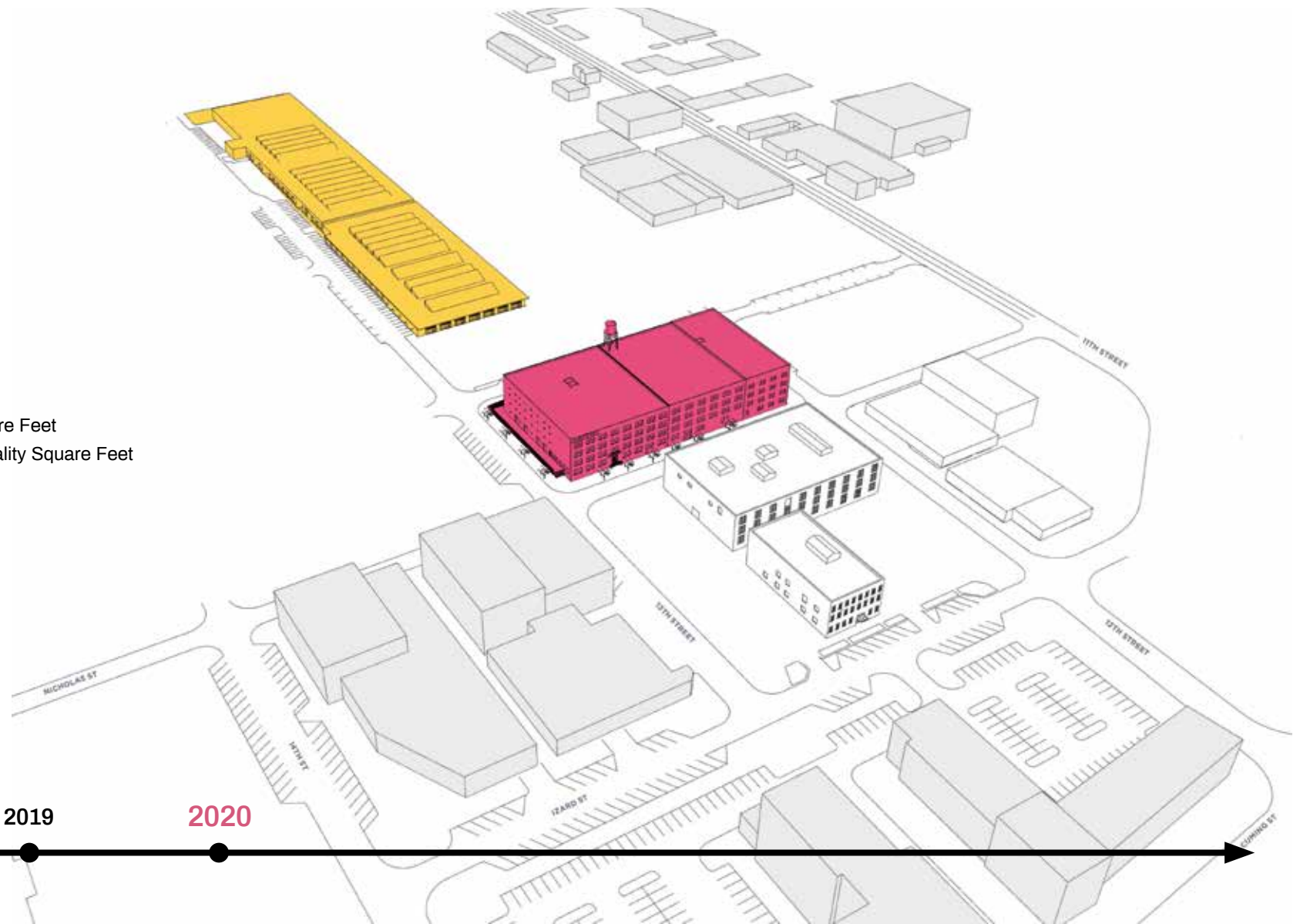


2018



**ASHTON**  
+MILLWORK AVENUE

65 Residential Units  
606,000 Office Square Feet  
44,000 Retail/Hospitality Square Feet



# District Timeline

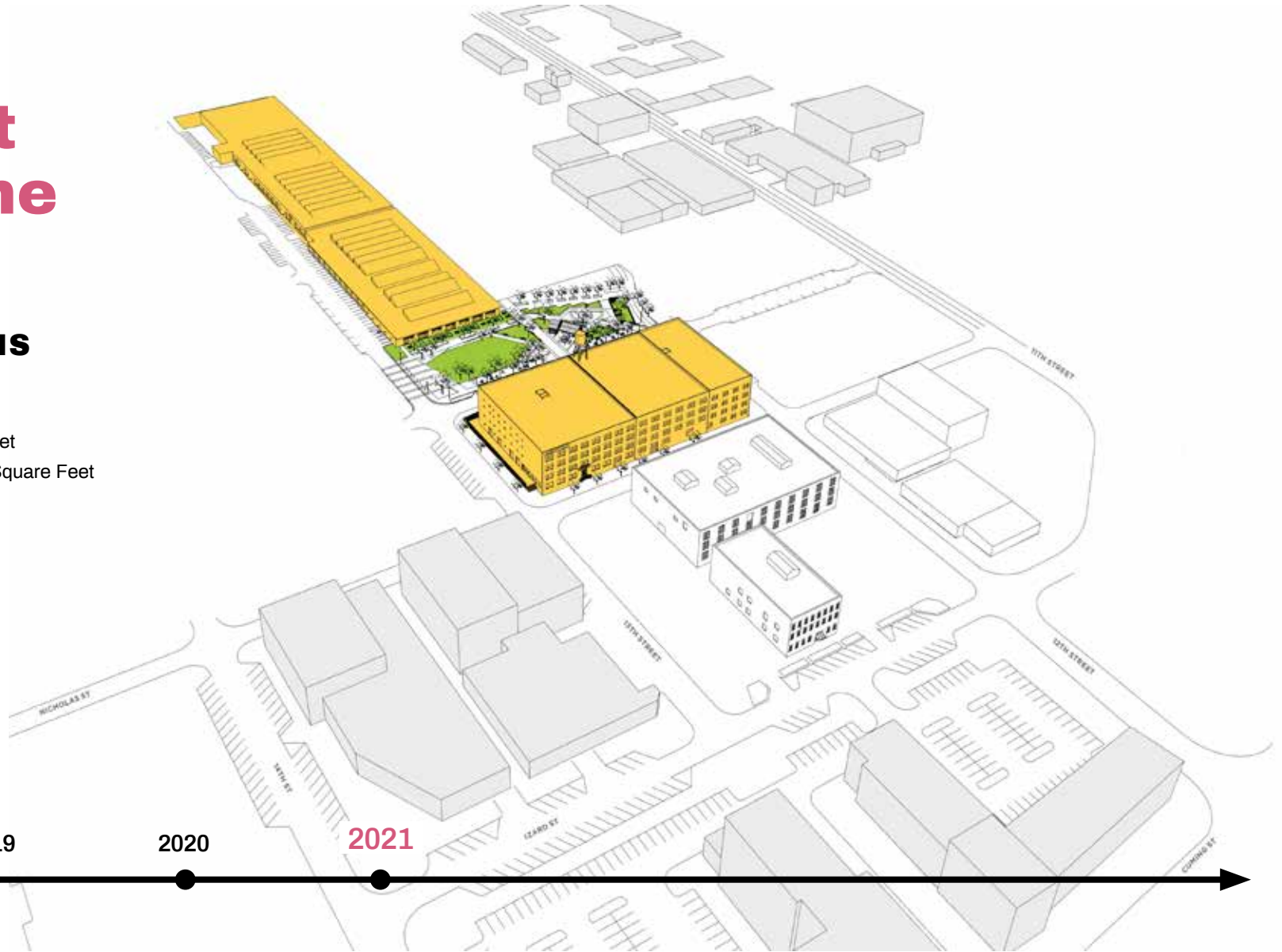
## THE COMMONS

+12TH STREET PHASE I

65 Residential Units

606,000 Office Square Feet

44,000 Retail/Hospitality Square Feet



2018

2019

2020

2021

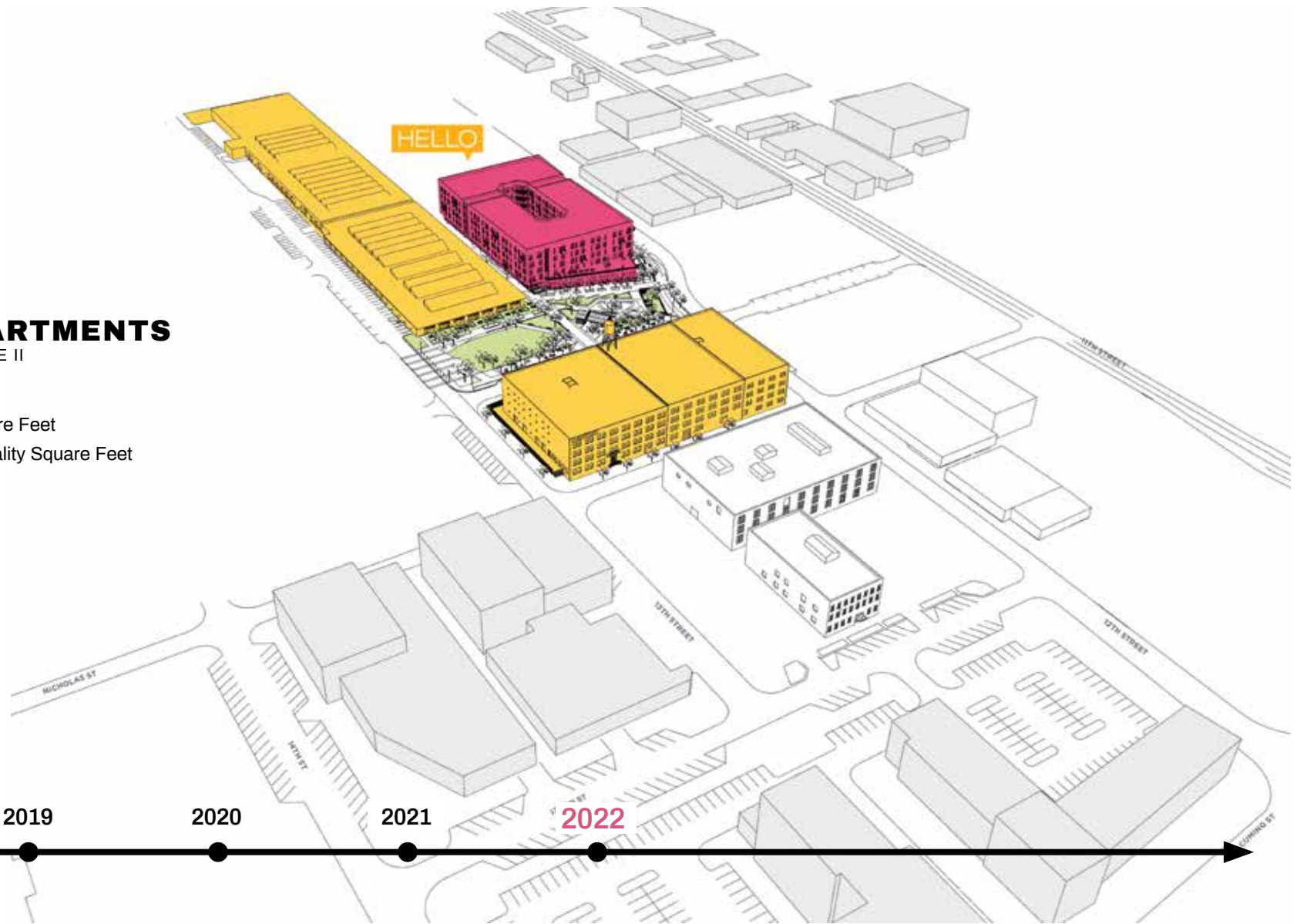
# HELLO APARTMENTS

+12TH STREET PHASE II

237 Residential Units

609,000 Office Square Feet

49,400 Retail/Hospitality Square Feet



# District Timeline

## THE DIZZY MULE

+11TH ST GARAGE, 10TH ST CONNECTION

238 Residential Units

686,600 Office Square Feet

84,900 Retail/Hospitality Square Feet

2018

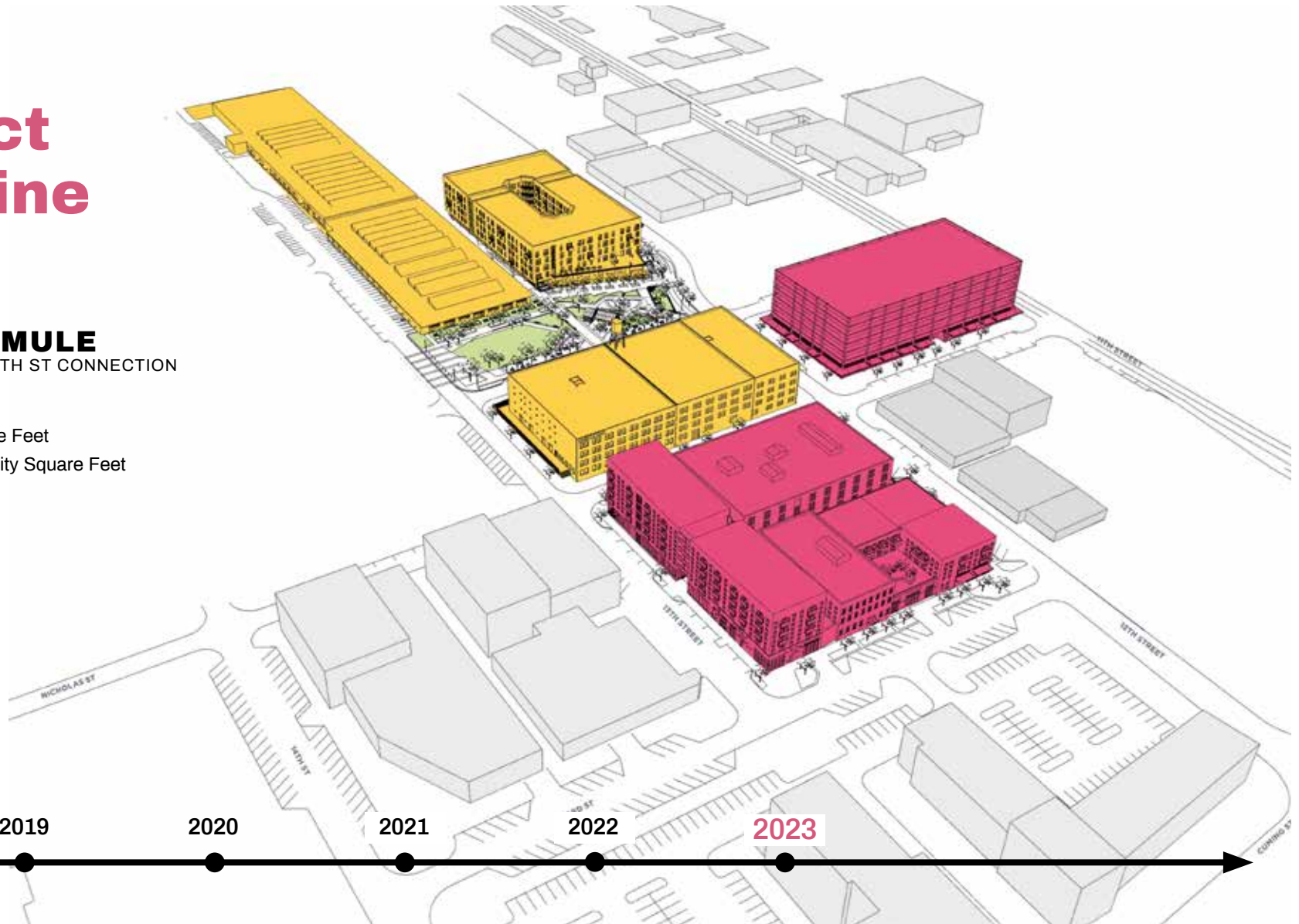
2019

2020

2021

2022

2023



## PARCEL 5 APARTMENTS

+14TH ST, MILLWORK AVE PHASE III

468 Residential Units

686,600 Office Square Feet

93,200 Retail/Hospitality Square Feet

2018

2019

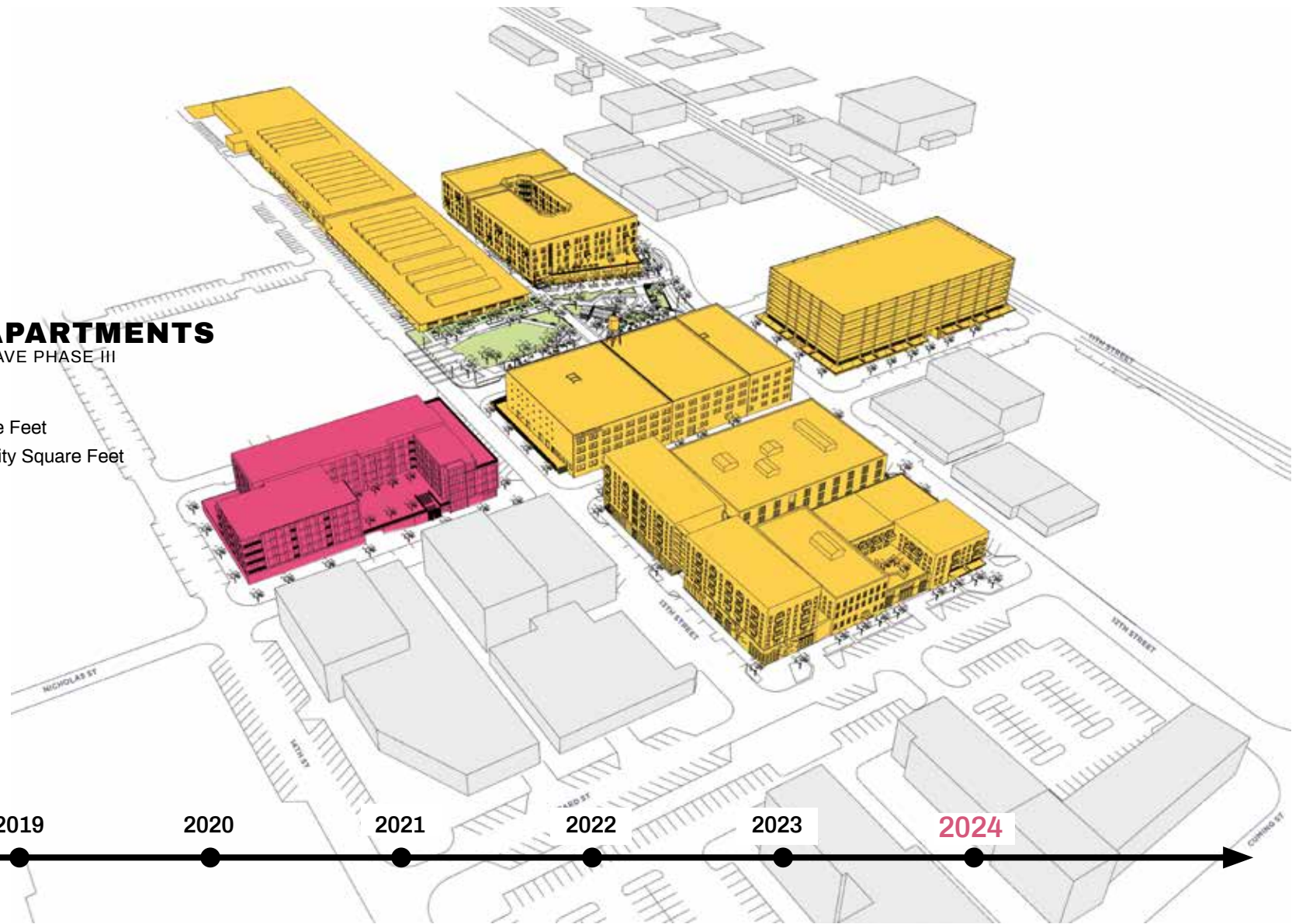
2020

2021

2022

2023

2024



# District Timeline

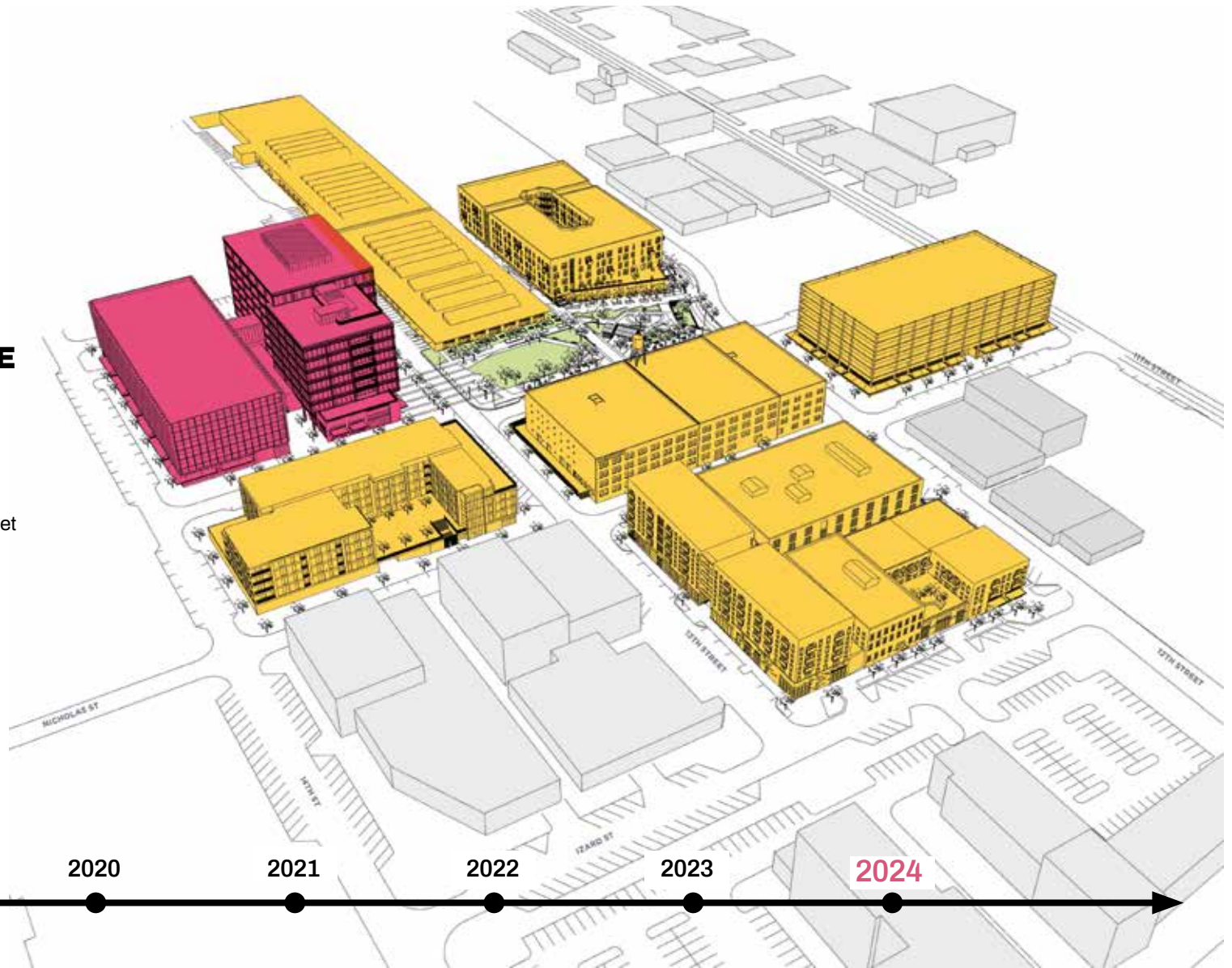
## POTENTIAL OFFICE HEADQUARTERS

+14TH STREET GARAGE

468 Residential Units

886,000 Office Square Feet

118,700 Retail/Hospitality Square Feet



2018

2019

2020

2021

2022

2023

2024

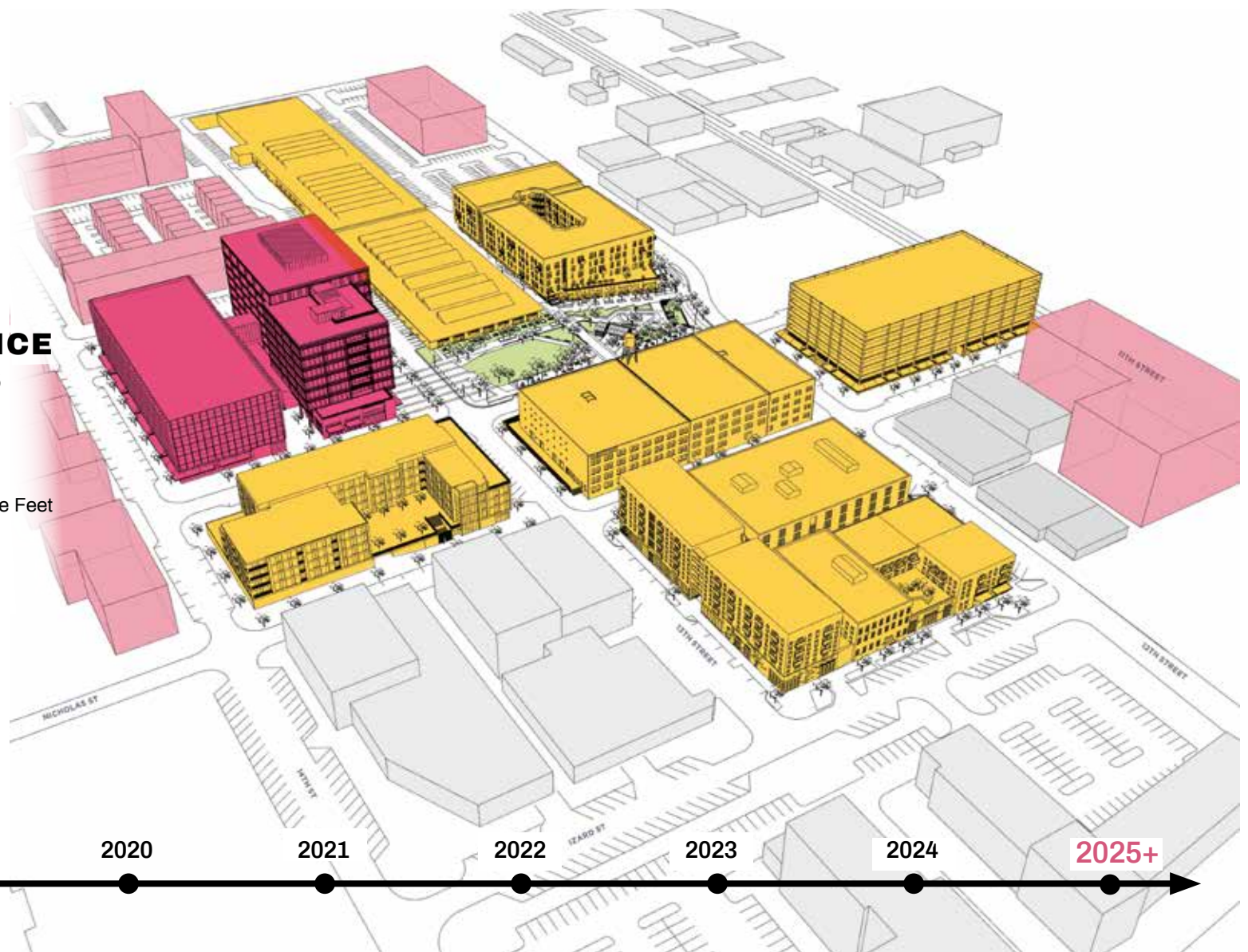
# POTENTIAL OFFICE HEADQUARTERS

+14TH STREET GARAGE

700 Residential Units

1,150,000 Office Square Feet

136,700 Retail/Hospitality Square Feet



# The Park

## **MILLWORK COMMONS' GATHERING SPACE**

Every neighborhood needs an identifiable anchor point--the spot where people go when they're told to "meet me at Millwork Commons." Millwork's signature green space is truly the gathering space of the neighborhood. A great place to read a book by yourself on a Tuesday or dance with a thousand people on Saturday night, it will be the heart of the neighborhood.

At this size and quality, it's not a small financial undertaking. But it will be worth it, providing a place for everyone to discover what the city and the district have to offer.

## **A PLACE FOR EVERYONE**

Flexibility has been built into the design to maximize both investment and space. Just as the neighborhood is designed for everyone, so, too, is its green space. Families, friends, performers, exercisers, and loungers: we've got something for everyone.

## **FESTIVALS, EVENTS AND POP-UPS**

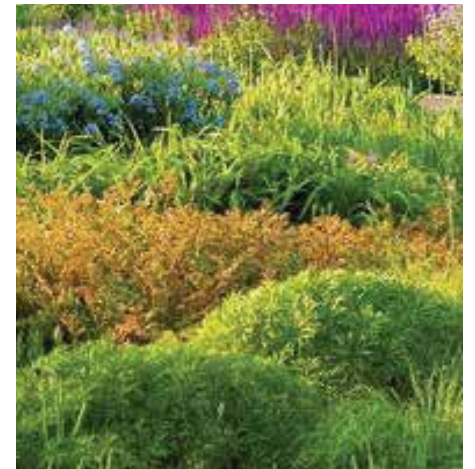
We are excited to be working with a number of organizations and programs to make sure the park is always active and inviting. Partners include Maha and Opera Omaha--with many more to come. The neighborhood will also program the space with everything from markets and art exhibitions to yoga classes. Come join us!

## **OUR LANDSCAPE ARCHITECT**

Ochsner Hare & Hare, the Olsson Studio, is an industry leader in landscape architectural design and planning with a 100-year legacy. Based in Kansas City, the Olsson Studio works on large landscaping projects across the U.S.

**olsson**<sup>®</sup>





# Public Spaces

## PLAZAS, PARKS AND PEOPLE

Millwork Commons includes an extensive green space network which will be distributed throughout the neighborhood. We estimate the total investment for these public places to be approximately \$10-\$12 million.

**A CENTRAL GREEN**

**B MASTERCRAFT PLAZA**

**C RESTAURANT COURTS**

**D ART ALLEY**

**E NICHOLAS ST  
PASSAGE**

## OUR LANDSCAPE ARCHITECT

Established in 2010 by Daniel Woodroffe in Austin, Texas, *dwg.* is passionate about urbanism, positioning the landscape as green infrastructure, and design solutions that encourage social and environmental change.

*dwg.*

**F DISBROW PASSAGE**

**G DONKEY PASSAGE**

**H EAST GREEN**

**J NORTH PLAZA**

**K DOG PARK**



# Music & Art

## **OPERA OMAHA**

Opera Omaha's annual gala highlighted the character and potential of Millwork from within The Mastercraft, turning an industrial, background building into an unexpected and illuminating experience. Their ONE festival brought many new opera visitors into the Mastercraft space.

## **BENCH/HOT SHOPS**

The neighborhood is home to two established studio/workshop spaces for local artists in disciplines such as painting, woodworking, screen printing, metal smithing, ceramics, photography, coffee roasting, and more.

## **MAHA**

We are excited to be working with our neighbor, Maha, on programming within the district.

## **MURAL PROGRAM**

Amplify Arts has been key to the success of art and artists within our city—a skill set that we will benefit from as we partner on a mural program within the district. Our first collaborative mural, "The Keeper of Stories", is located at 12th and IZard Street and is painted on three stacked shipping containers. It was created by artists Reggie LeFlore, Nicholas Miller, and norm4eva.

In 2020, we added the "HOPE" mural to the Disbrow Block building at 13<sup>th</sup> and Nicholas Street. This mural is based on a now iconic image taken by photographer Dalton Carper of seven-year-old activist Zuri Jensen at the May 2020 Black Lives Matter march in Omaha. The mural was designed by Anthony Peña with help from Watie White and painted by a team of artists.

## **HUTCHFEST**

A one-day community and artisan celebration outside with 100+ highly curated vendors from across the Midwest, drawing over 10,000 people. This vibrant gathering cultivates and showcases the freshest talent from the very best in modern maker design, quality handmade goods and relevant found objects.





Image courtesy of Eric Francis



**“The art challenges the technology, and the technology inspires the art.”**

- John Lasseter, Chief Creative Officer - Pixar



Image courtesy of Ariel Panowicz

# Office/Retail

1

## THE ASHTON

A newly renovated historic warehouse, featuring ground floor restaurants and retail with upper level, large-floorplan offices. A building with limitless character and activity.

2

## THE DISBROW BLOCK

A distinctive building full of history and a catalyst for a unique activated alleyway that will feature shops, restaurants and green space.

3

## THE MASTERCRAFT

The Mastercraft is a dynamic work and event space that draws a variety of creative professionals from design and architecture, to IT and photography.

4

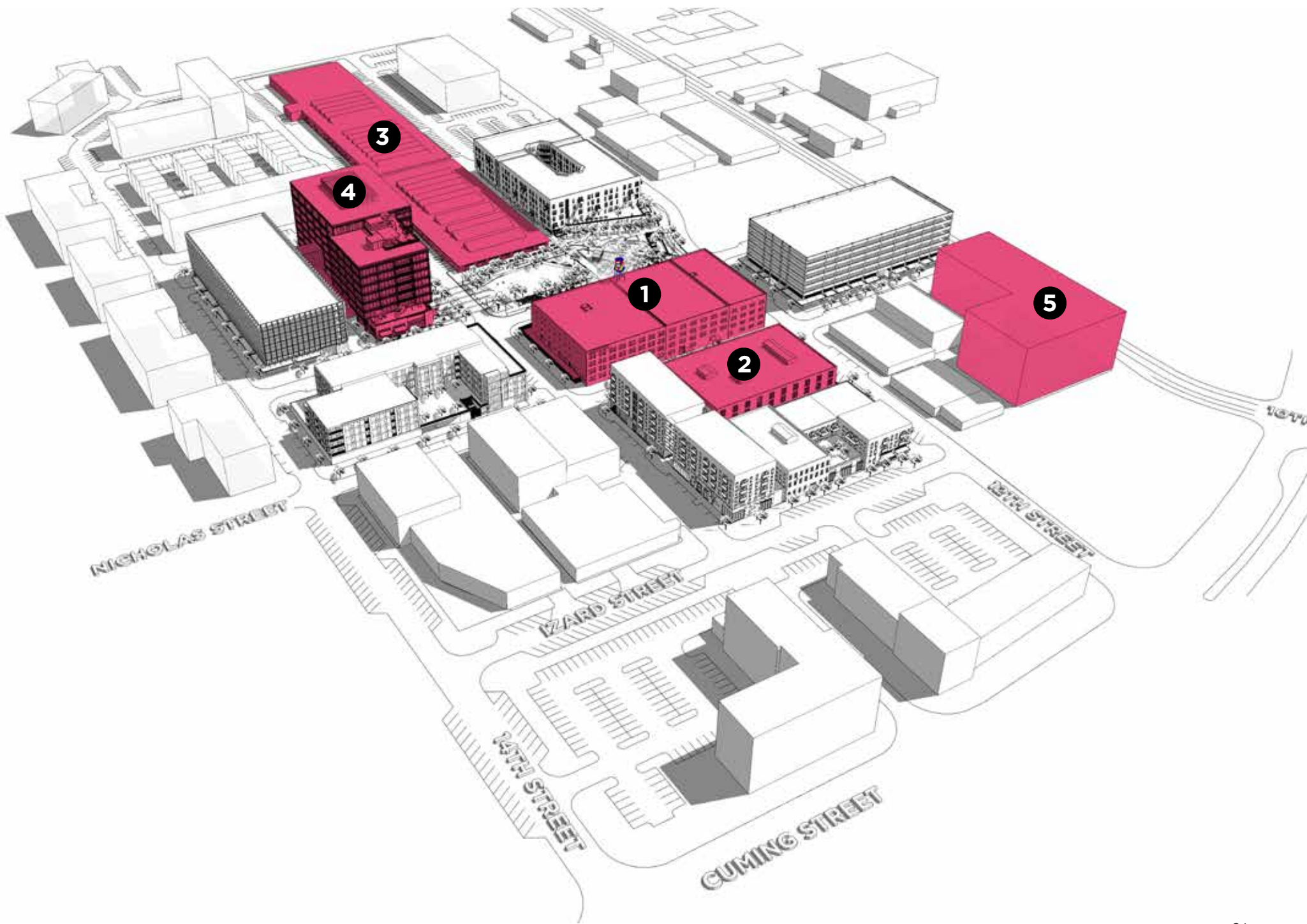
## 13<sup>TH</sup> & MILLWORK AVE

Located on the district's prime intersection and as the backdrop to its signature green space, this vibrant new mixed-use building will be an anchor for the neighborhood and feature district-wide amenities.

5

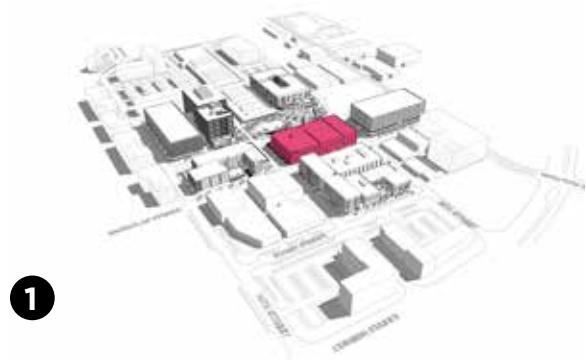
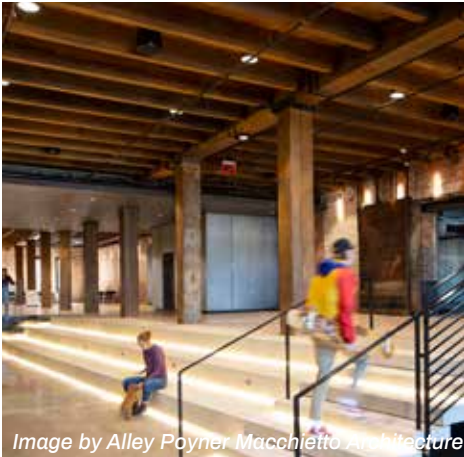
## 11<sup>TH</sup> & IZARD

A prime opportunity for the building's primary occupant, this office building at the edge of the neighborhood has direct views from Abbott Drive and TD Ameritrade Park.









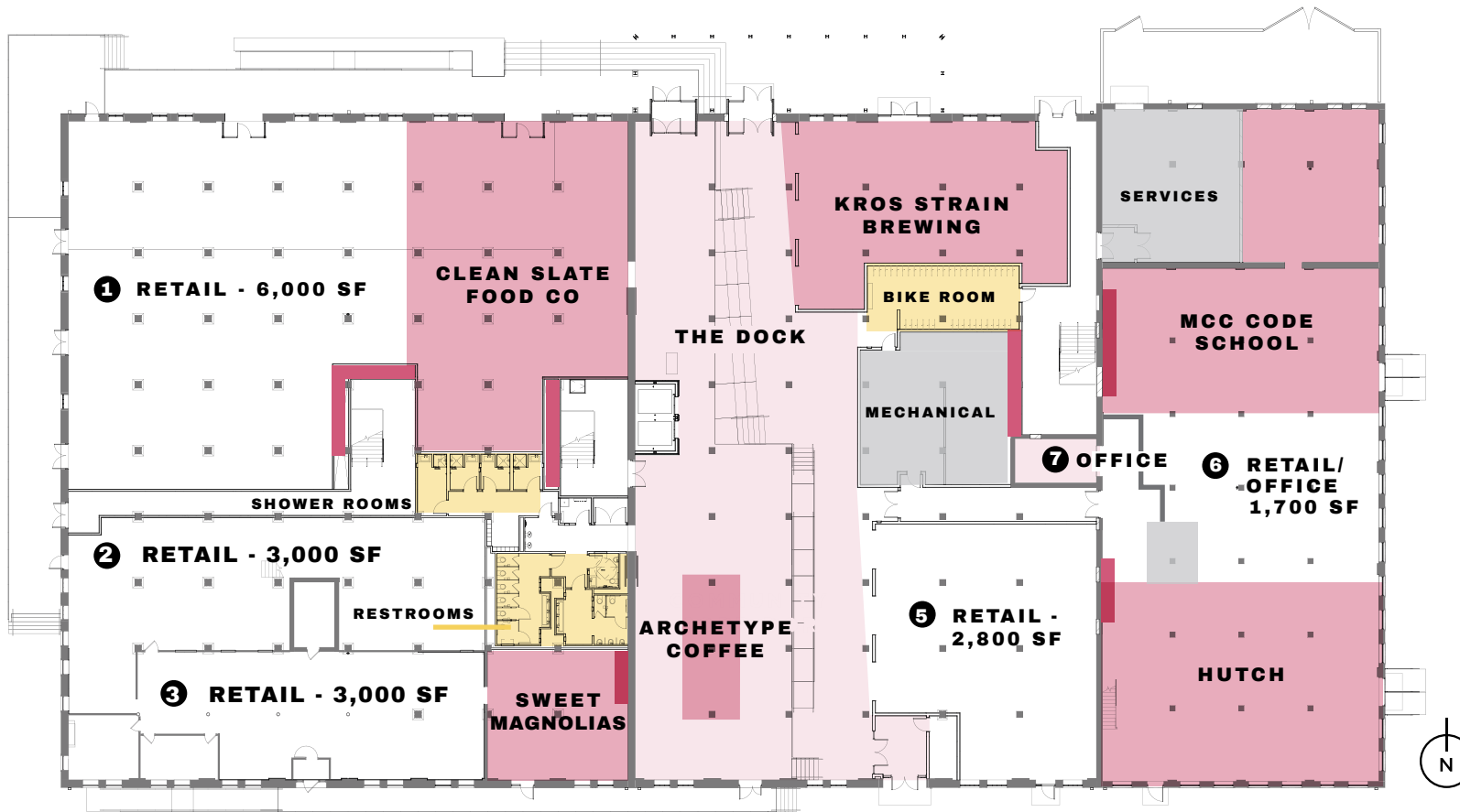
# The Ashton

4-story multi-tenant historic warehouse being converted into office and ground-floor retail. Opening May 2020.

Floors:	4
Floor area:	47,564 gsf
Building area:	190,258 gsf



**ASHTON MAIN LEVEL LEASING AREAS**



**MAIN LEASING LEVEL**

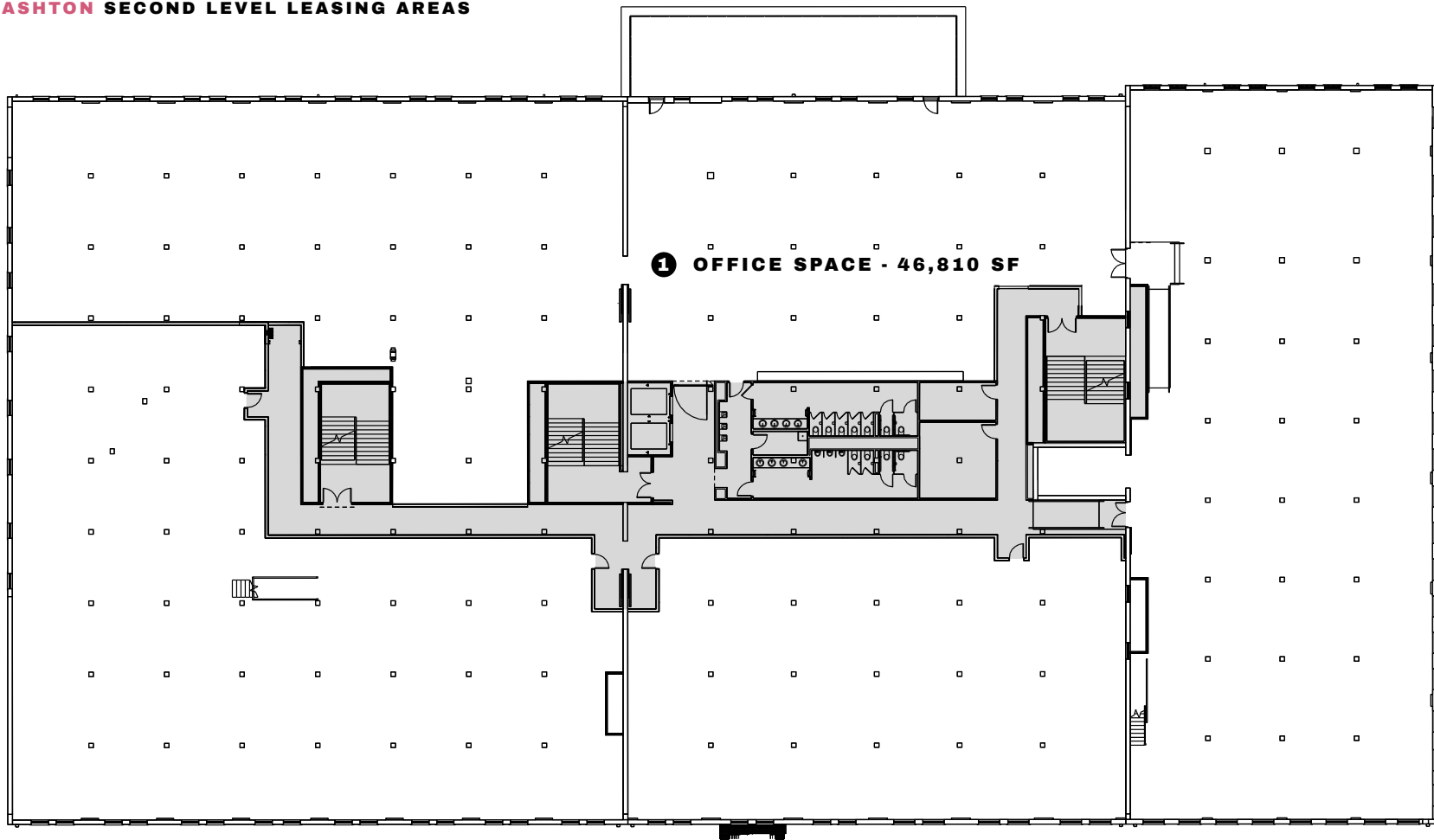
With spaces ranging in size from 1000-6000 SF, each bay has unique features and character that make it special.

Common features include: Wood beamed ceilings throughout., wood floors or concrete floors, brick walls, historically accurate new windows and doors, access to patio spaces,

and highly efficient HVAC to recognize cost savings and sustainability efforts. The middle area of the Ashton building has always been a central hub. The building was originally designed for trains to roll into the heart of the building and unloaded lumber and other materials in a covered and central area. Today this area is appropriately called The

Dock and boasts over 9,000 sq ft of public space. When visiting The Dock, visitors will experience locally created art on one of Omaha's largest video screens.

**ASHTON SECOND LEVEL LEASING AREAS**

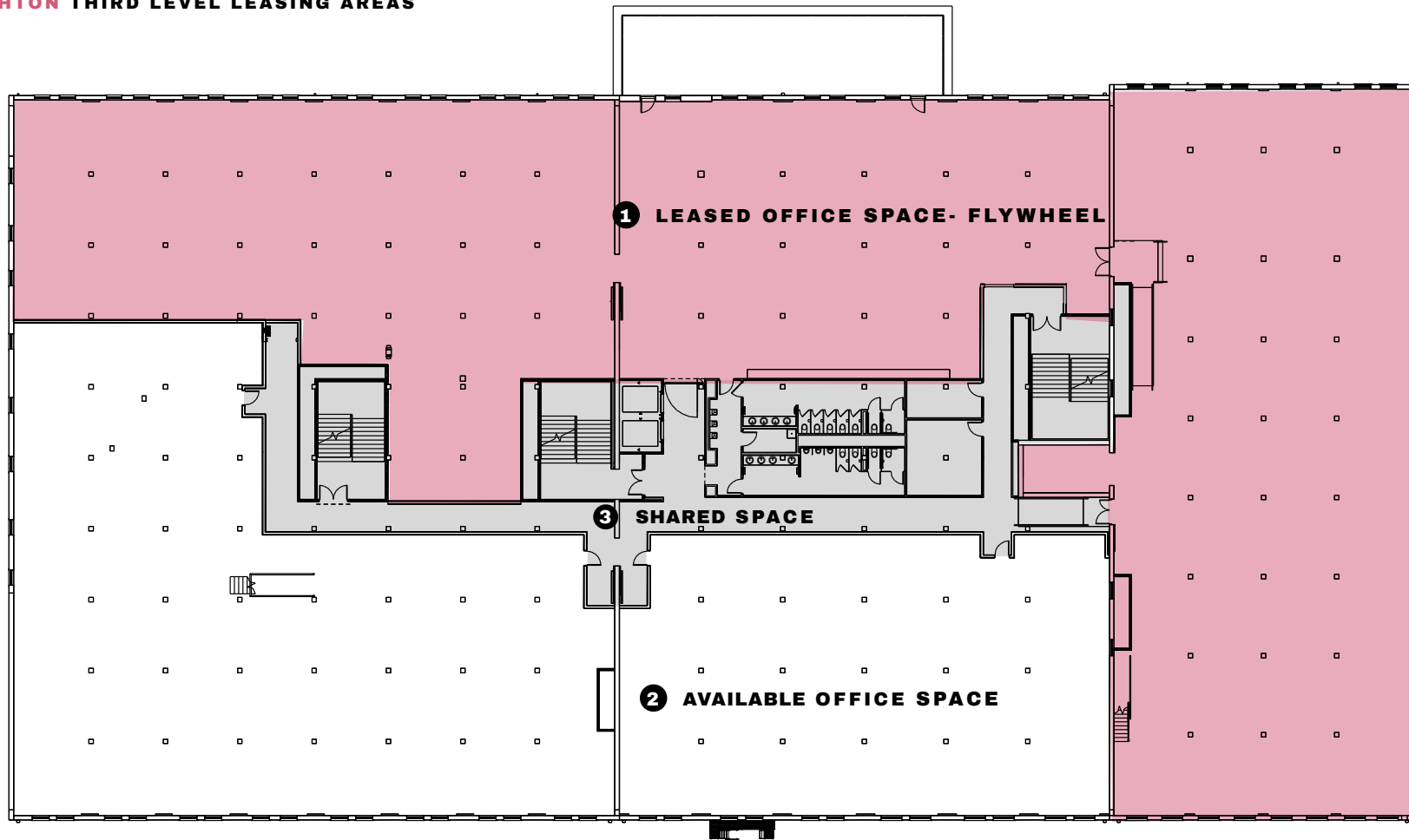


**1 OFFICE SPACE- 46,810 SF**

Open floor plan with lots of windows/natural light.  
Perfect for a larger company or could be divided.



## ASHTON THIRD LEVEL LEASING AREAS



### ① OFFICE SPACE- LEASED

Office space leased by Flywheel along with the entire fourth floor of the building.

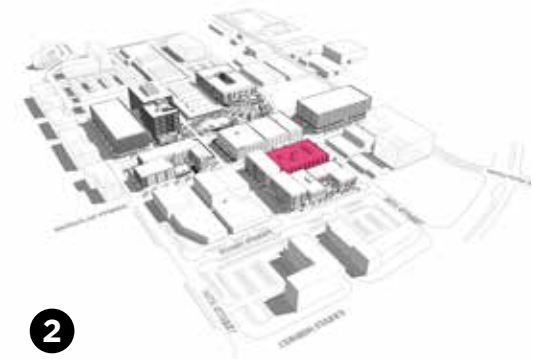
### ② OFFICE SPACE - approx. 16,340 SF

Open space with lots of natural light highlighting original wood ceilings and columns.





Images by Kimberly Bailey



# The Disbrow Block

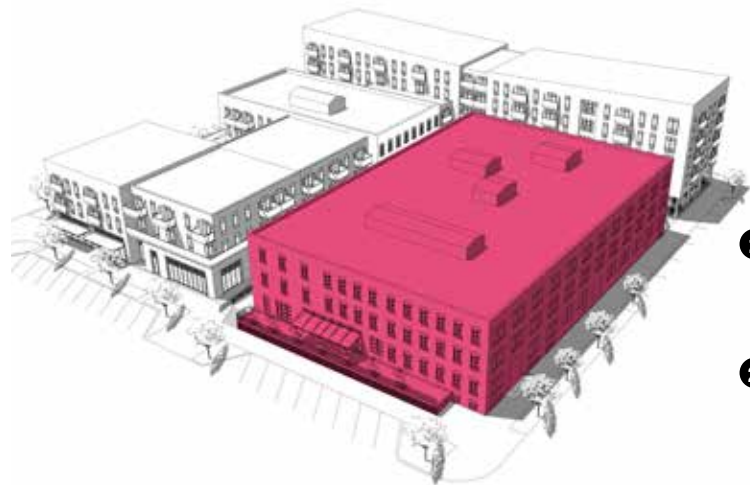
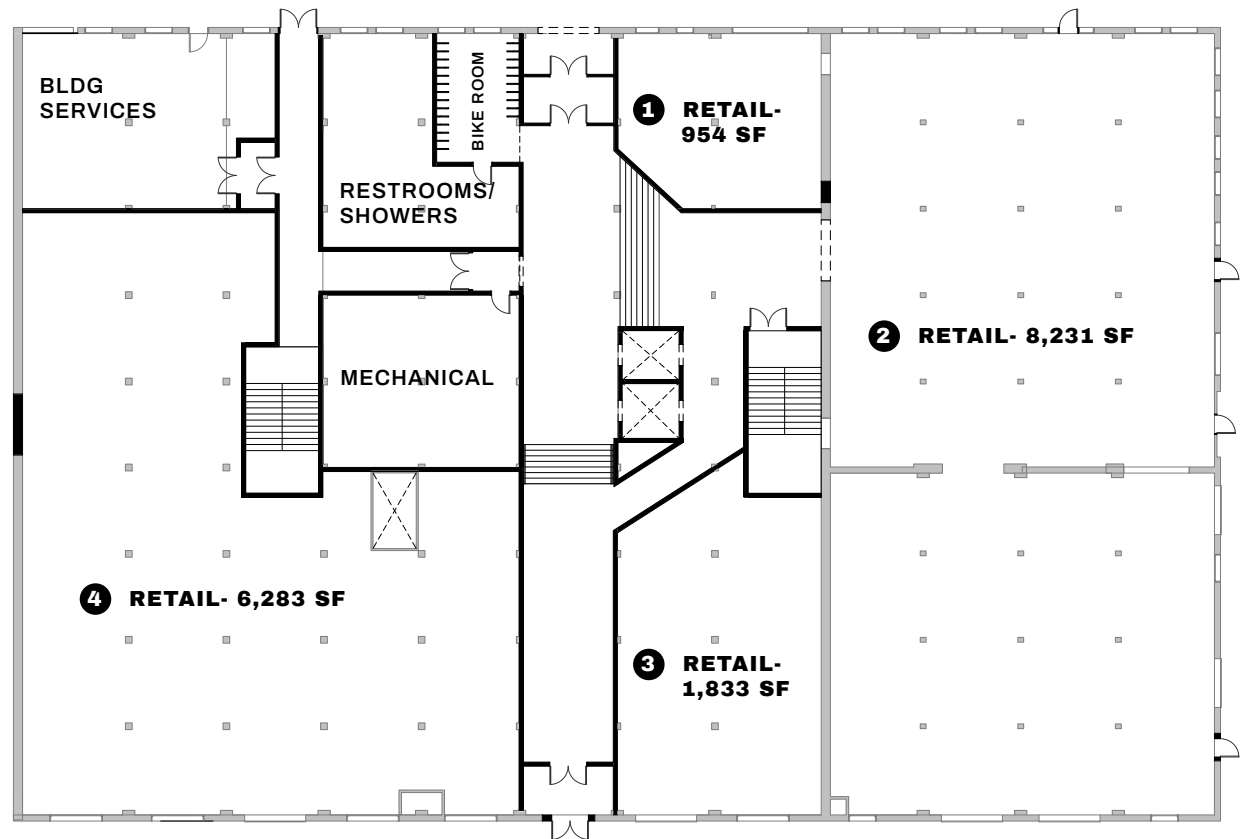
3-story historic warehouse, perfect for office use.

### Building 1

Floors:	3
Floor area:	25,676 gsf
Building area:	77,028 gsf



**DISBROW BLOCK MAIN LEVEL LEASING AREAS**



**1 RETAIL- 954 SF**

Historic space for retail, with wood floors and ceilings.

**2 RETAIL- 8,231 SF**

Historic space with original wood floors and ceilings.

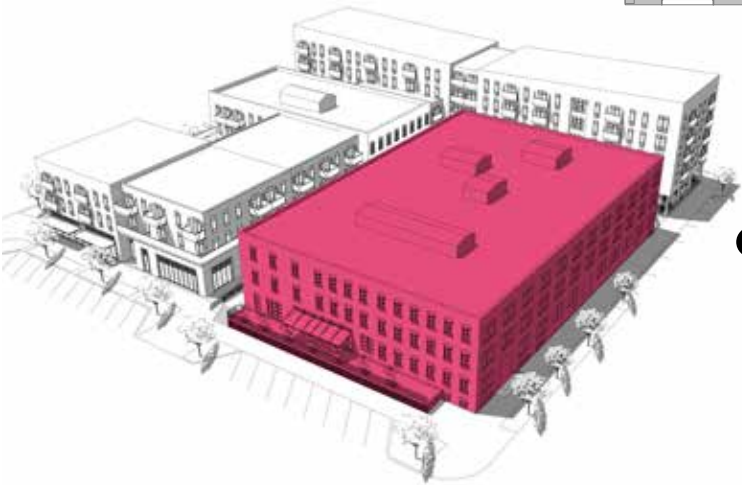
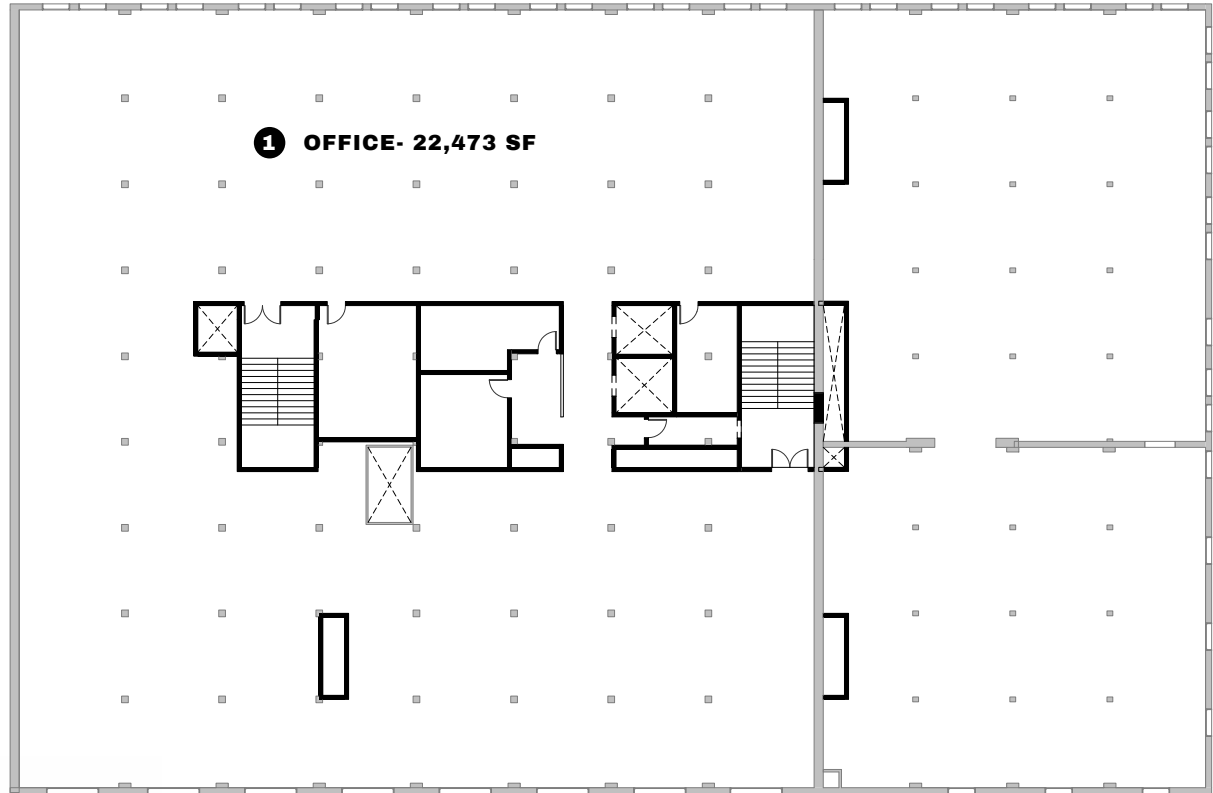
**3 RETAIL- 1,833 SF**

Historic space with original wood floors and ceilings.

**4 RETAIL- 6,283 SF**

Historic space with original wood floors and ceilings.

**DISBROW BLOCK SECOND LEVEL LEASING AREAS**

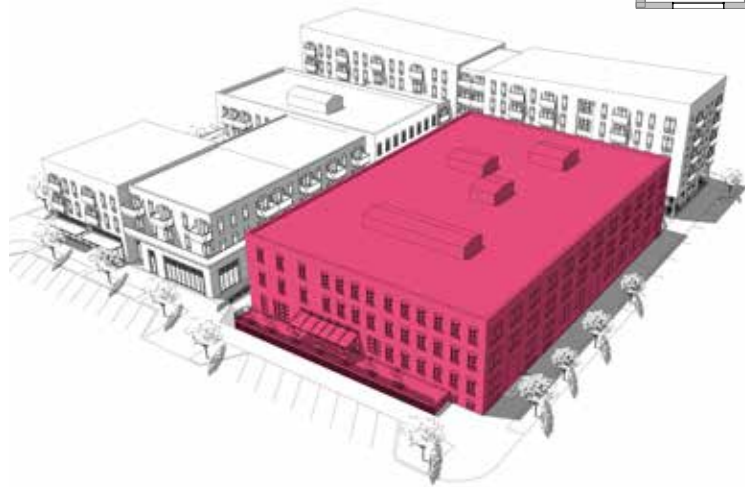
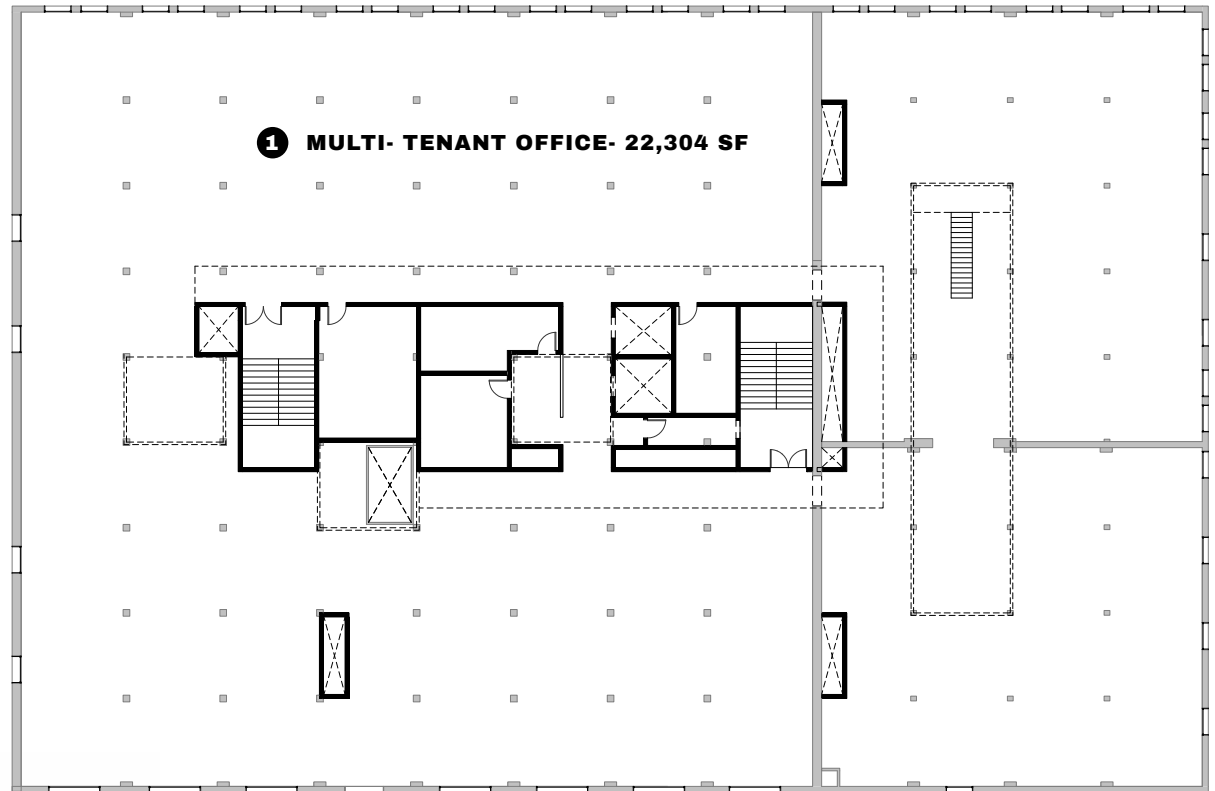


**1 OFFICE-22,473 SF**

Amazing natural light from huge windows, and wood floors and ceilings.



**DISBROW BLOCK THIRD LEVEL LEASING AREAS**



**1 MULTI- TENANT OFFICE- 8,580 SF**

Amazing natural light from huge windows and skylights. Original wood floors and ceilings.

**DISBROW BLOCK MAIN LEVEL LEASING AREAS**

**A HISTORIC DISBROW BLOCK**

3-story historic warehouse, perfect for office use. 77,028 GSF

**B NEW CONSTRUCTION**

Retail/Office- 6,759 SF

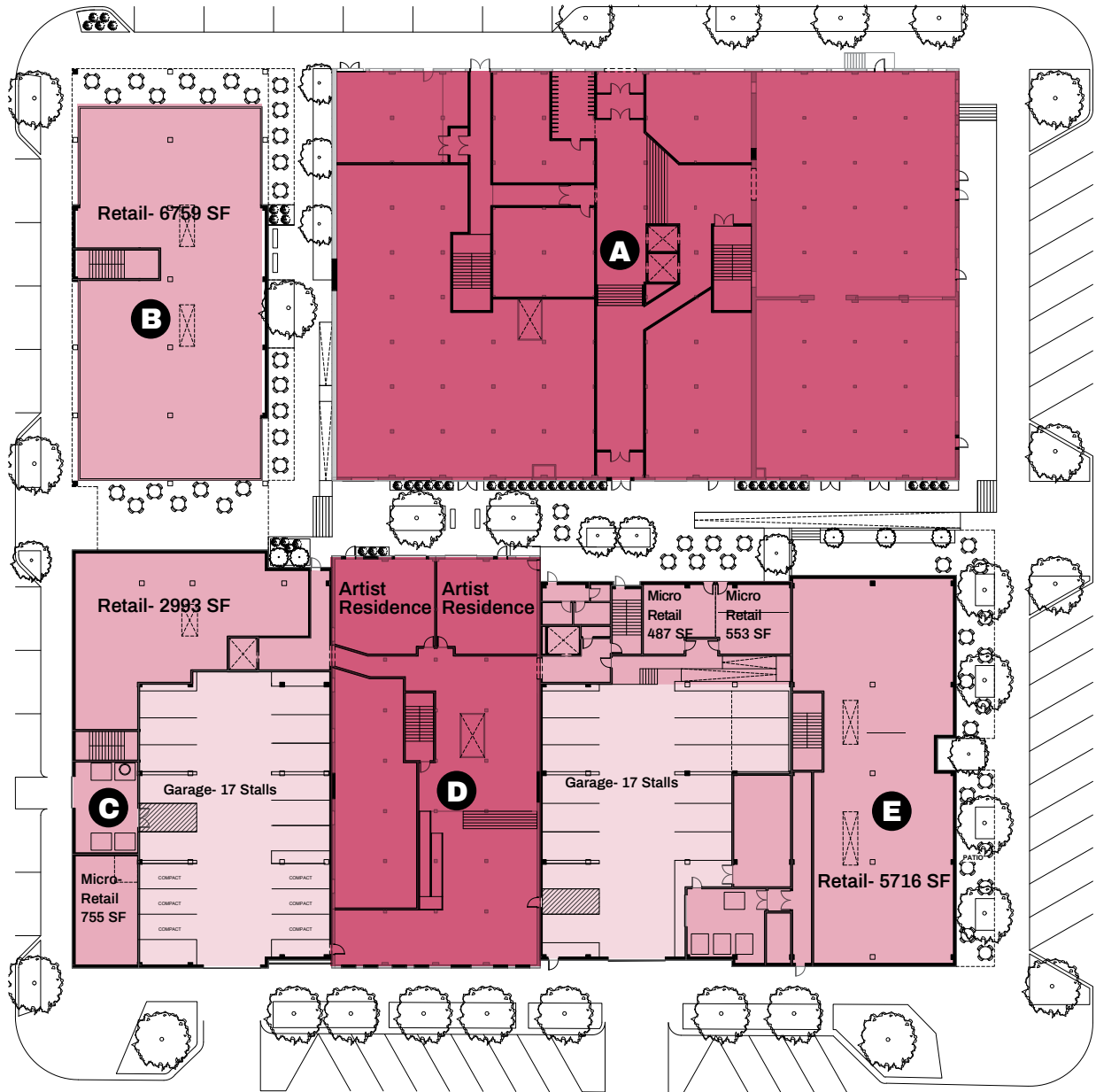
**C NEW CONSTRUCTION**

Retail/Office- 3,748 SF

**D HISTORIC RADFORD BUILDING**

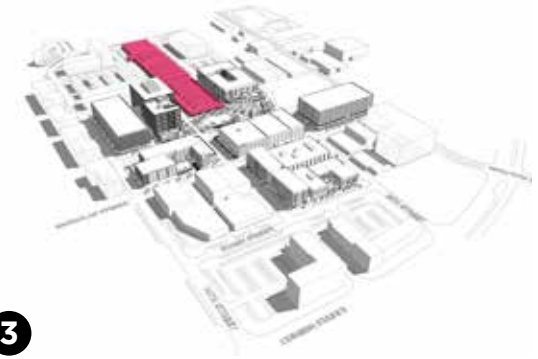
**E NEW CONSTRUCTION**

Retail/Office- 6,756 SF



**DISBROW BLOCK MAIN LEVEL LEASING AREAS**





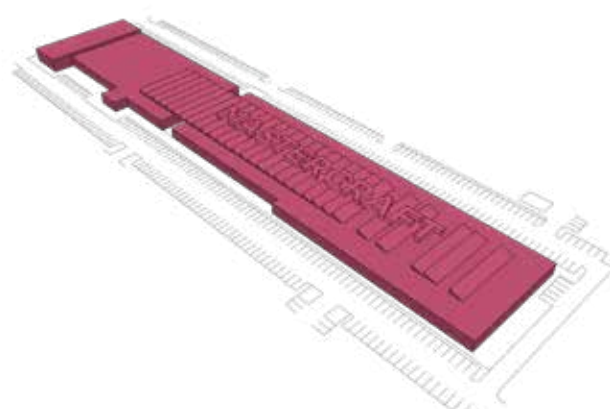
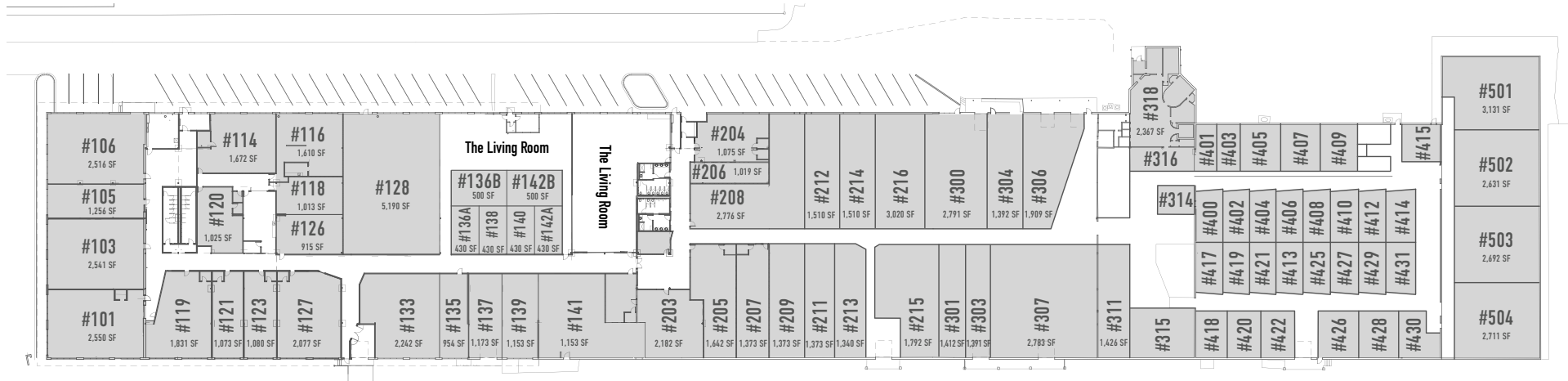
3

## The Mastercraft

An energetic work and event space that draws a variety of creative professionals from design and architecture to IT and photography, and is home to over 60 businesses and 400 employees. Set in the former home of the Mastercraft Furniture Company, this renovated 1941 building retains its historic and industrial charm, with proximity to all Downtown Omaha has to offer.

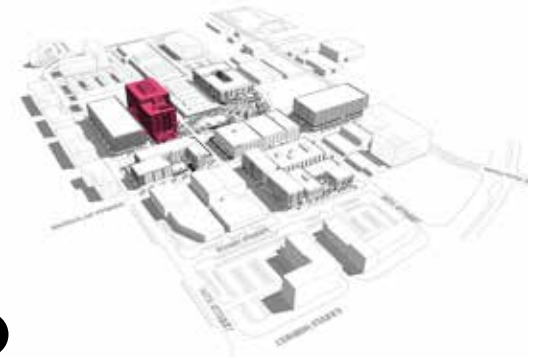


**THE MASTERCRAFT MAIN LEVEL LEASING AREAS**



**THE MASTERCRAFT**

The Mastercraft leases spaces from 500 SF- 5,000 SF to artisans, designers, IT and more. It also has a venue space, The Living Room, which hosts weddings and events. If interested, we can provide current leasing opportunities.



4

## 13th & Millwork Ave

New construction single-user or multi-tenant office with ground-floor retail and room for adjacent parking garage.

Floors:	5+
Floor area:	35,000 gsf
Building area:	175,000 gsf

Available Leasable Area:	~120,000 nsf over 4 floors
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5

## 11th & Izard

New construction, single or multi-tenant office with prominent visibility from Abbott Drive and North Downtown.

Floors:	5+
Floor area:	35,000 gsf
Building area:	175,000 gsf

Available Leasable Area:	~120,000 nsf over 4 floors
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# Residential

**1**

## **HELLO APARTMENTS**

Right in the heart of the neighborhood, this micro-unit focused building is the first stop for young professionals.

**2**

## **13<sup>TH</sup> & NICHOLAS**

A large multi-family development with 190+ units, ground floor retail, enclosed parking and an expansive roof deck.

**3**

## **MILLWORK TOWNHOMES**

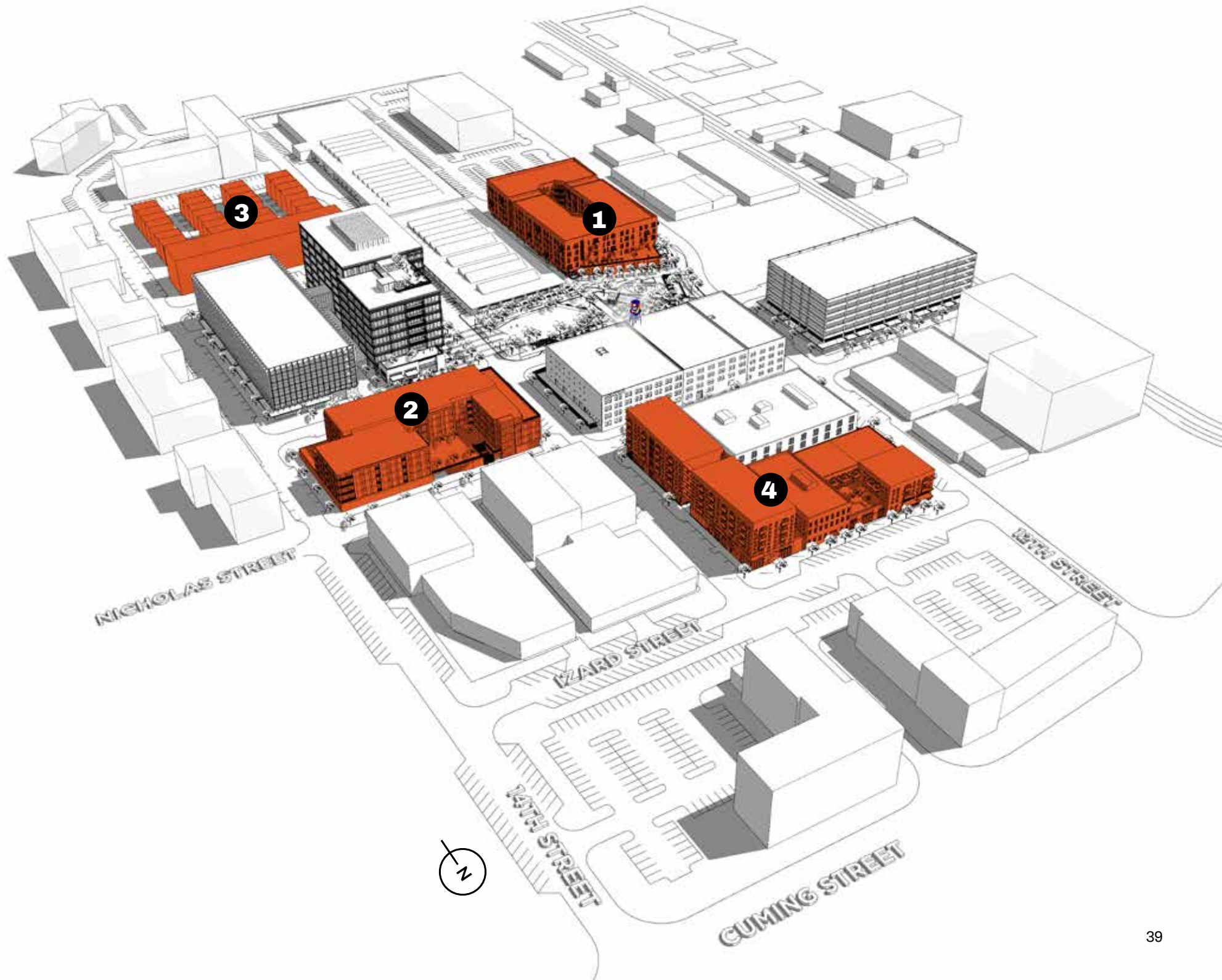
36 single-family townhomes allowing for ownership opportunities.

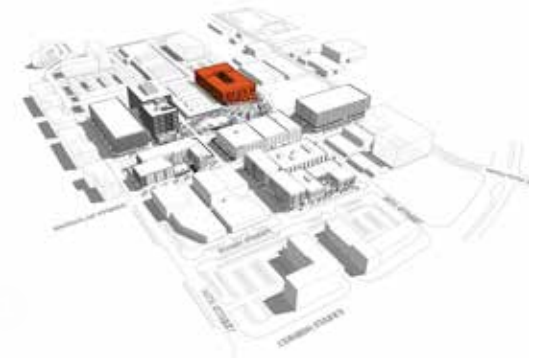
**4**

## **DIZZY MULE**

With a quirky modern design that reflects the warehouse district around it, Dizzy Mule and its 17 condominium units is a residential product unlike anything else in the city.







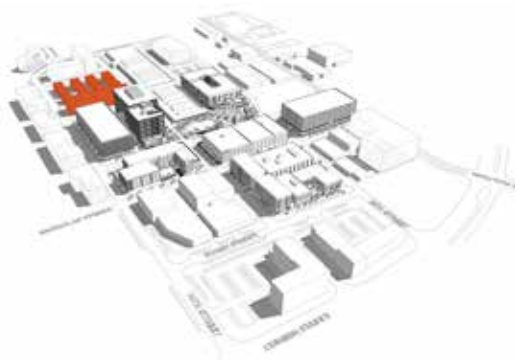
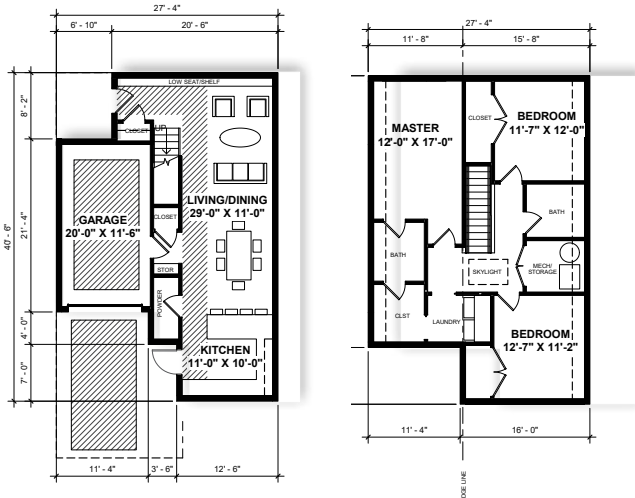
# Hello Apartments

New construction multi-family with a focus on entry-level units. Amenities including fitness center, parking garage, outdoor courtyards and a rooftop deck. Ground floor with retail and office space.

# of units:	171, mix of studios, one and two-beds
Rent:	\$900-\$1,500/month
Retail Area:	8,050 nsf
Office Area:	5,880 nsf





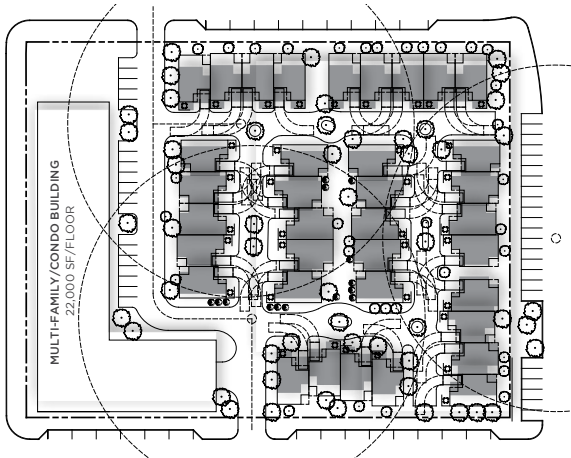


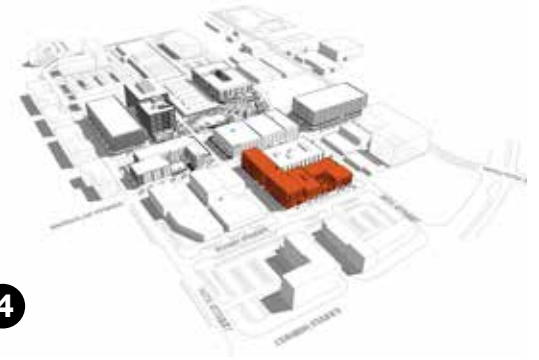
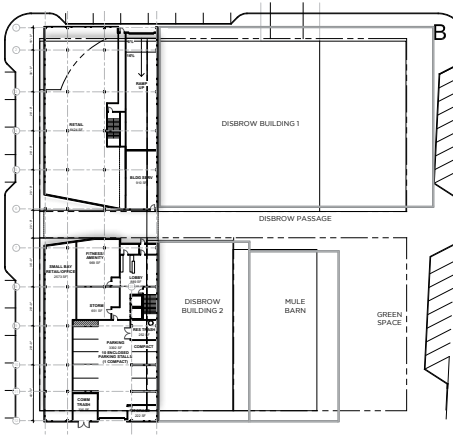
3

# Townhomes

New construction, single-family attached dwelling units with attached garages and shared community spaces.

- # of units: 36
- Building area: 1,925 gsf/unit
- Parking Stalls: 2/unit  
~20 visitor stalls





4

# Dizzy Mule

New construction apartment and retail building with enclosed parking.

Floors: 5  
 Typ. Floor Area: 39,340  
 Building area: 155,753 gsf

# of units: 139, mix of studios, 1 and 2 beds

Retail Area: ~9,000 nsf ground floor retail

Parking Stalls: ~48





**Contact us today to learn more!**



[millworkcommons.com](http://millworkcommons.com)



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