

THE ASHTON 1229 MILLWORK AVE, OMAHA, NE 68102



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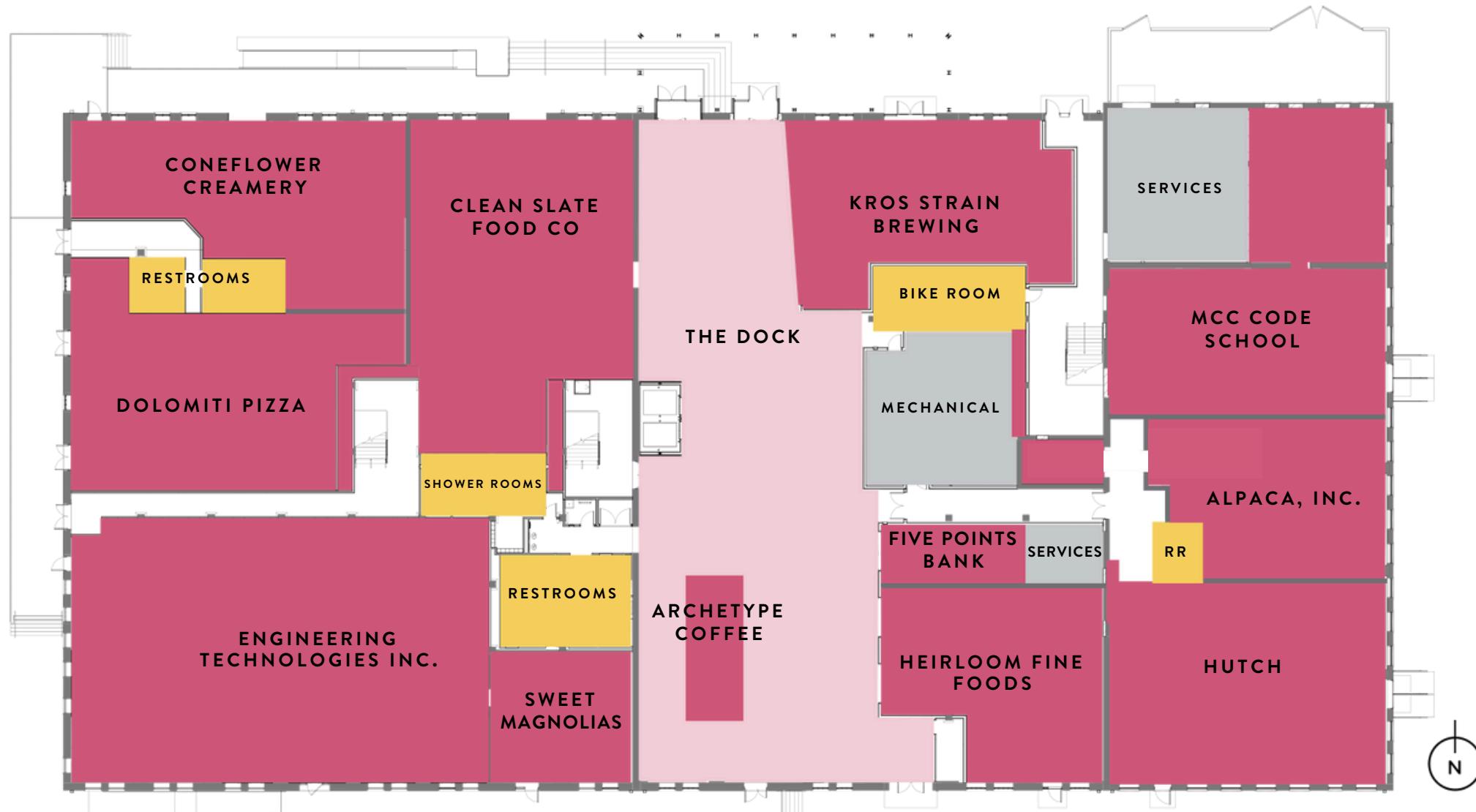


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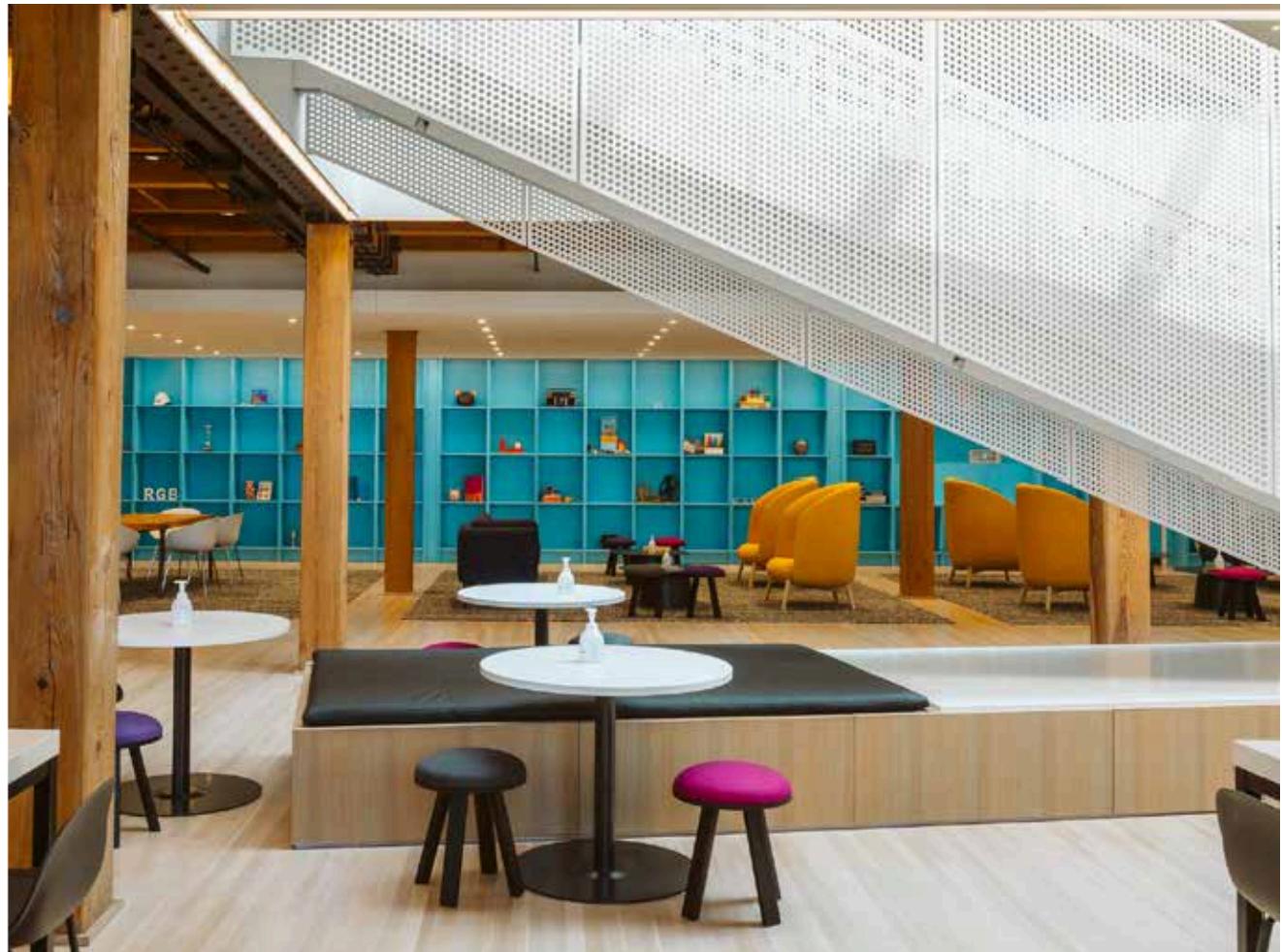
MILLWORK
COMMONS

 PJ MORGAN
REAL ESTATE



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MAIN LEVEL FLOOR PLAN



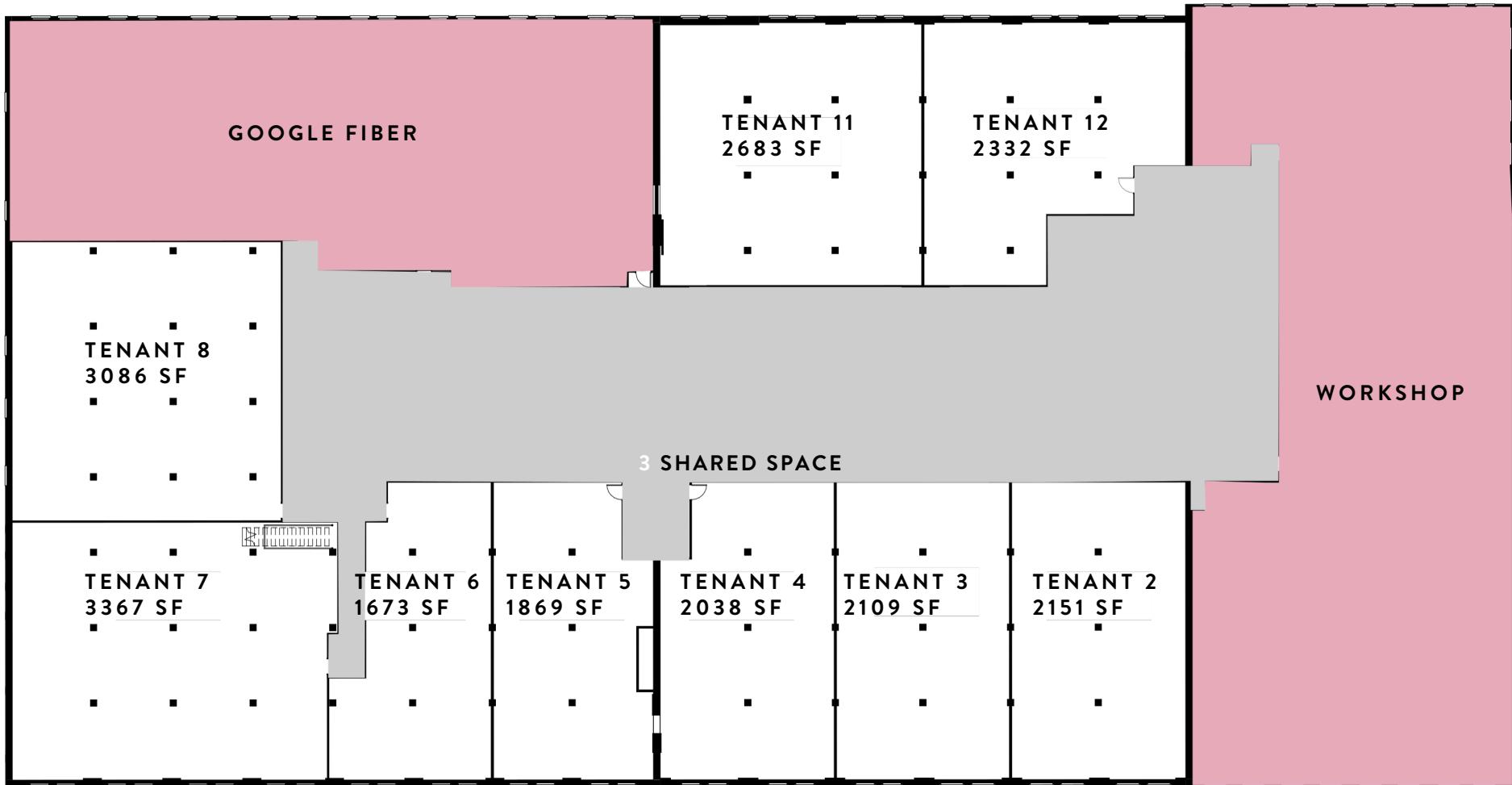
PROPERTY DETAILS- OFFICE SPACE

Unit Sizes	1,800-63,150 SF
Building Size	187,240 SF
Rate	\$22.00-\$28.00/SF NNN
NNNs	\$10.03/SF
Parking	Surface

Year Built	1900
Year Renovated	2020
Space Type	Office
Suite 306	4,283 RSF
Suite 307	3,128 RSF
Max Contiguous	16,203 SF

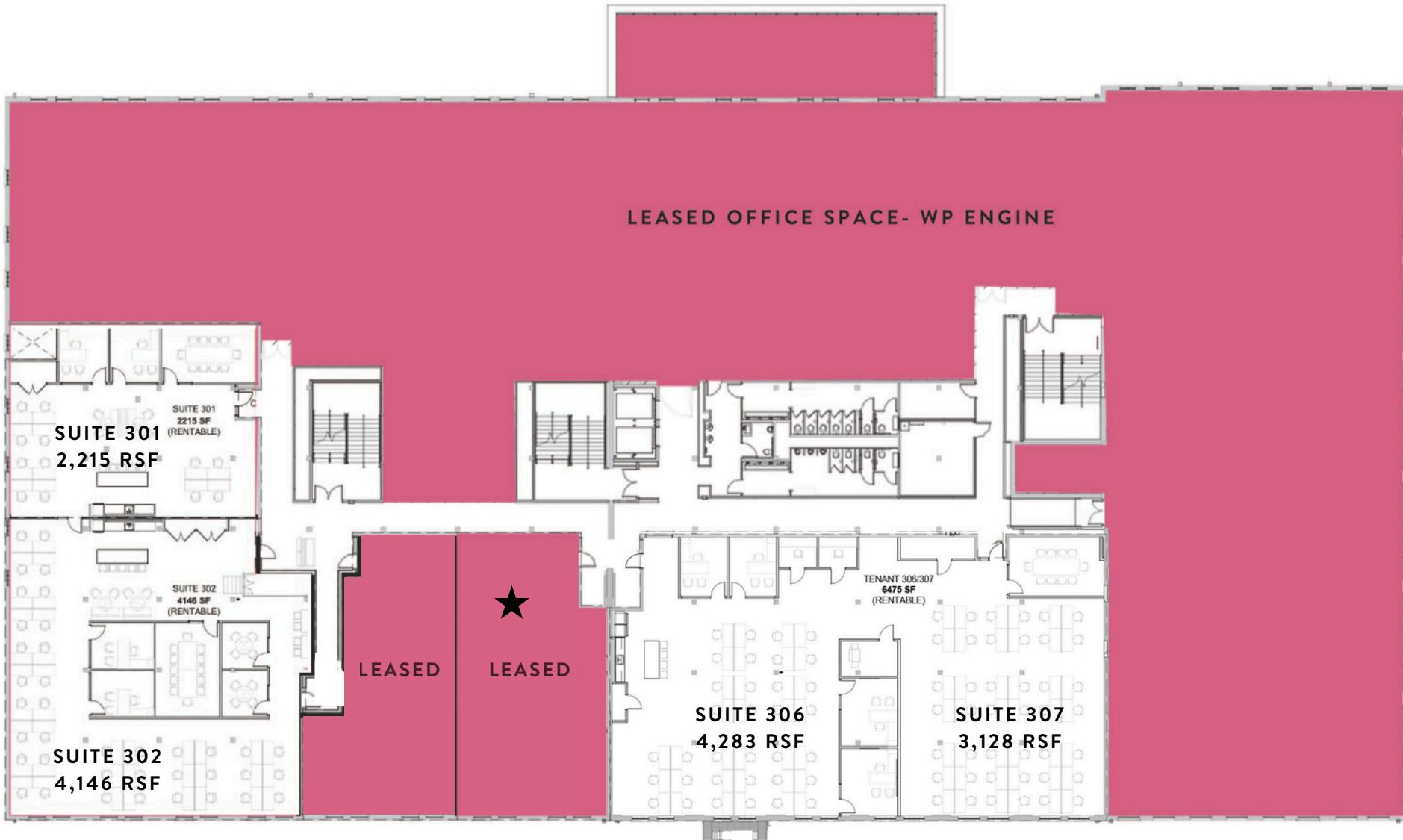
DESCRIPTION

With spaces ranging in size from 1,800-63,150 SF, each suite 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, highly efficient HVAC to recognize cost savings and sustainability efforts, and several plug and play suites available on the third floor.



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SECOND LEVEL FLOOR PLAN



*Landlord has relocation rights for Suite 305.

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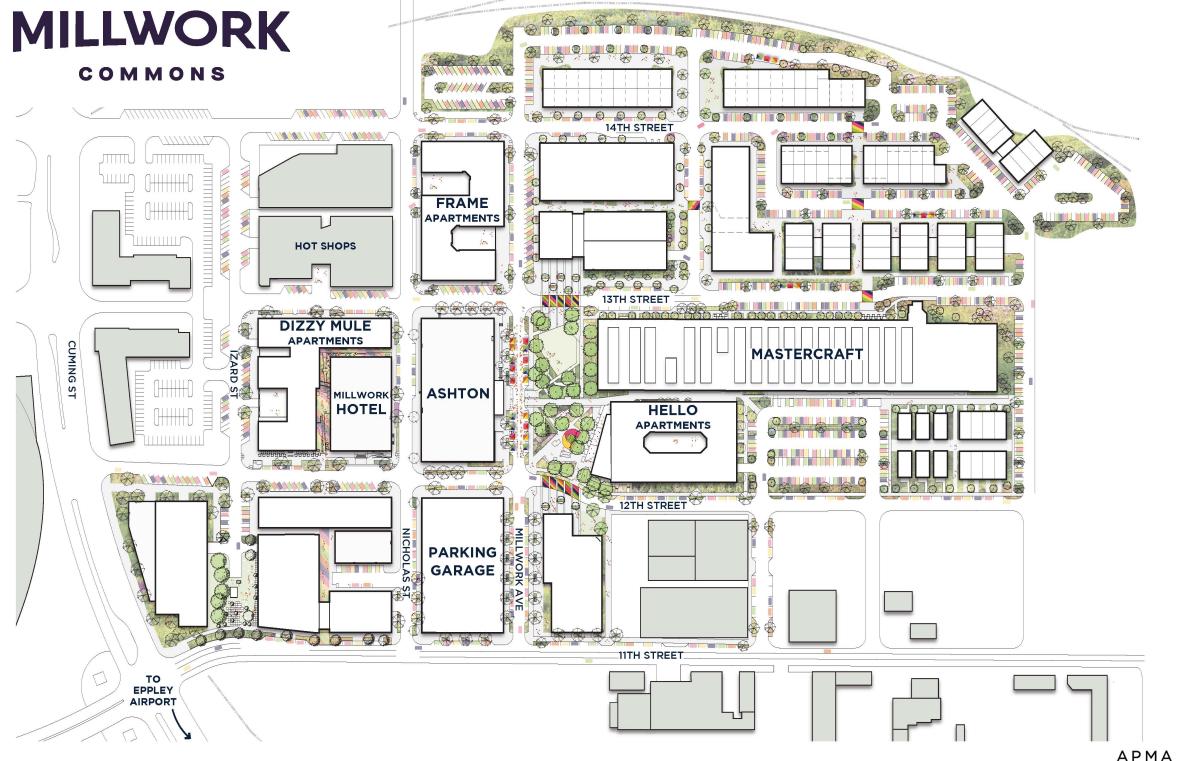
THIRD LEVEL FLOOR PLAN



LOCATION

THE ASHTON || 1229 MILLWORK AVENUE

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NEIGHBORHOOD PLANS

MILLWORK COMMONS

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.

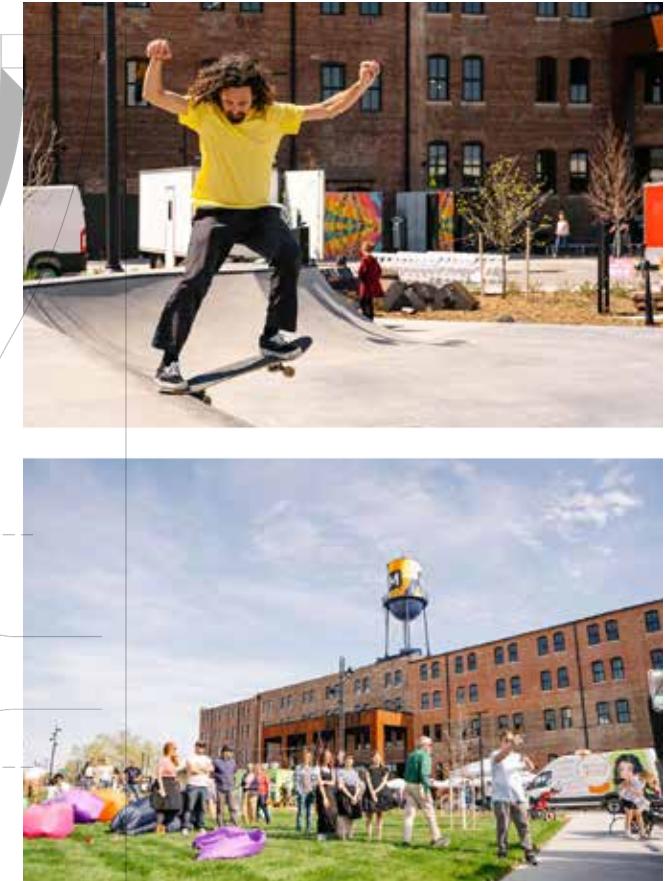
Blocks away from cultural hot-spots and event venues like Slowdown, Film Streams and TD Ameritrade Park (home of the College World Series), Millwork Commons is designed to be a hub for technology, design, arts, cultural and community-focused institutions, and individuals looking for an unparalleled and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



THE PARK

THE PRAIRIE

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 skate, play some basketball, or simply enjoy the scenic splendor.

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!



MILLWORK COMMONS EVENT EXPERIENCE

Events and gatherings at Millwork Commons are the tangible touchpoints that create an inclusive and collaborative community of the curious and engaged. We're creating an inspired hub of activity around creativity, entrepreneurship, and human connection. We'll do that through signature series like... Millwork Conversations - monthly happy hour chats with creators, activators, and leaders of Omaha. Millwork Underground - meetups just for residents and businesses of the neighborhood. Millwork Moves - community yoga or other activities to get you moving and grooving! Alongside those signature events, our Community Partners host their own gatherings, talks, markets, or workshops! Notable community experiences include Hutchfest, Skate School, 1 Million Cups, Creative Mornings, Omaha Under the Radar, and Melanin Market.

These regular events provide opportunities for tenants and residents to come together and build relationships, create new experiences, and explore areas of the neighborhood they may have overlooked.

- A** **MASTERCRAFT**
Over 55 offices, creative spaces & non profits
- B** **HELLO APARTMENTS**
171 units with main floor retail
- C** **ASHTON**
Office and retail space
- D** **DISBROW BLOCK**
A mix of modern, new construction and historic buildings with office space, retail and apartments
- FUTURE PARKING**
- GARAGE & RETAIL**
- E** **FUTURE APARTMENT & OFFICE BUILDING**
- F** **POTENTIAL DISTRICT EXPANSION**
- G**



MILLWORK COMMONS FUTURE PLANS



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Text or call us to learn more about
exciting opportunities in The Mastercraft
and Millwork Commons!

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