



1125 JACKSON STREET | OMAHA, NE 68102

P.F. PETERSEN BAKING COMPANY BUILDING "THE BAKERY"
FOR LEASE: \$9.25 - \$18.00 PSF

The information furnished herein is from sources believed reliable, but is not guaranteed by BARON, or its agents, and is subject to change, corrections, errors, omissions, prior sales or withdrawal, without notice.



Discover the distinctive commercial leasing opportunities available at The Bakery, originally established as the headquarters for P.F. Petersen Baking Company, situated at the heart of Omaha's vibrant Old Market District. This prime location boasts exceptional street frontage at the corner of 12th and Jackson, alongside unique suites tucked away in the alley behind landmarks like Jackson Street Tavern and Big Brain Tattoo, offering a perfect blend of visibility and charm within the historic allure of the Old Market area. This destination draws a lively mix of locals and visitors, all in pursuit of engaging and authentic experiences.

Positioned as a cultural epicenter, the area around The Bakery, with its storied past and architectural legacy, is home to a variety of galleries, entertainment options, and cultural venues that appeal to a wide and culturally rich audience. You'll join established Old Market favorites like Joe's Collectibles, Workshop Creative, and Ika San Ramen in adjacent spaces.

The surrounding landscape features a rich tapestry of residential neighborhoods, top-tier corporate offices, eclectic dining options, retail outlets, and entertainment venues, ensuring a continuous and diverse stream of potential customers right to your doorstep. The Bakery stands as a beacon for businesses seeking a unique location amidst an ever-growing and varied customer base, enhanced by its historic roots as the original P.F. Petersen Baking Company headquarters.

Take advantage of this unparalleled opportunity to locate your business in a truly unique space within Omaha's most sought-after district. Reach out today to arrange a viewing and secure your spot!



LEASE SUMMARY

Suite 1 offers a prime retail corner in the heart of The Old Market, adjacent to Ted & Wally's and Hollywood Candy. Suite 1's Tenant improvement allowance is negotiable.

Suite 7 is located next to Joe's Collectibles and across the alley from Ika Ramen. Suite 7 is offered as-is, with utilities and operating expenses included with the base rent.

LEASE AVAILABILITY

Suite Number	Usable Area	Tenant	Lease Rate	Monthly Rent \$
1	3,067 SF	FOR LEASE	\$18.00 PSF	\$4,601.00
2 & 6	Undisclosed	Flying Worm Vintage	-	-
3	Undisclosed	Jackson Street Tavern	-	-
4	Undisclosed	Big Brain Tattoos	-	-
5	Undisclosed	Grapefruit Records	-	-
7	3,300 SF	FOR LEASE	\$9.25 PSF	\$2,545.00
8	7,000 SF	Joe's Collectibles	-	-
9	2,600 SF	Workshop Vintage	-	-
10	800 SF	Modern Mayhem	-	-
11	480 SF	Modern Mayhem	-	-

LEASE TERMS

Lease Rate: \$9.25 - \$18.00 PSF

Rent Escalations: 3% Annually

Operating Type: NNN & Modified Gross

Lease Term: Negotiable

Tenant Improvement: Negotiable



SUITE 1 OVERVIEW

Usable Area: 3,067 SF
Lease Rate: \$18.00 PSF
Operating Type: NNN

Monthly Rent: \$4,601.00
Estimated NNN: \$3.00 PSF or (\$780.00 / month)
Total Monthly Costs: \$5,381.00







SUITE 7 OVERVIEW

Usable Area: 3,300 SF

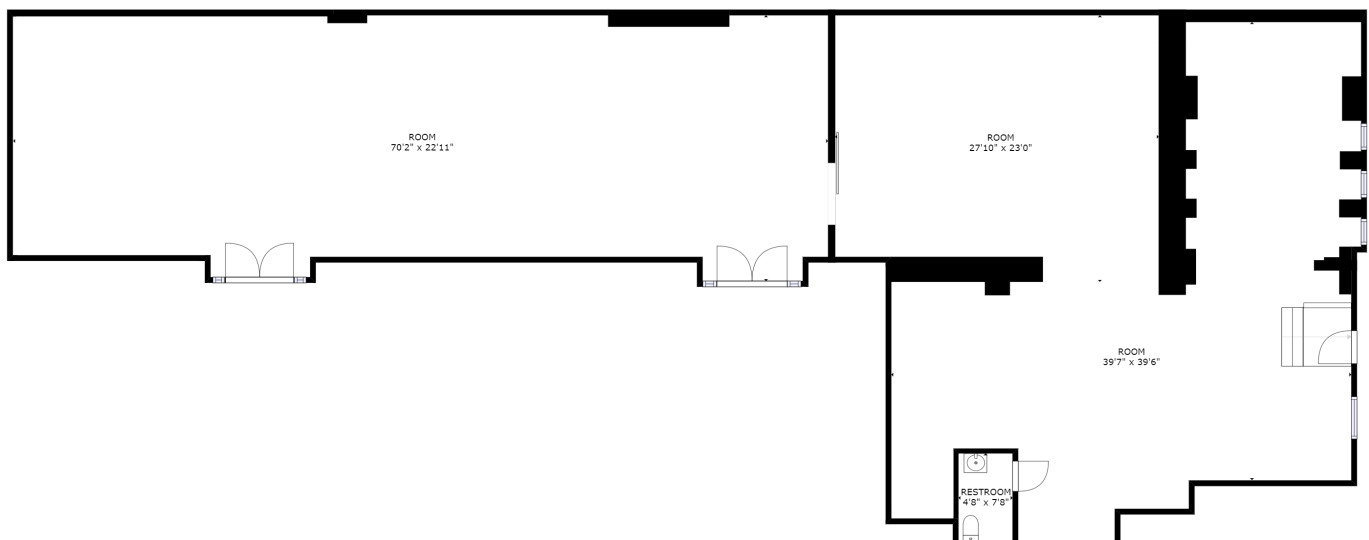
Lease Rate: \$9.25 PSF

Operating Type: Modified Gross

Total Monthly: \$2,545.00

Additional expenses: N/A (Modified Gross lease)

Total Monthly Costs: \$2,545.00









SITE DETAILS

Site Area: 15,972 SF / 0.36 Acres

Site Dimensions: 132 x 121

Zoning District: GC-ACI-2(50)

Zoning Sub-District: TOD-2-MX

Special Zoning: Community Redevelopment Area

Walking Score: Very Walkable (92)

Transit Score: Some Transit (49)

Bike Score: Bikeable (75)

Traffic Count: 10,030 EADT (2021)

Parcel Number: 0316090000

Legal Description: CITY LOTS LOT 4
BLOCK 175 N 121 FT LTS 3 & 132 X 121

IMPROVEMENT DETAILS

Year Built/Renovated: 1910/2013

Building Area: 34,100 SF

Number of Floors: 3 + basement

Original Use: Peter Pan Bread Factory

Foundation: Concrete Block

Construction: Reinforced Concrete

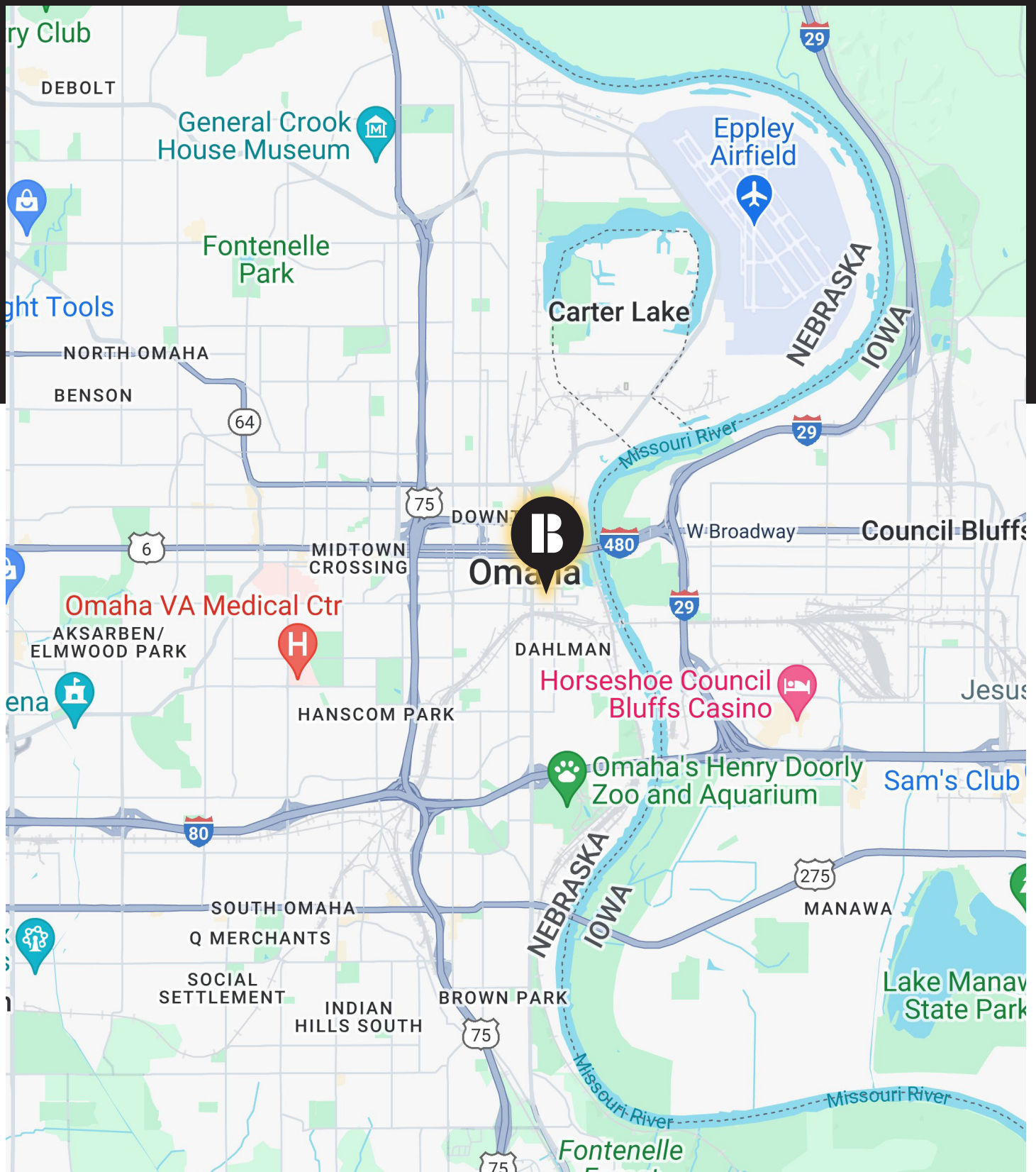
Exterior: Brick

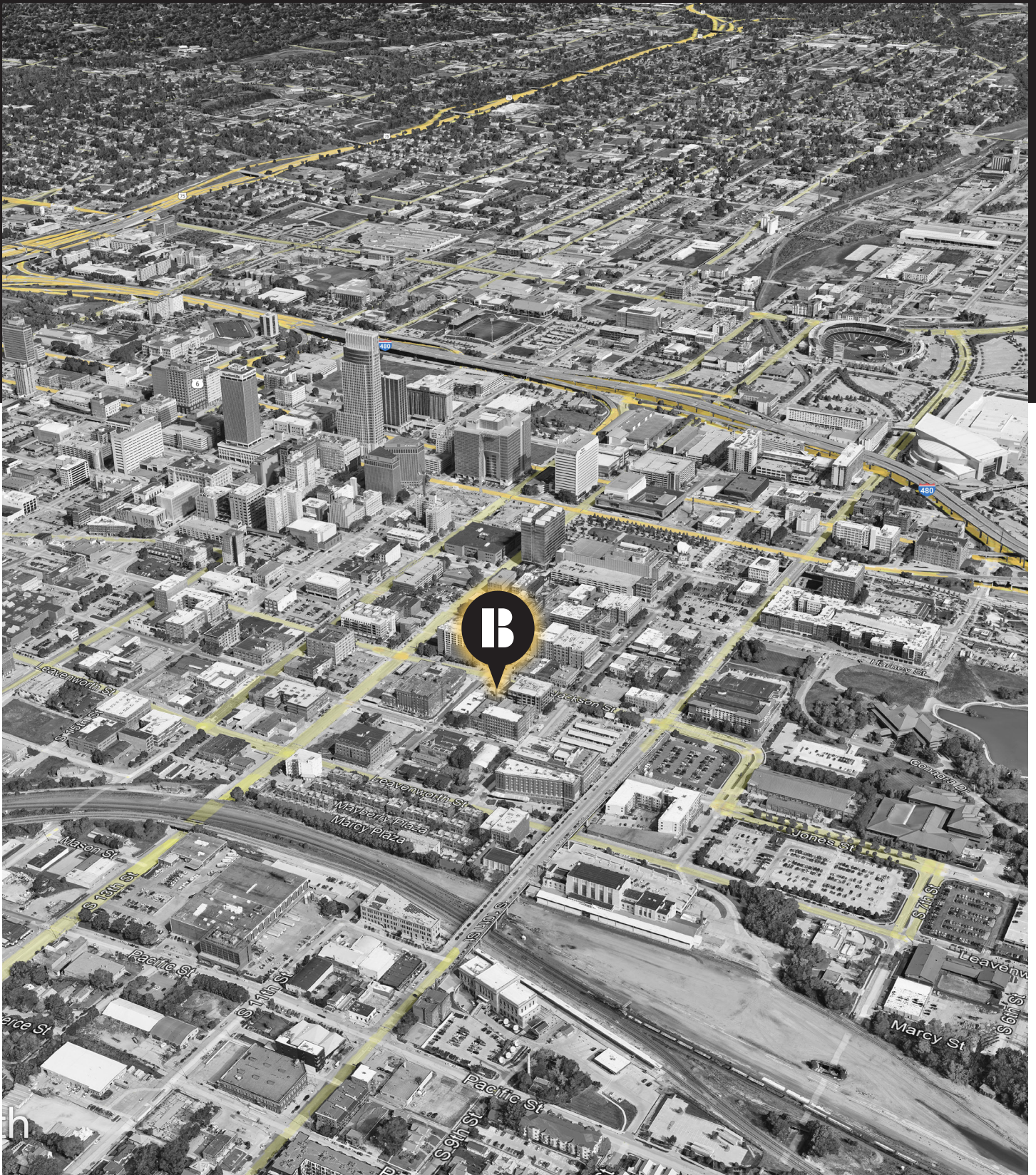
Roof: Composite

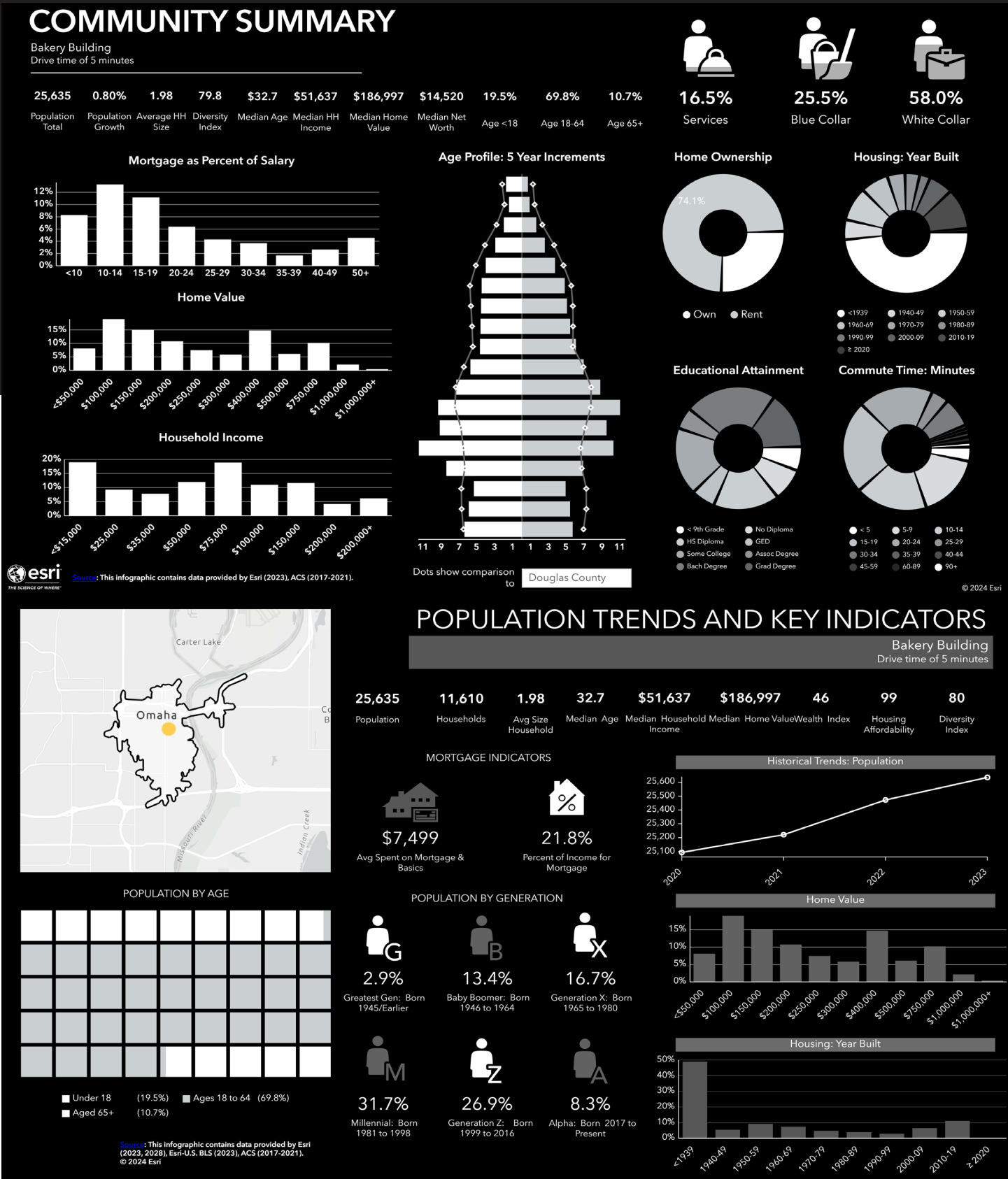
Utility Metering: Individual and House

HVAC: Split Systems

Parking Stalls: Reserved Stalls Available







DAVID J. CARRIG

BROKER - NE 20190573 & IA B70191000

dcarrig@baroncre.com
+1 (402) 218-5888

BARON - COMMERCIAL REAL ESTATE
319 S. 17th Street, Suite 310
Omaha, NE 68102



JOHN D. CARRIG

SALESPERSON - NE 20210798

jcarrig@baroncre.com
+1 (402) 499-5999

BARON - COMMERCIAL REAL ESTATE
319 S. 17th Street, Suite 310
Omaha, NE 68102

DISCLAIMER AND CONFIDENTIALITY AGREEMENT

This document and the information contained herein regarding the commercial real estate property (hereafter referred to as "the Property") is provided by BARON, P.C., and its affiliates (collectively, "the Broker"). This document serves as both a disclaimer and a confidentiality agreement intended for the recipient (hereafter referred to as "the Recipient").

1. Nature of Information: The information provided in this document is intended solely for evaluating the potential acquisition of the Property. It is confidential and should not be disclosed to any third party without the express written consent of BARON, P.C. The Recipient agrees to keep the information strictly confidential and to use it only for the purpose as stated above.

2. No Representation or Warranty: While every effort has been made to ensure the accuracy and completeness of the information, BARON, P.C., David Carrig, John Carrig, and any other affiliated broker or salesperson make no warranty or representation, express or implied, regarding the accuracy, completeness, or reliability of the information. The Recipient acknowledges that they must perform their own due diligence, verifying all information and conducting an independent investigation into the financial, legal, and physical aspects of the Property.

3. No Liability: BARON, P.C., its agents, and affiliates, including David Carrig and John Carrig, shall not be liable for any errors, omissions, or inaccuracies in the information provided, nor for any decisions made or actions taken in reliance on such information by the Recipient. The Recipient agrees to hold harmless BARON, P.C., its agents, and affiliates from any claims or damages resulting from the use of this document or the information contained herein.

4. Offer and Acceptance: Submission of an offer by a prospective buyer does not obligate the Owners to accept such offer. The Owners reserve the right, at their sole discretion, to accept or reject any offer based on various factors including but not limited to price, terms, purchaser's experience, financial health, and track record.

5. No Commission or Finder's Fee: No commission or finder's fee related to the sale of the Property shall be payable to any party unless otherwise agreed to in writing by the Owners. Any compensation due to a buyer's broker shall be borne by the purchaser.

6. Legal and Tax Advice: The Recipient is advised to seek independent legal, tax, and financial advice. This document and the information contained herein should not be considered a substitute for professional advice regarding the potential acquisition, ownership, and consequences thereof.

7. Intellectual Property Rights: All trademarks, service marks, logos, and photographs contained in this document are the property of their respective owners. Unauthorized use of these materials without express written consent is prohibited.

8. Acknowledgement: By receiving and reviewing this document, the Recipient acknowledges and agrees to the terms outlined in this Disclaimer and Confidentiality Agreement.