



1001 North 12th Street | Omaha, NE

Office & Retail in **North Downtown**

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


PJ MORGAN
REAL ESTATE

 **WHITE
LOTUS**
GROUP



Steps from Charles
Schwab Baseball
Stadium

78

Apartment Units



8 minute drive from
OMA

PROPERTY DETAILS

Lease Rate	\$20-\$25/SF	Building Size	84,582
Lease Type	NNN's	1113 Nicholas St	2,000-24,000 SF
North Bays	1,322-5,441 SF	Stories	5
South Bays	1,944-3,966 SF	Apartment Units	78

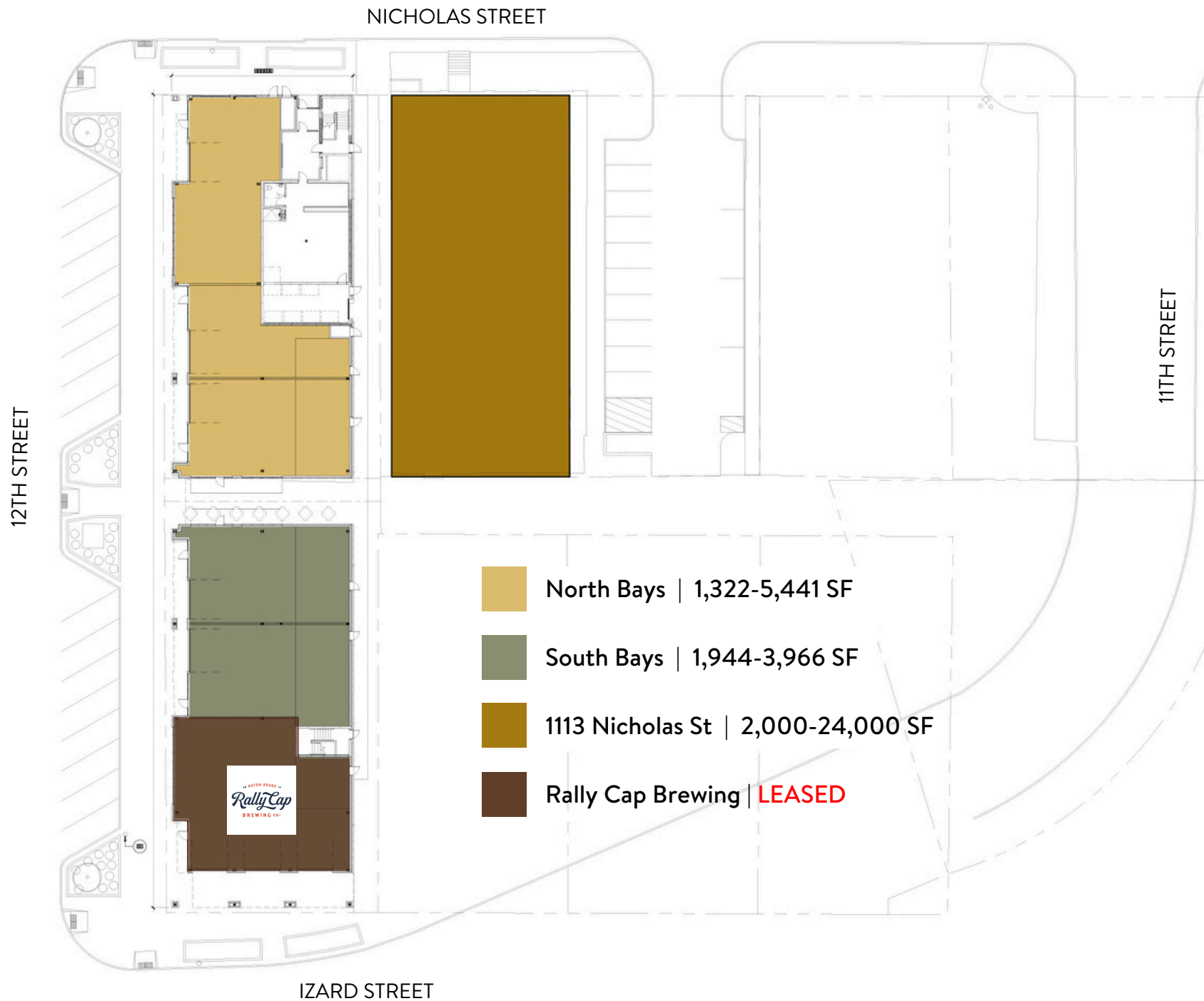
DESCRIPTION

Centered in the heart of Omaha's North downtown, NOVA's mixed-use development offers over 13,000 square feet of street-level retail situated below 78 one- and two-bedroom apartment units in a 5-story building. The project, expected to be completed by the first quarter of 2026, is located at the intersection of 12th & Nicholas Streets. It's just steps from the Charles Schwab baseball stadium, home of the annual College World Series tournament, and the CHI Health Center arena and convention center. There will be ample outdoor and patio space available at NOVA. 24,000 square feet of retail and office leasing available in the neighboring historic building.



NOVA is primed to join the excitement of Omaha's North downtown! Located next to all the action, NOVA is perfect for high-energy restaurants and bars, boutique fitness, and unique retail. In addition to lots of available outdoor patio space, NOVA will feature an activated pedestrian pass-through and alleyway. This provides opportunities for bar seating and walk-up windows.







Downtown Activation & Investment

THE RIVERFRONT

\$325 million transformational development including three existing parks over 72 acres. Features include a performance pavilion, sculpture garden, interactive water features, skate ribbon, event lawns, urban beach, destination playgrounds, and Kiewit Luminarium, a multi-million dollar STEM discovery center.



DOWNTOWN STREETCAR

Downtown Omaha is set to welcome a \$306 million streetcar in 2027. The streetcar will run on a three-mile route from Cass to Farnam on South 10th Street, Farnam west to 42nd Street, and back to 10th Street on Harney.

OMAHA AIRPORT (OMA)

A \$950 million modernization, renovation, and expansion of Omaha's airport by 2028. In addition to the phased approach to improvements of its terminal facilities, projects include parking modernization, reconstruction of the terminal entrance, and a new roadway at the curbside of the terminal complete with a new glass canopy.



ALLIANCE SPORTS DEVELOPMENT

A \$300 million, 18-acre mixed-use project in north downtown Omaha. Its centerpiece will be a new 7,000-seat soccer stadium for Union Omaha, Omaha's professional soccer team, along with retail space, residential units, and a new boutique hotel. Expected completion date is May 2026.

KIEWIT LUMINARIUM

Multi-million-dollar STEM (science, technology, engineering, and math) discovery center with over 100 interactive exhibits in Lewis and Clark Landing with riverfront views.

JOSLYN ART MUSEUM EXPANSION

The 42,000-square-foot Rhonda and Howard Hawks Pavilion will add to Omaha's stunning, pink marble masterpiece. Light-filled galleries will be designed to assist in expanding the permanent collection. Will also include new community spaces and enhanced amenities that support increased public programs. Reopening September 10, 2024.

OMAHA PERFORMING ARTS

Tenaska Center for Arts Engagement: Omaha Performing Arts' \$103 million arts venue will accommodate extra rehearsal, workroom and classroom space in order to expand current and new programming.



Omaha Tourism

COLLEGE WORLD SERIES

The 2023 CWS drew a total attendance of 392,946 and a per-game average of 24,559 for the 16-game event.

HENRY DOORLY ZOO

Omaha's Henry Doorly Zoo and Aquarium won Best Zoo for the second year in a row and Best Zoo Exhibit for the fifth year in a row from USA TODAY Readers' Choice Awards. The zoo averages over two million visitors per year.

BERKSHIRE HATHAWAY ANNUAL MEETING

The "Oracle of Omaha" draws more than 30,000 visitors to Omaha each year for Berkshire Hathaway's annual shareholders' meeting.

LARGE SPORTING EVENTS

Omaha has hosted the Olympic swim trials, NCAA Basketball March Madness tournament games, and more.

CONFERENCES

With CHI Event Center expanding its convention spaces, and over 7,500 hotel rooms in the downtown and surrounding areas, Omaha is a hub for large local and national business conferences.

LIVE MUSIC

The CHI Heath Center seats over 17,000 and draws large national acts, while Steelhouse Omaha and Slowdown draw comedians and mid-sized touring acts to the area. At the Holland Center, Omaha Performing Arts presents world-class entertainment — from legendary musicians to comedy, lectures, the Omaha Symphony and more.



13.5 Million

Total Annual Visitors 2022



Omaha Visitors Spend

\$1.45 Billion



56% of Visitor
Spending

Food Beverage & Retail



300,000
\$420 Million
\$816 Million
Local Wants

RESIDENTS IN A FIVE MILE RADIUS

CONSUMER SPENDING ON ENTERTAINMENT, HOBBIES & PETS

CONSUMER SPENDING ON FOOD & BEVERAGE

FOOD (FAST CASUAL & FINE DINING), FITNESS, LARGER
SCALE ENTERTAINMENT VENUES

NOVA



Call or text us to learn more about this exciting opportunity!

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