

### PROPERTY INFORMATION

Year Built	1923
Building Size	8,193 SF
Tenancy	Multiple
Year Built	1923
Year Last Renovated	2019
County	Douglas
Market	Omaha/Council Bluffs
Sub-Market	Downtown Omaha
Cross-Streets	18th & Jackson
Side of the Street	East

### LEASE OFFERING

Space Available	1,000 SF
Lease Rate	\$18 PSF
Estimated NNNs	\$4.50 PSF

### PROPERTY HIGHLIGHTS

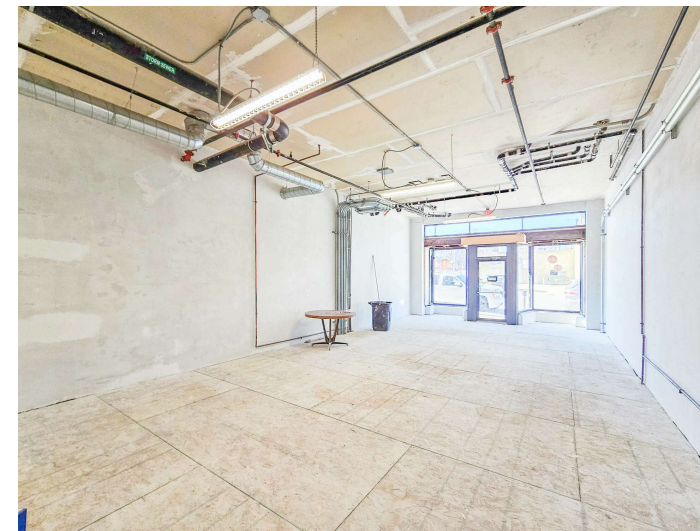
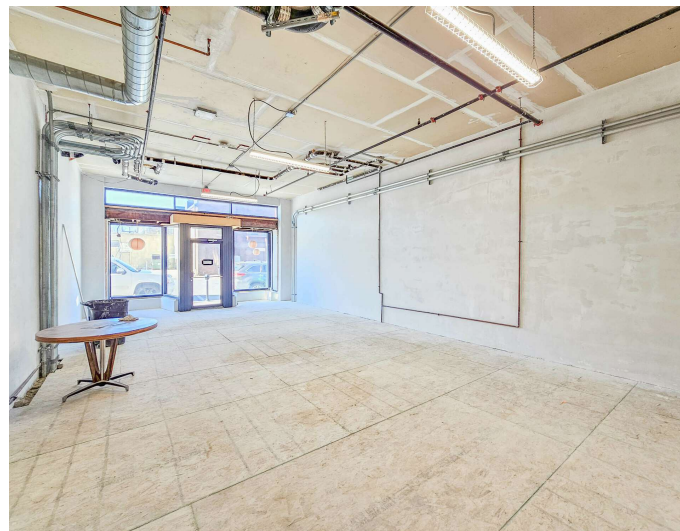
Storefront commercial space available, minutes from the Old Market, Orpheum Theater and Courthouse. Directly below recently renovated apartments in the heart of the burgeoning Flatiron District, which includes the redevelopment of the Standard Oil building, Redfield building and the new Juvenile Justice Center.

The space includes common restrooms and basement storage.

Colleen Mason  
colleen@oak-ire.com  
402.702.2713

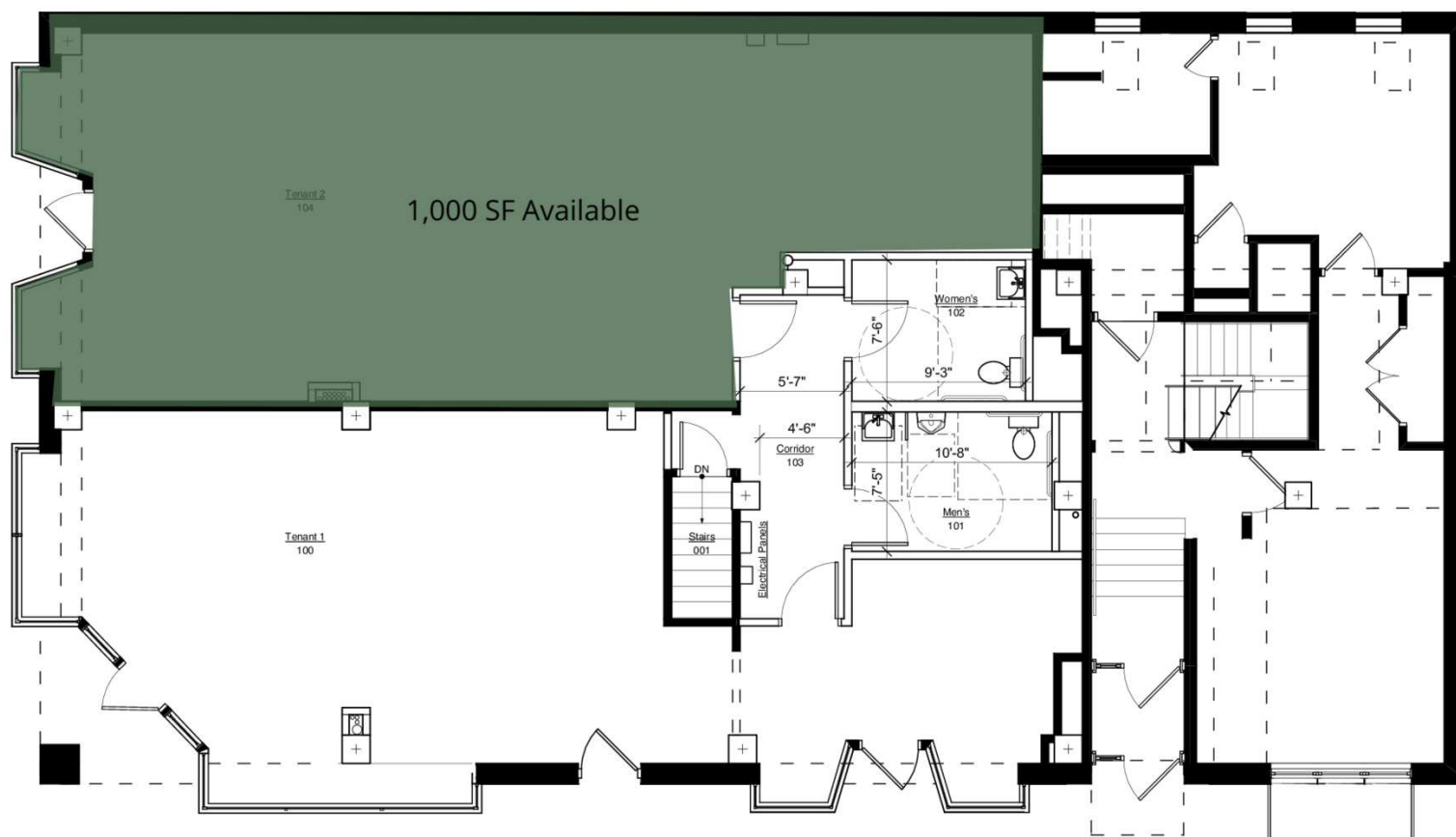
*Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice.*



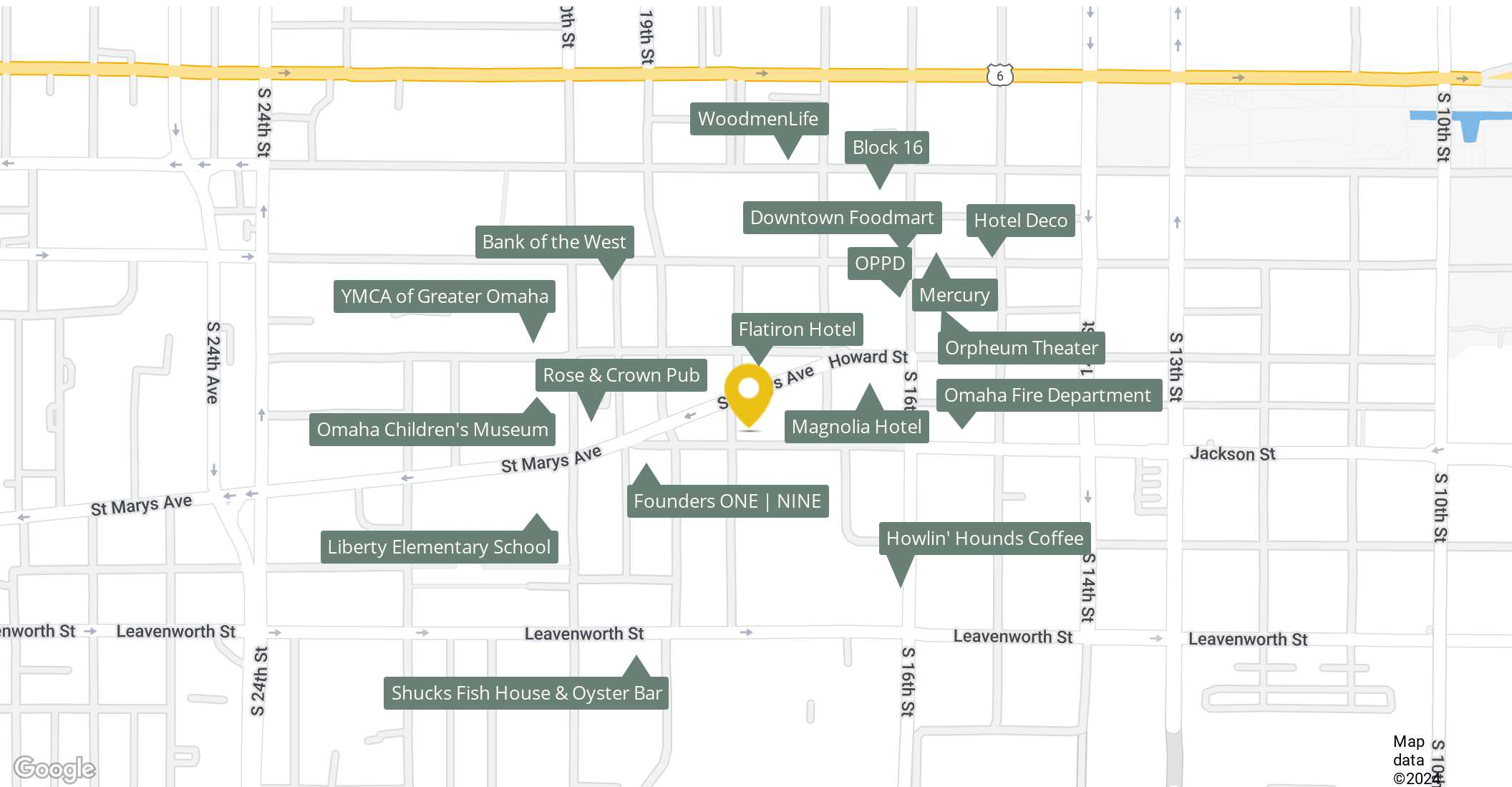


Colleen Mason  
colleen@oak-ire.com  
402.702.2713

*Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice.*







Colleen Mason  
colleen@oak-ire.com  
402.702.2713

*Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice.*