

THE ASHTON

1229 MILLWORK AVE, OMAHA, NE 68102

COMMERCIAL LEASING | MILLWORK COMMONS

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PJ MORGAN
REAL ESTATE

THE ASHTON AT MILLWORK



BUILDING INFORMATION

UNIT SIZES	2,287-7,411 SF
BUILDING SIZE	187,240 SF
RATE	\$22.00-\$28.00/SF NNN
NNNS	\$10.20/SF
PARKING	Surface and Garage in Spring 2027
YEAR BUILT	1900
YEAR RENOVATED	2020
SPACE TYPE	Office/Retail



THE ASHTON

With a variety of different sized spaces, each unique space has distinctive 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.

TENANT AMENITIES



AMPLE PARKING

Ample, hassle-free surface parking spaces are available on-site. New parking garage with ground floor retail in Fall 2027.



THE DOCK

Over 9,000 square feet of community and event space. Available for tenants to use for entertaining and networking.



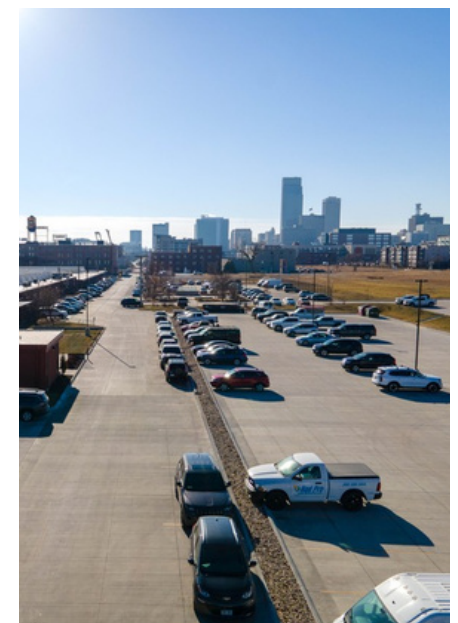
PRIVATE SHOWER ROOM

Five spa-like spacious private shower rooms and locker area. Exclusive to building tenants.



BIKE CENTER

Indoor storage for over 100 bikes, plus a repair station to pump tires and make quick adjustments.



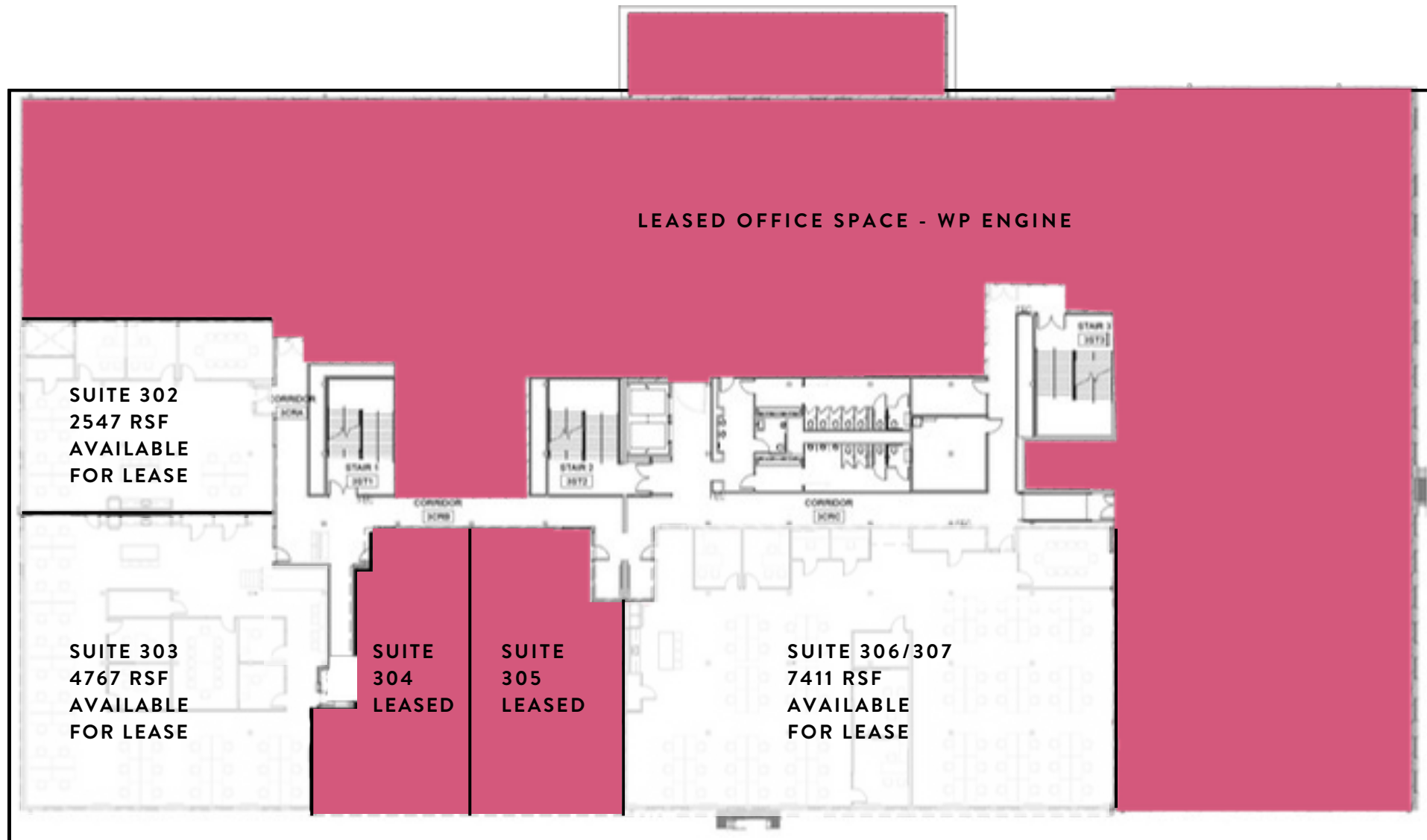
MAIN LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN



THIRD LEVEL FLOOR PLAN



PHOTOS



PHOTOS



LOCATION HIGHLIGHTS



MILLWORK HOTEL

The Millwork Hotel brings a top-tier hospitality experience directly to the doorstep of The Mastercraft Building. This boutique destination effortlessly bridges industrial history with modern design, featuring 144 curated rooms, a destination restaurant and vibrant rooftop bar. As a central social anchor in Millwork Commons, the hotel enriches the neighborhood's creative energy while offering seamless access to dining, events, and downtown Omaha.



MILLWORK COMMONS SKATE SPOT & SPORT COURT

Located right outside The Mastercraft, The Prairie is a vibrant, 25,000-square-foot outdoor oasis nestled in the heart of Millwork Commons. This dynamic green space blends relaxation and activity, featuring native plant beds, shaded seating, and a flexible lawn built for community events and mid-day breaks.



ALLIANCE SPORTS DEVELOPMENT

A \$350 million, 25-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 2028.

CHARLES SCHWAB FIELD

Opened in 2011, the city-owned stadium replaced the historic Johnny Rosenblatt Stadium, the long-time host of the Men's College World Series baseball tournament. Charles Schwab Field has a seating capacity of 24,000, with the ability to expand to 35,000 spectators. The ballpark cost \$131 million to construct and turned a profit of \$5.6 million in its first year of operation



CHI HEALTH CENTER

The 1.1-million sq ft facility has an 18,975-seat arena, a 194,000 sq ft exhibition hall, and 62,000 sq ft of meeting space, making it Omaha's premier arena and convention center. The arena hosts professional sporting events, concerts, and the annual shareholders' meeting of Omaha-based conglomerate Berkshire Hathaway. Construction has now started on a \$200M renovation and expansion plan, the project aimed at boosting the city's ability to host larger and more lucrative conventions.



MILLWORK EVENTS

The Mastercraft places your business at the center of a vibrant, highly activated urban ecosystem where culture, business, and community intersect. Tenants step directly into a rich, year-round lineup of events hosted across shared public spaces, creating natural foot traffic and a built-in lifestyle perks. Some of the recurring area happenings include:

Startup & Business Connections: Home to weekly founder pitches via 1 Million Cups and ongoing panel discussions on innovation, design, and local industry.

Makers & Pop-Up Markets: Regular neighborhood events like the Millwork Market bringing local artisans, vintage curators, live music and street food right to the plaza.

Arts & Cultural Programming: Rotating exhibitions and artist talks hosted by LALA Gallery, alongside film screenings and neighborhood-wide mural walks.

Wellness & Movement: Community fitness activations including Yoga in The Dock and seasonal sound-healing sessions like Mindful Mondays.

Social & Evening Life: Built-in after-hours gathering spots with trivia nights at Kros Strain Draft Works and artisanal dining at Dolomiti Pizzeria.

Surrounded by green space and an energetic network of 60+ startups, non-profits, and creative agencies, The Mastercraft delivers an inspiring neighborhood culture that makes attracting talent and fostering cross-industry collaboration effortless.



Information furnished is from sources deemed reliable, but is not guaranteed by PJ Morgan Real Estate, or its agents and is subject to change, corrections, errors, omissions, prior sales or withdrawal, without notice.

THE NEIGHBORHOOD

33.4 

Average Age in the Neighborhood

\$83,232 

Average Household Income

29% 

Hold a Bachelor's Degree or Higher

CHI Health Center

1 MILLION

Annual visitors for sporting events and concerts.

College World Series

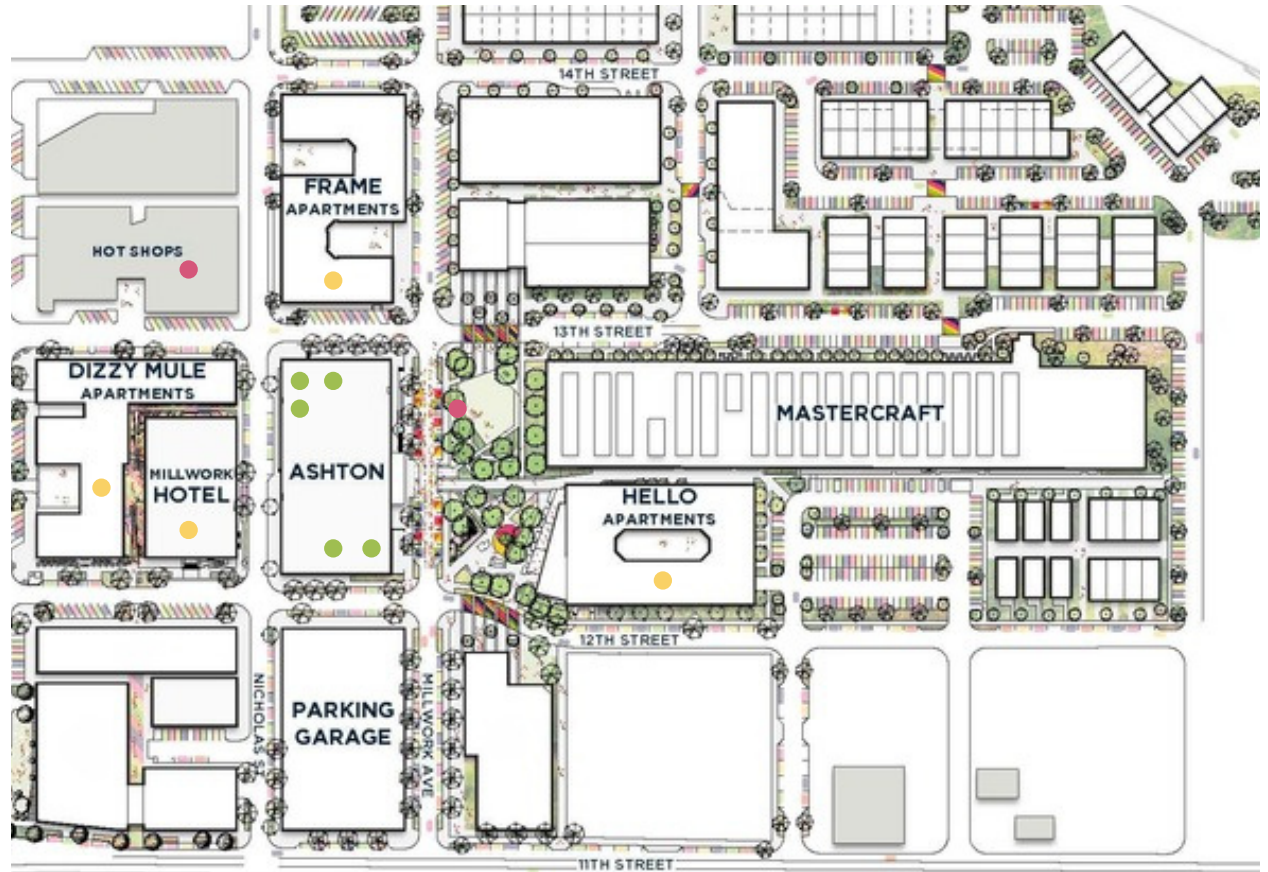
340,000-395,000

Annual visitors for two weeks of baseball and non-stop fun.

Creighton University

8,800 STUDENTS

At a top-ranked institute of health, business, and law.



SWEET MAGS
BAKE SHOP

KROS STRAIN



DOLOMITI
PIZZERIA & ENOTECA

CONEFLOWER

ARCHETYPE COFFEE

Good Eats



The Prairie



Entertainment

HELLO APTS

Dizzy Mule

FRAME APTS

Millwork Hotel

Live/Stay

NEARBY DISTRICTS AND AREAS



LISTED BY - WHY WE CHOSE MILLWORK COMMONS



RYAN ELLIS

For me, leasing Millwork Commons is about more than filling space—it's about connecting visionary businesses with a vibrant community where they can truly thrive.

My Ashton Song Inspiration:

 **Radiohead**
Paranoid Android

rellis@pjmorgan.com
402-578-7536



MATT JACKSON

Millwork Commons celebrates historic revitalization, I'm looking forward to being part of the most vibrant and innovative part of the state.

My Ashton Song Inspiration:

 **Fontaines D.C.**
Starburster

mjackson@pjmorgan.com
402-570-8507



WHITNEY DULIK

Being part of this project gives me the ability to directly impact a vibrant neighborhood where people can seamlessly live, work, and connect.

My Ashton Song Inspiration:

 **Paul McCartney and Wings**
Let 'em In

wdulik@pjmorgan.com
606-219-3359



MITCHELL KRAUSE

When I was in college I toured Millwork Commons, now I get to work on it. I'm living out the dream. We can make something better.

My Ashton Song Inspiration:

 **Beyonce**
CUFF IT

mkrause@pjmorgan.com
402-689-9416



DERICK LEWIN

Millwork Commons is a unique neighborhood filled with amazing tenants. Contributing to the future of Omaha by re-using historic buildings is the coolest part of real estate!

My Ashton Song Inspiration:

 **Gary Clark Jr.**
Come Together

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402-651-1830

TEXT OR CALL US TO LEARN MORE ABOUT EXCITING OPPORTUNITIES IN THE **ASHTON!**

SCAN HERE FOR MORE INFORMATION ABOUT MILLWORK COMMONS →

