

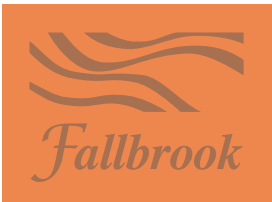
# FALLBROOK TOWN CENTER

6 4 3 B U I L D I N G



JANUARY 8, 2020

**NEBCO**  
CONSTRUCTION • REAL ESTATE • RECREATION



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# FALLBROOK TOWN CENTER

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At the heart of the community is the Town Center. Designed by Sinclair Hille Architects, two of the four major office/retail buildings are now complete and represent over 80,000 sf in commercial space. Home to restaurants, retailers and offices, these new buildings serve as a backdrop to the popular Farmers Market during the summer months.

With the vision of recreating the small town main street, the Town Center presents wide, walkable sidewalks, front door parking for the retail shops, and traditional retail storefronts. Additional parking is available behind the buildings with easy access to the main streets. The traditional town square is also represented as a focal point to the Town Center and serves as the gateway from the residential district to the north. Maintaining the architectural aesthetic established by these structures is critical to successful completion of the Town Center. To achieve this goal, Sinclair Hille Architects also developed the Commercial Design Code for the Town Center.

Fallbrook is a premier New Urbanism community in northwest Lincoln, Nebraska. Traditional neighborhood design combined with homes that echo classic architectural styles sets the tone for the growing development.



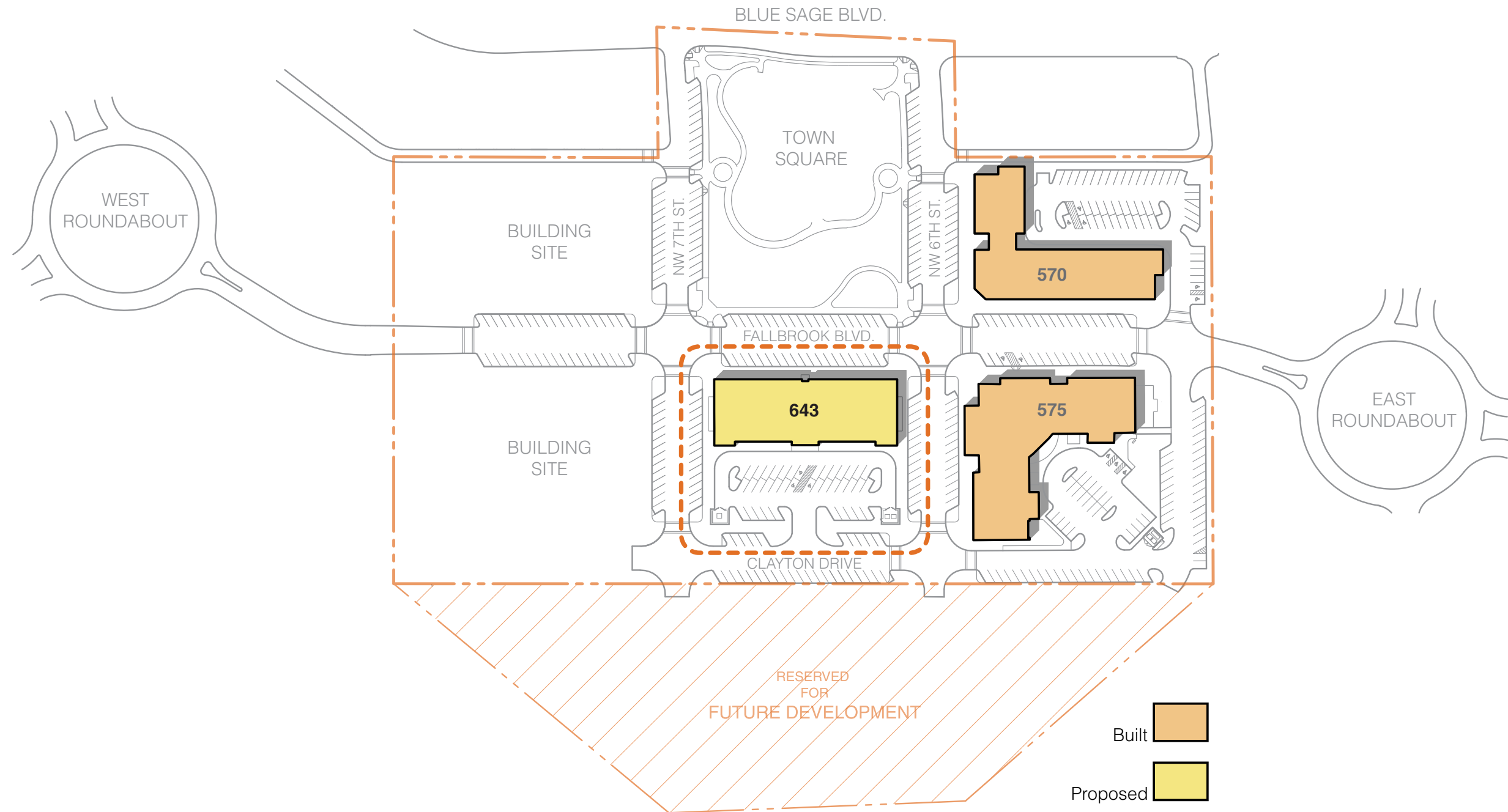
643 FALLBROOK BOULEVARD BUILDING



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# CONTEXT DIAGRAM

AREA PLAN  
NOT TO SCALE



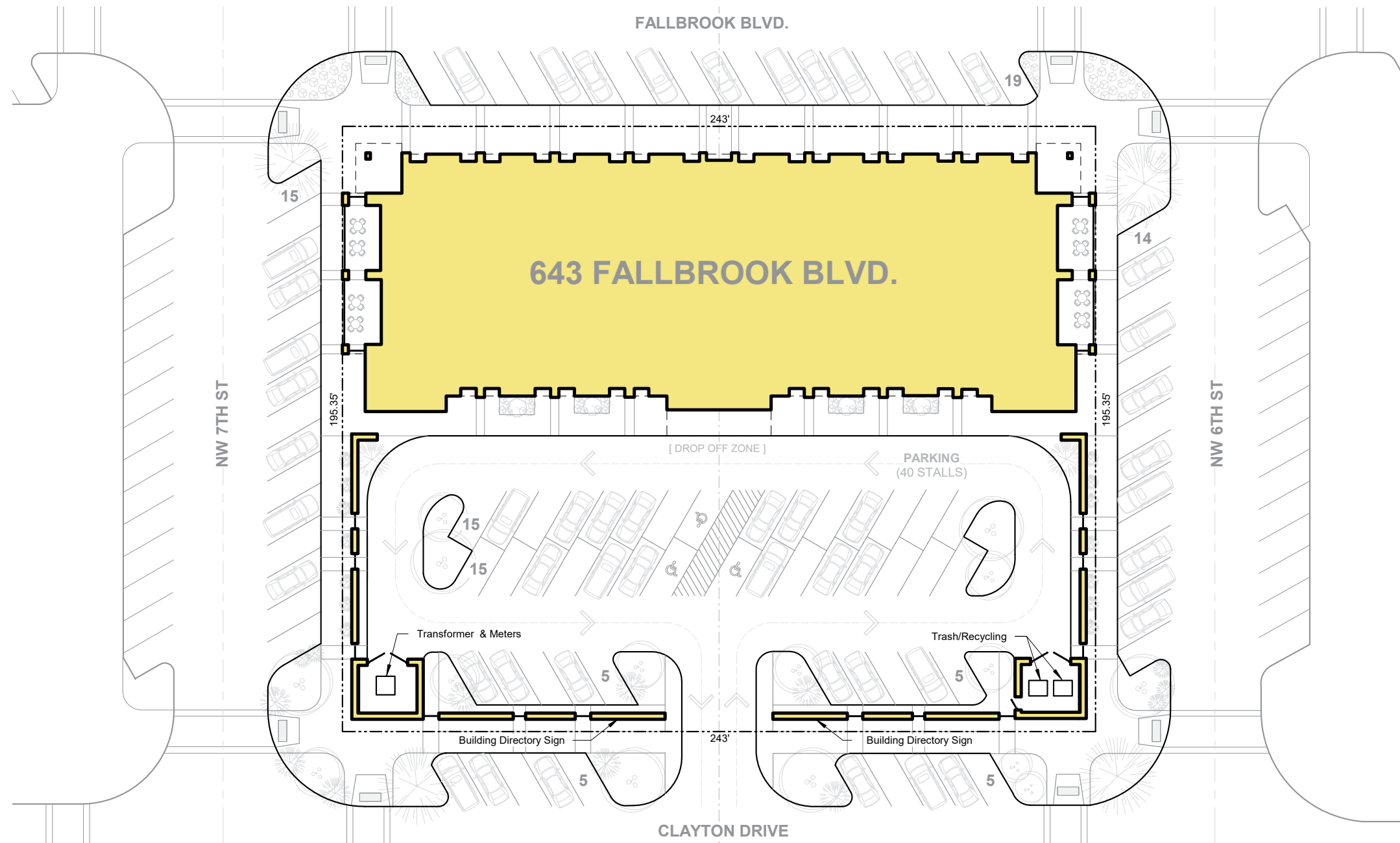
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# SITE PLAN

 SITE PLAN  
SCALE 1" = 30'-0"



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# EXTERIOR PERSPECTIVE

NORTHWEST PERSPECTIVE

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# EXTERIOR PERSPECTIVE

NORTHEAST END CAP

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# EXTERIOR PERSPECTIVE

SOUTHWEST AERIAL

© Sinclair Hill Architects



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# EXTERIOR PERSPECTIVE

NORTHWEST AERIAL

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# INTERIOR PERSPECTIVE

SECOND LEVEL LOBBY

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# INTERIOR PERSPECTIVE

SECOND LEVEL LOBBY

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# INTERIOR PERSPECTIVE

SECOND LEVEL LOBBY

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# INTERIOR PERSPECTIVE

FIRST LEVEL LOBBY

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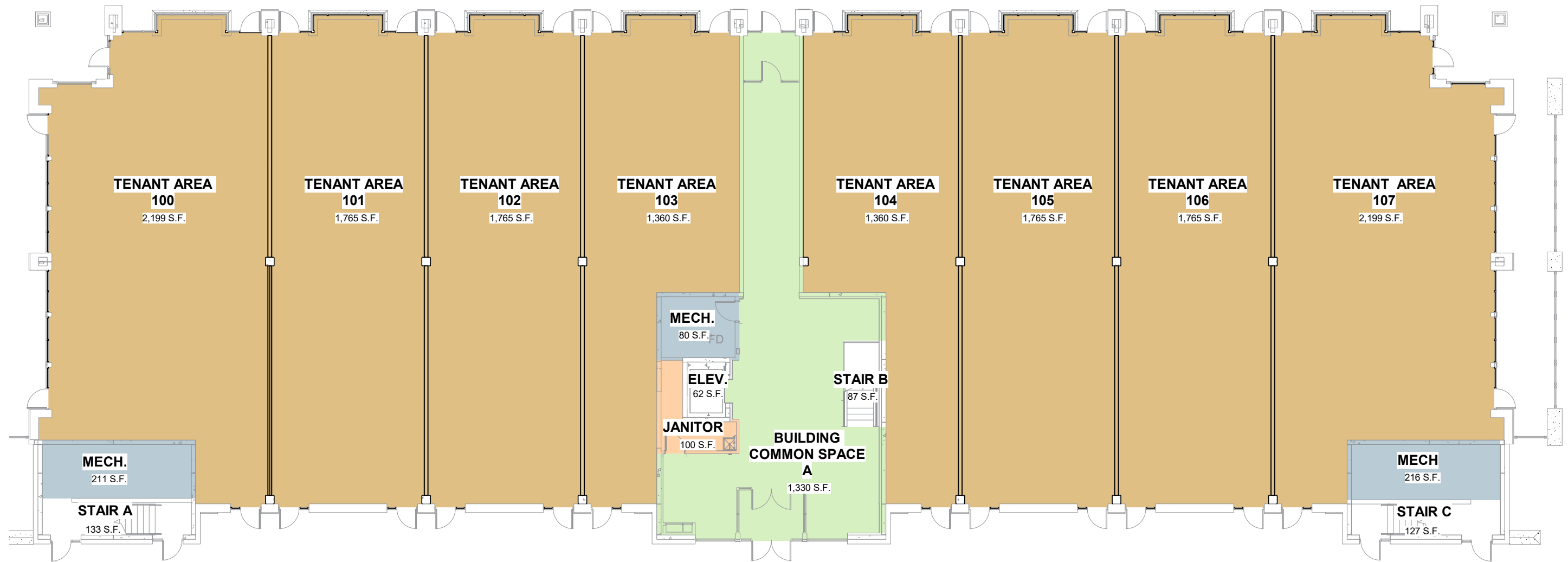
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# FLOOR PLANS

FIRST LEVEL FLOOR PLAN, BOMA SF Standard  
SCALE 1" = 20'-0"

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## TENANT LAYOUT



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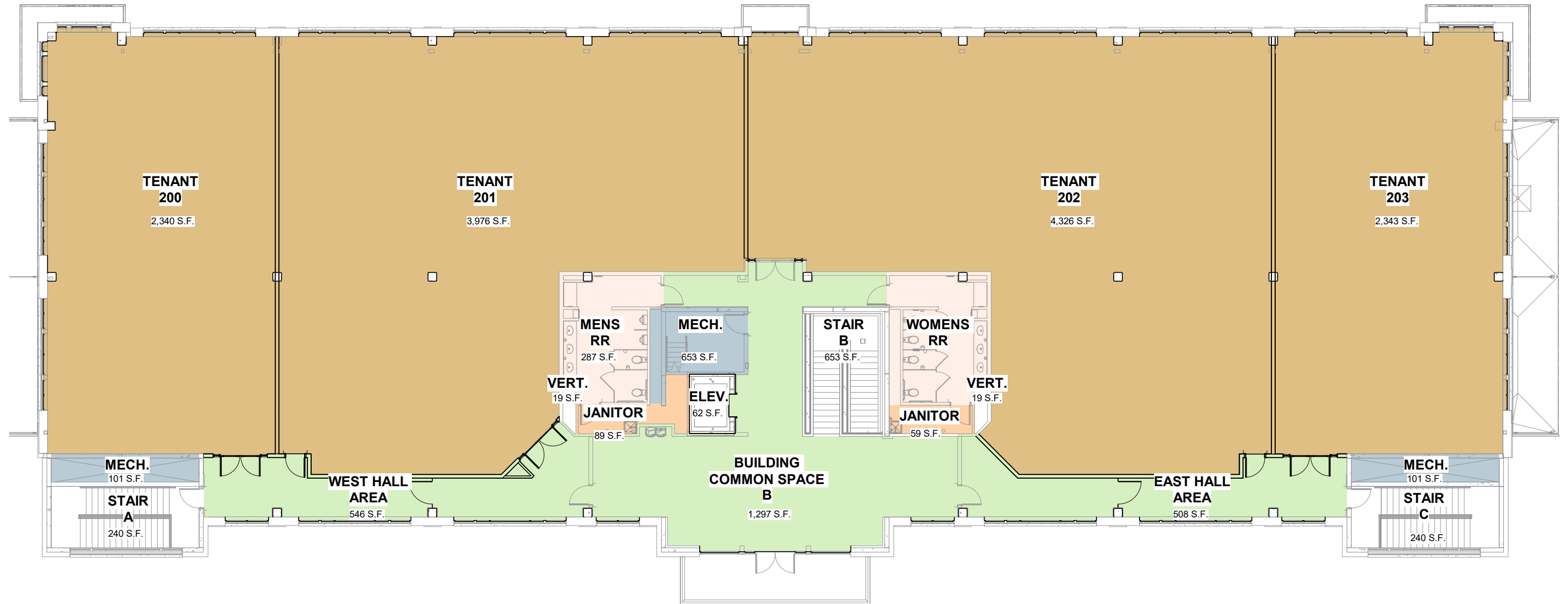


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# FLOOR PLANS



SECOND LEVEL FLOOR PLAN, BOMA SF Standard  
SCALE 1" = 20'-0"



TENANT LAYOUT



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