



1264 S 13TH STREET | OMAHA, NE
2,223 SF

OFFICE | FOR LEASE | LITTLE BOHEMIA



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PJ MORGAN
REAL ESTATE



PROPERTY DETAILS

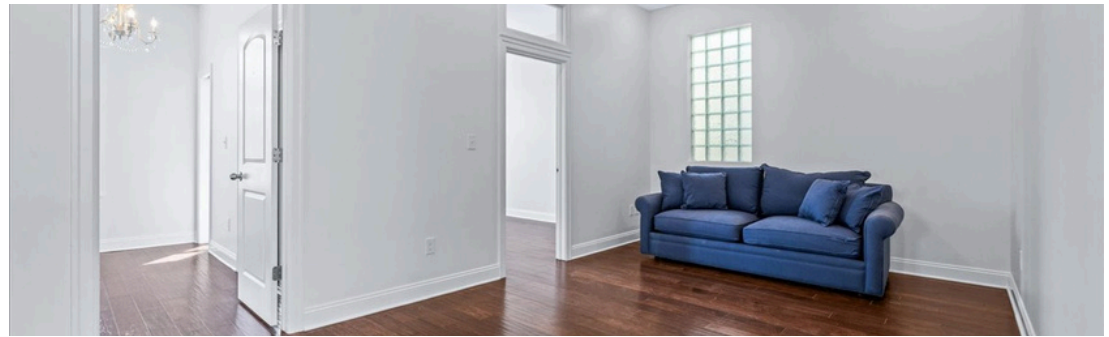
RENT	\$20/sf
NNN	\$6.50/sf
SF AVAILABLE	2,223
BUILDING CLASS	A
FLOOR	2

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.

DESCRIPTION

Unlock a one-of-a-kind leasing opportunity in the heart of Omaha's vibrant Little Bohemia district! The upper floor of 1264 S 13th St is the perfect canvas for an interior designer, artist, or creative entrepreneur looking for a space as inspired as their work. Originally built in 1893 and remodeled in 2015, this distinctive space blends historic character with modern updates, giving your brand an instantly compelling backdrop complete with old-world architectural details that simply can't be manufactured.

Whether you're an interior designer looking to showcase your aesthetic vision, a boutique creative agency, or an artisan brand ready to put down roots, this upstairs retreat offers the inspiration, flexibility, and address to set you apart. Nestled in one of Omaha's fastest growing and most eclectic neighborhoods, you'll be surrounded by like-minded creatives and a community that celebrates originality. This isn't just a space; it's your next great project.



PROPERTY & LOCATION HIGHLIGHTS

- Located in the heart of up and coming Little Bohemia neighborhood
- Totally remodeled building updated with modern amenities and mechanical systems while respecting the building's historic charm
- The second floor is ideal for a creative work space
- Open to short term lease 1-5 years

BUILDING INFORMATION

BUILDING SIZE	6,723 SF
MIN DIVISIBLE	2,223 SF
MAX CONTIGUOUS	2,223 SF
NUMBER OF FLOORS	2
YEAR BUILT	1893

ADDITIONAL INFORMATION

ZONING	GI-ACI-1
NUMBER OF ACRES	0.1
TRAFFIC COUNT	11,981

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	21,169	113,115	254,419
AVERAGE AGE	33.2	33.1	34.2

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,111	46,277	100,422
PEOPLE PER HH	2.1	2.2	2.4
AVERAGE HH INCOME	\$71,714	\$64,937	\$68,499
AVERAGE HH VALUE	\$162,516	\$154,073	\$155,162



PHOTOS

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2ND LEVEL FLOORPLAN

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AREA BUSINESSES

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