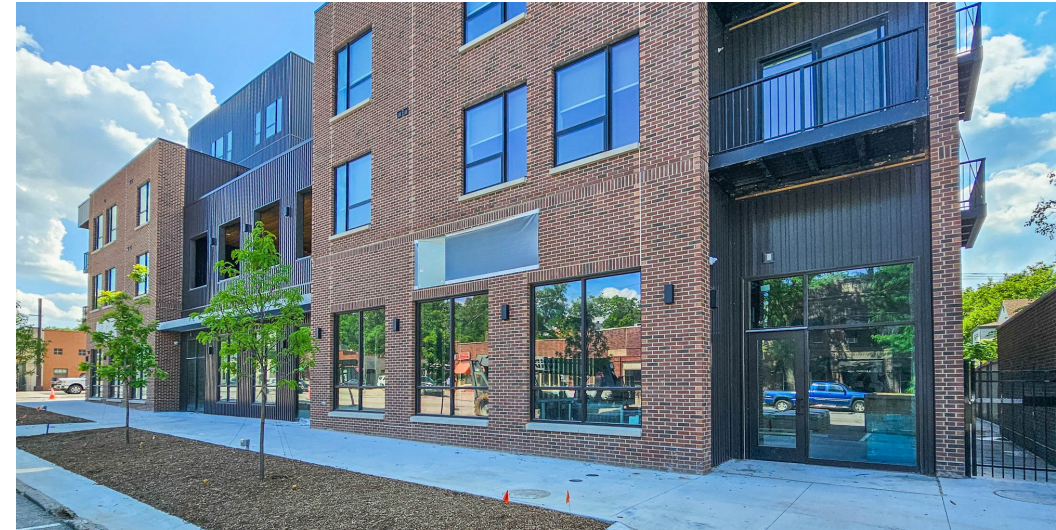




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Lease Rate	<b>\$25.00 SF/YR</b>
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### LEASE DETAILS

Building Size:	57,718 SF
Available SF:	1,350 - 2,100 SF
Lot Size:	20,313 SF
Year Built:	2025
Zoning:	NBD

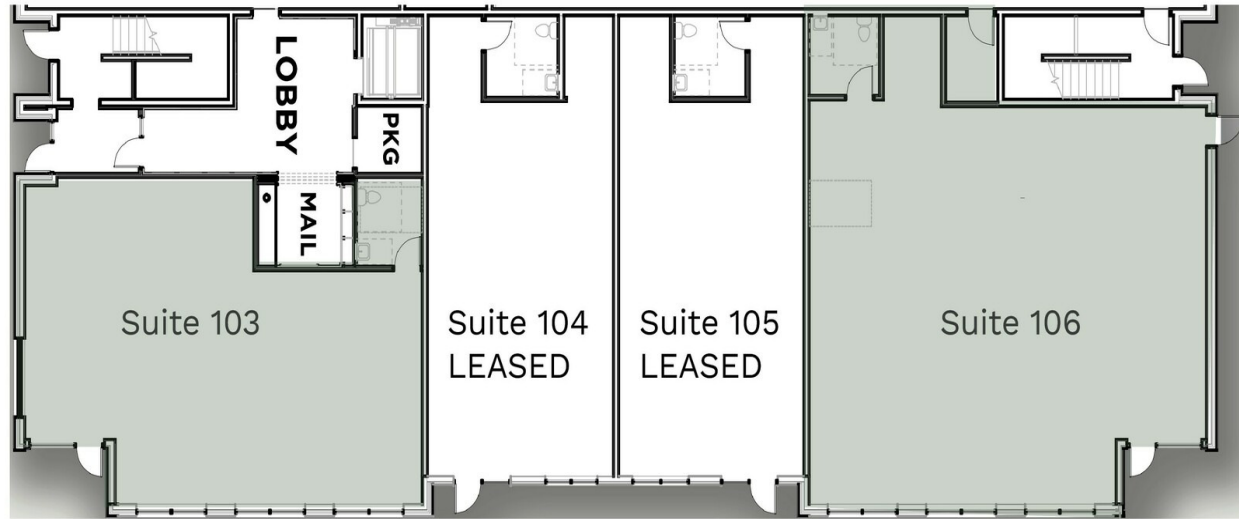
### PROPERTY HIGHLIGHTS

- Premier retail opportunity in Little Bohemia, nestled along Omaha's historic South 13th Street corridor, a thriving hub of culture and community
- Street-level space in The Boho Flats, a brand-new 59-unit boutique apartment development, offering built-in foot traffic and visibility
- Join a vibrant mix of businesses, including Fizzy's, Omaha Dog Bar, Dundee Bank, Beercade2, Archetype Coffee, Tiny House & Platypus bars, Lumen Beer Co., Bohemian Gardens, and more
- Open floor plan, high ceilings, and modern infrastructure create a versatile space perfect for boutique fitness studios, yoga, cafés, restaurants, or specialty food concepts looking to tap into a built-in residential customer base and walkable neighborhood vibe
- Situated less than 2 miles from Omaha's Henry Doorly Zoo and less than 1 mile from the Old Market
- High visibility along South 13th Street with over 12,500 vehicles per day
- Suite 106: Includes preliminary restaurant infrastructure, including a hood chase, grease interceptor, and grease interceptor line run to the bay
- Join Assemble Omaha, a new-to-market space for creatives

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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,350 - 2,100 SF	Lease Rate:	\$25.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1440 S 13th Street, Suite 103	Available	1,350 SF	NNN	\$25.00 SF/yr
1440 S 13th Street, Suite 104	Assemble	1,000 SF	NNN	\$25.00 SF/yr
1440 S 13th Street, Suite 105	Assemble	1,000 SF	NNN	\$25.00 SF/yr
1440 S 13th Street, Suite 106	Available	2,100 SF	NNN	\$25.00 SF/yr

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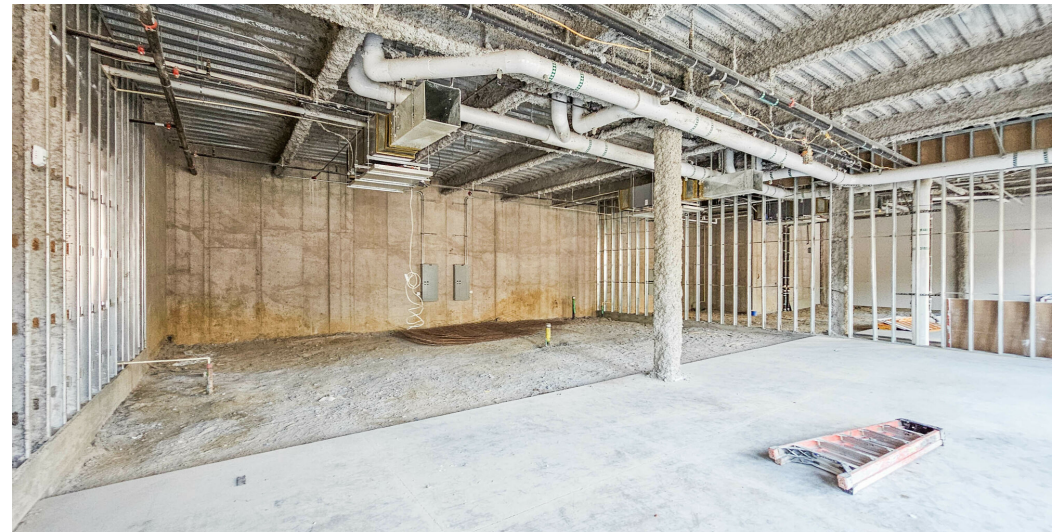
### DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
2024 Population	20,189	55,704	107,783
2029 Population	21,015	57,126	110,047
2024 Households	8,202	23,466	44,348
2029 Households	8,738	24,515	45,996
Total Businesses	1,141	2,488	4,328
Total Employees	24,065	58,469	98,346

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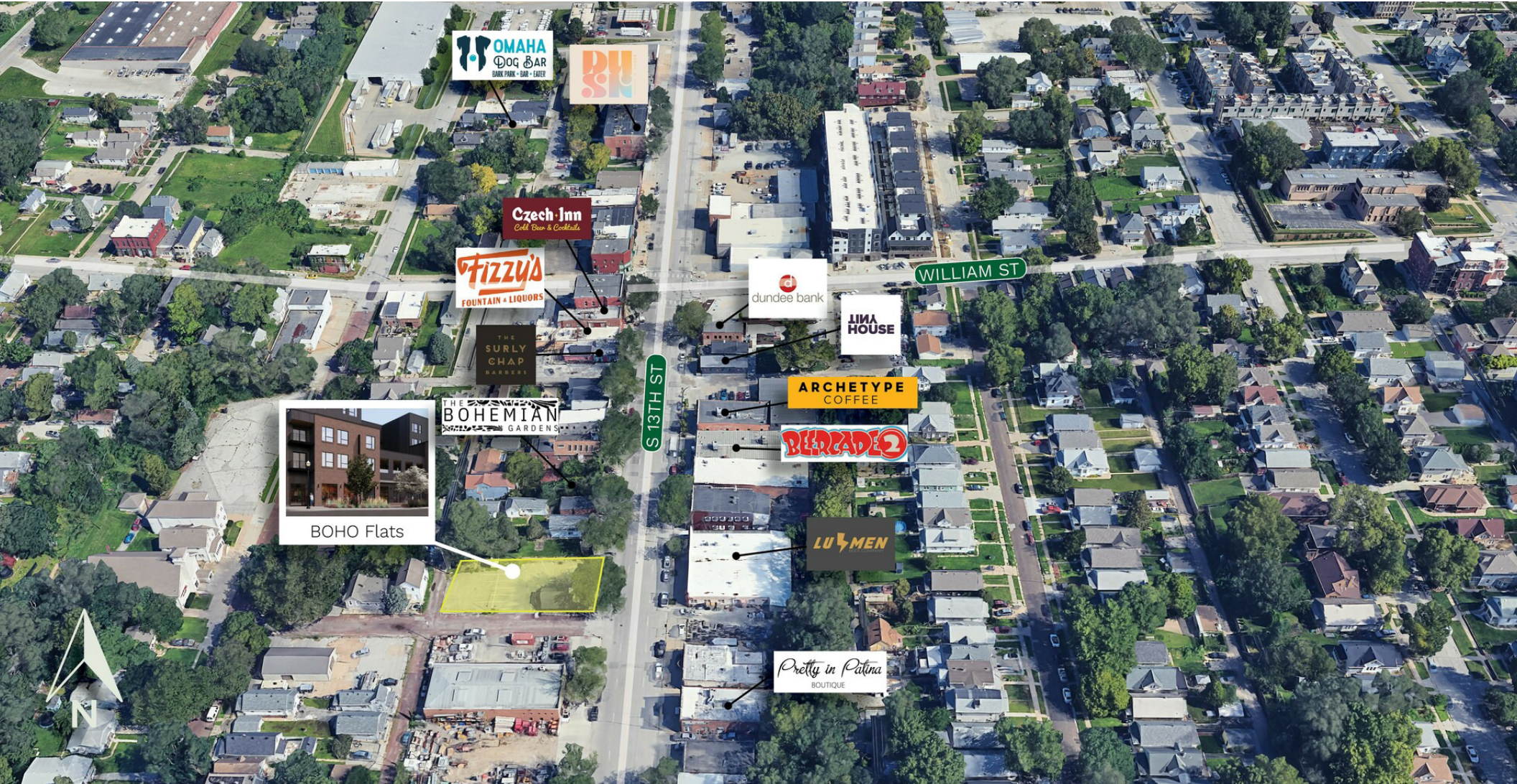
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