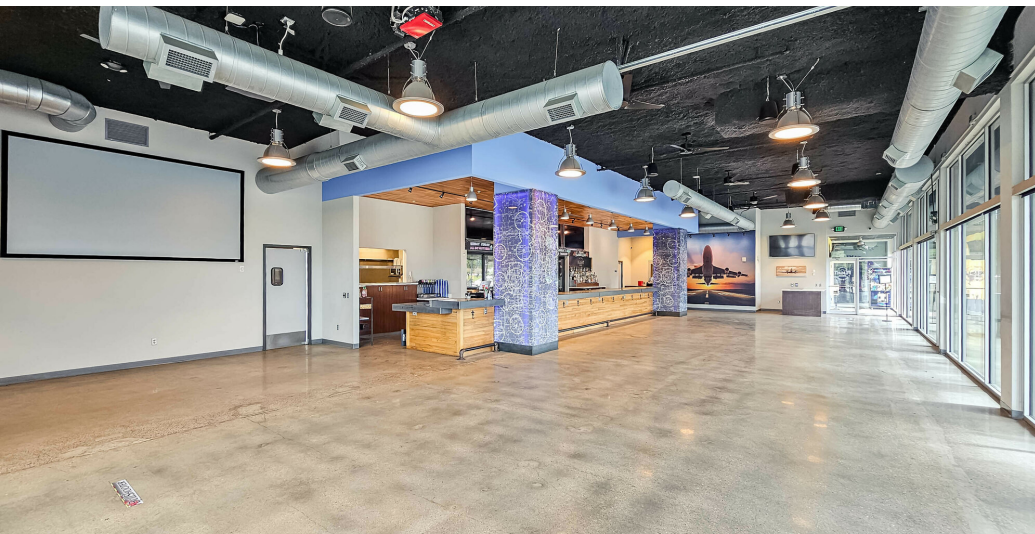




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PROPERTY HIGHLIGHTS

- Retail space that services over 1,000 apartment residents, university students, and neighboring employees
- Turn-key restaurant & bar space available for lease
- Fully equipped commercial kitchen with all major equipment included: hood system, commercial stoves, walk-in cooler, walk-in freezer, 3-compartment sink, hand-washing sinks, and behind-the-bar refrigeration units
- Expansive patio space perfect for outdoor dining and entertainment
- Large overhead glass doors creating a seamless indoor/outdoor atmosphere
- TVs mounted throughout the space ready for sports and events
- Access from 30th Street or via the pedestrian bridge from Creighton University's campus
- Great co-tenancy, join Hotworx, Groom barbershop, and Astute Coffee

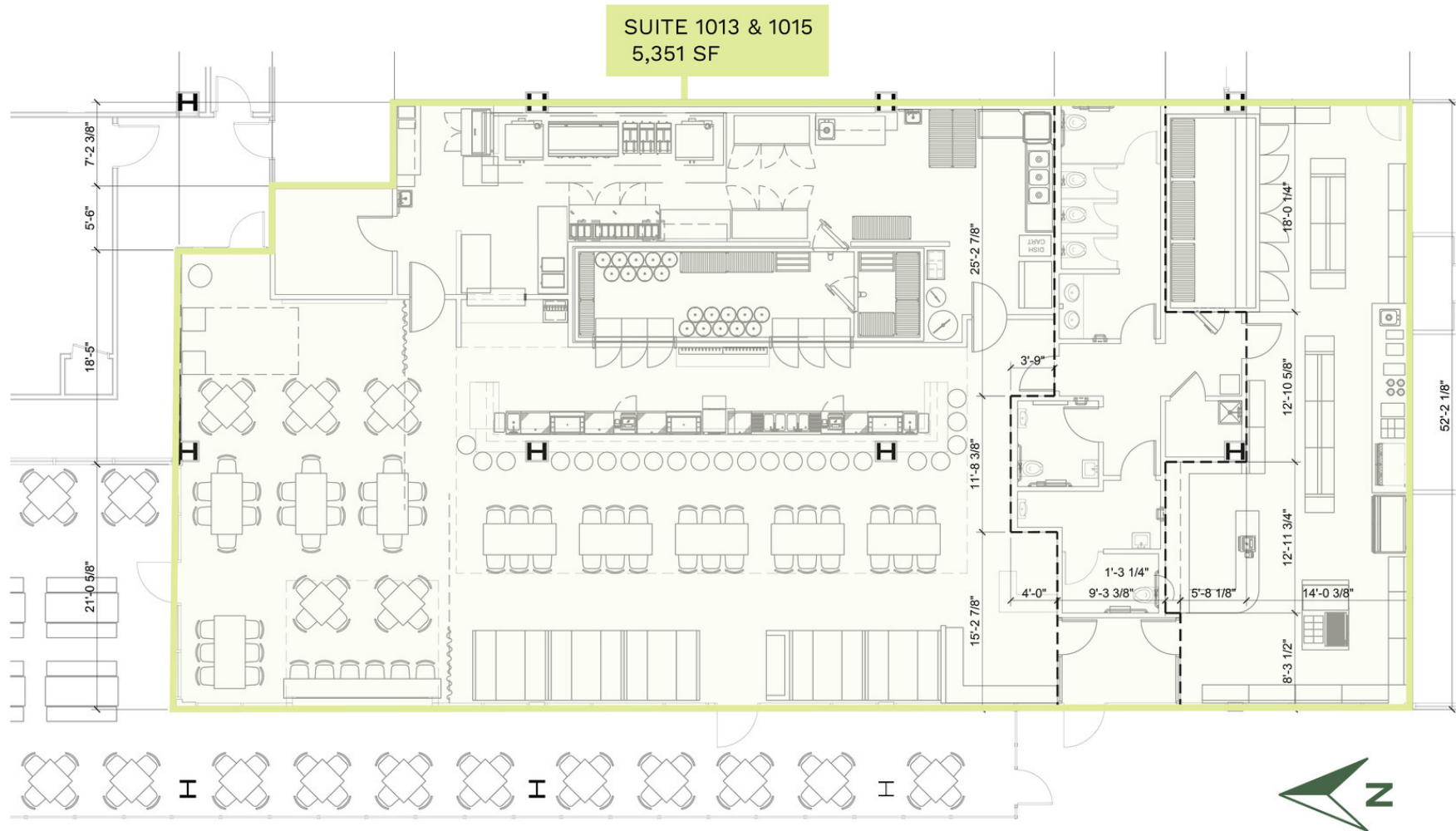
OFFERING SUMMARY

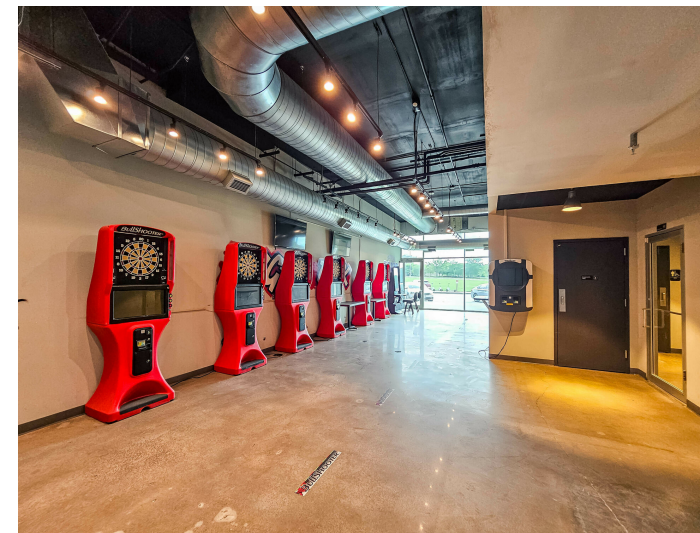
Lease Rate:	\$12.00
Available SF:	5,351 SF
Lease Type:	NNN
Estimated NNN Expenses	\$4.00 PSF
Lease Term	2 - 10 Years

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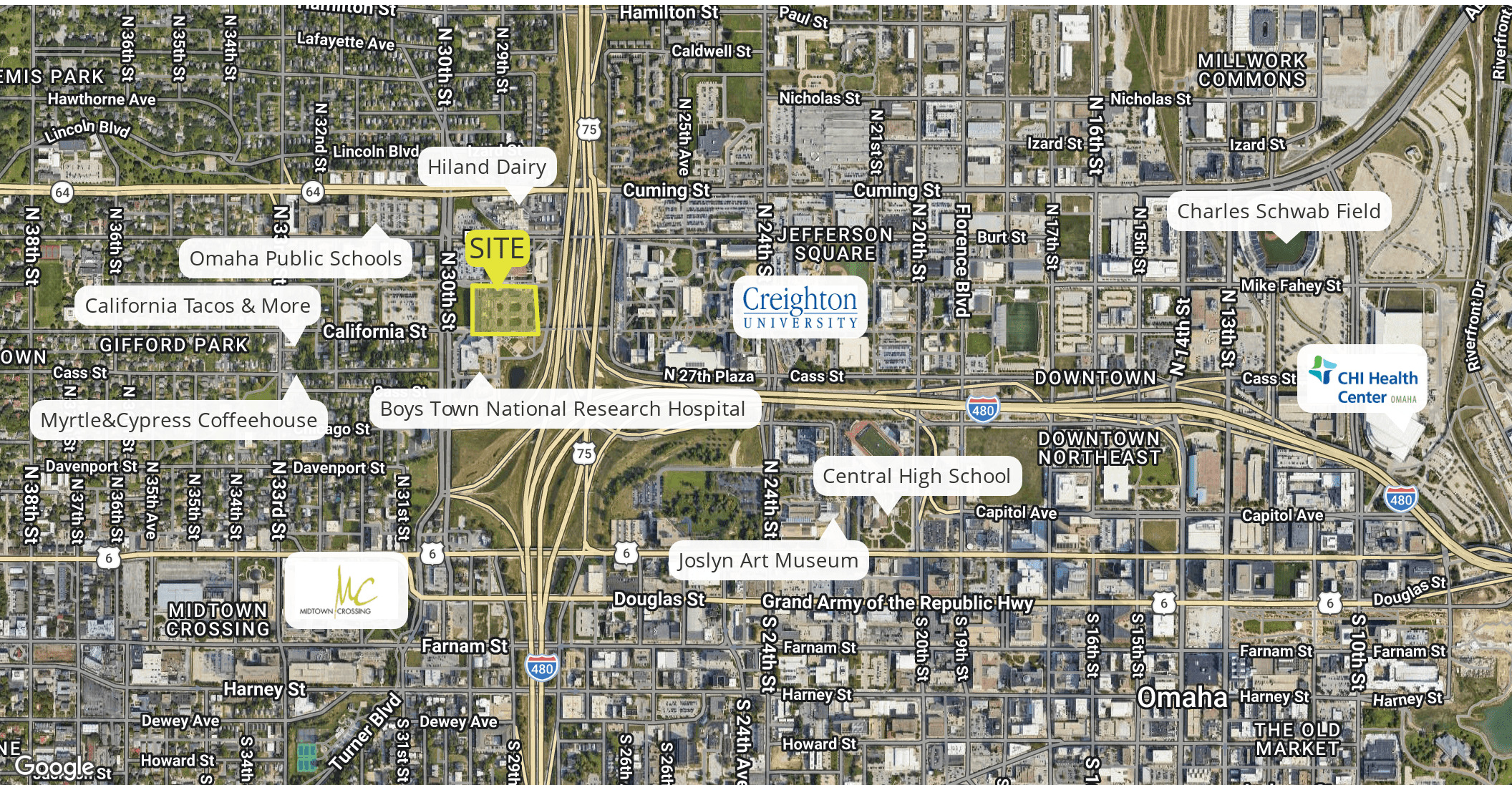
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