

NEBULA

12TH & IZARD | OMAHA, NE

MILLWORK
COMMONS





500 to
16,225
square feet
AVAILABLE

Retail at Dizzy Mule in Millwork Commons

An Unparalleled & Inspiring Environment

The newest addition to the community, offering a dynamic mix of opportunities, bringing the essence of city life to your doorstep.

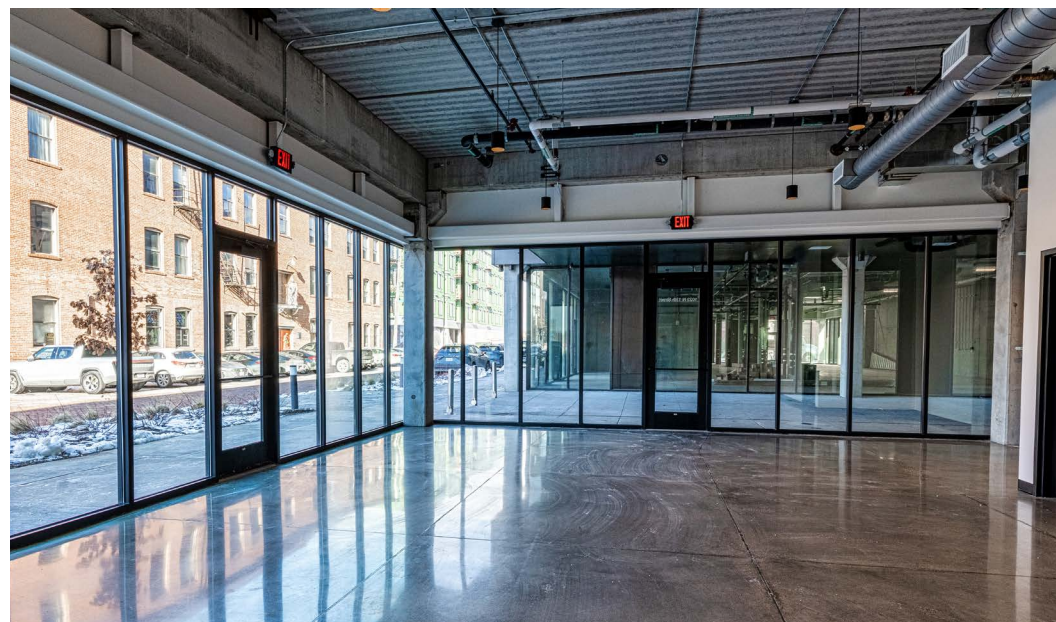
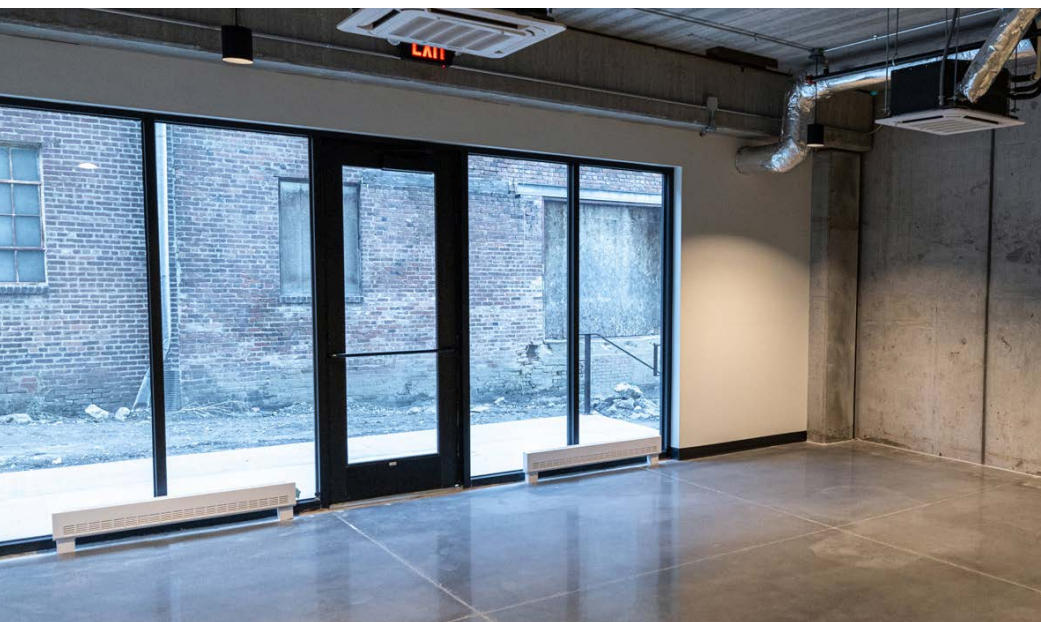
Dizzy Mule's Street Level spaces provide the perfect opportunity for retail, dining, and creative experiences. Located in a neighborhood rich with diverse stories and entrepreneurial spirit, it's a hub for genuine innovation.

Millwork Commons promotes collaboration, offering a space for today's pioneers to connect organically, fostering shared thinking, problem-solving, and support.

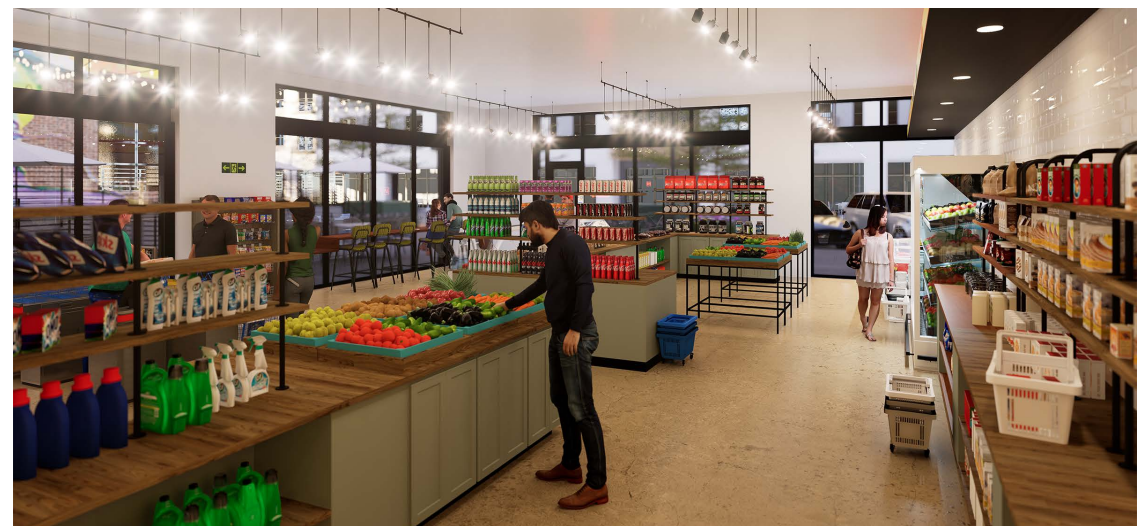
- Available spaces include small turnkey retail suites starting at 500 SF, to larger spaces consisting of 6,480 SF
- Dizzy Mule sits at the doorstep of a network of park and green space
- Join a neighborhood with 60 businesses and an entrepreneurial spirit and creative energy



Larger Retail Spaces & Turnkey Suites



Renderings of Potential Build-Out

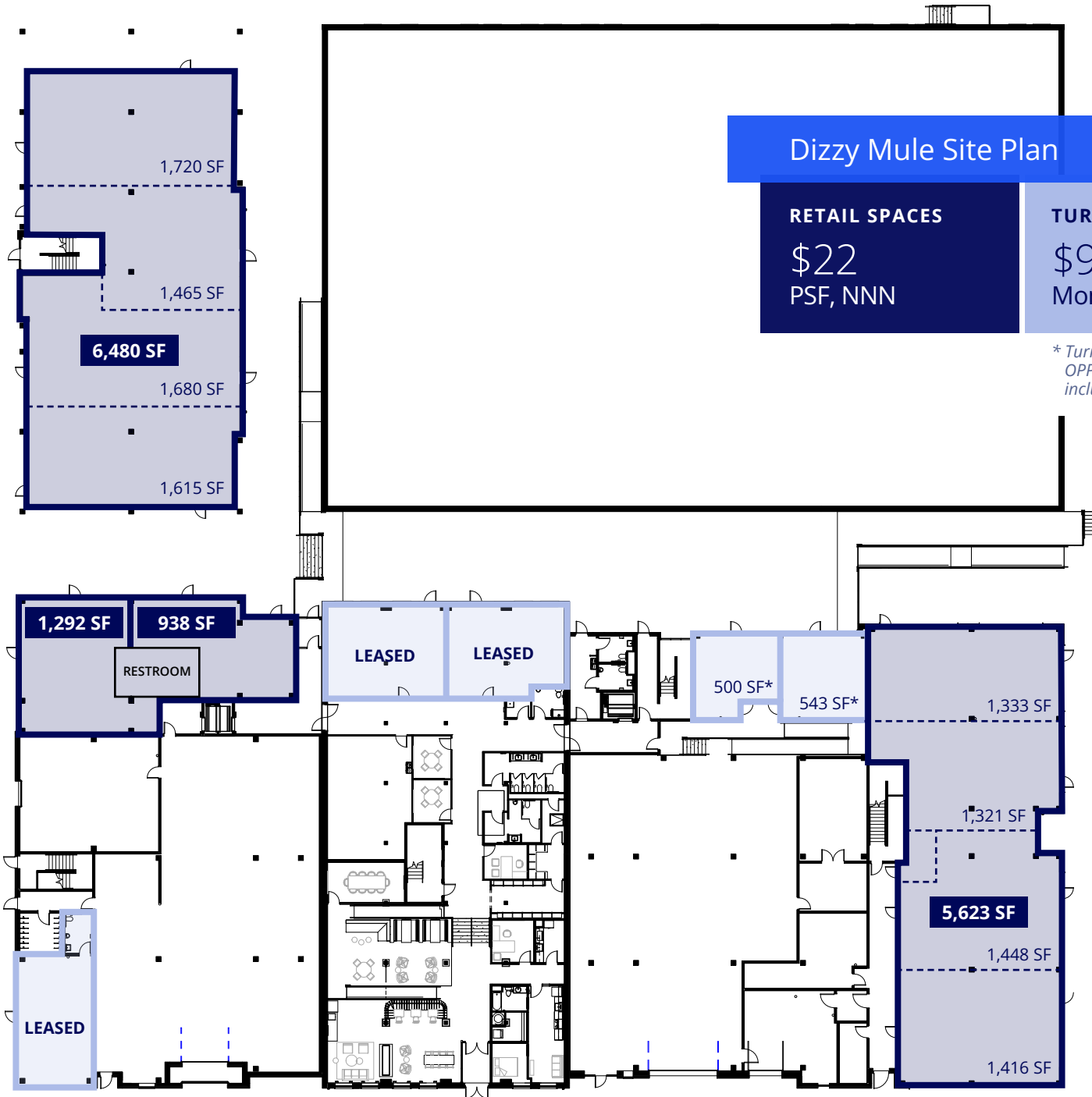


NICHOLAS STREET

13TH STREET

12TH STREET

IZARD STREET



Dizzy Mule Site Plan

RETAIL SPACES
\$22
 PSF, NNN

TURNKEY SPACES
\$900 & \$1,600
 Monthly Gross

** Turnkey Suites - Tenant pays own
 OPPD, Cox, and cleaning costs;
 includes access to amenity spaces.*



Dizzy Mule

Millwork Hotel

Frame. Apartments

The Ashton

600 Stall Garage - Delivering August 2026

Planned Potential Garage

Planned Office / Retail

Planned Housing

Mastercraft

Hello! Apartments

Planned Office



Future Development

The Millwork Commons master plan, once completed, will include 700 residential units, retail and hospitality totaling 136,700 square feet, space for a large office headquarters as well as additional garage parking. Space will total over 1,150,000 square feet by 2027.

MILLWORK COMMONS

Millwork Commons sits in the midst of an astronomical amount of users, consumers and popular destinations. Simply within the Millwork Commons boundries, you're surrounded by...

71

COMMERCIAL
TENANTS

343

APARTMENT UNITS
DELIVERED

224

APARTMENT UNITS
IN DEVELOPMENT

Recent investment in Downtown Omaha developments, venues, public parks and attractions

**\$2.2
Billion**
TOTAL INVESTMENT

Retail neighbors in
Millwork Commons
include...



High-traffic
destinations in
Downtown Omaha
that sit right next
door to Millwork
Commons include...



3M

VISITORS SINCE
OPENING IN 2022



260k

MUSEUM VISITORS SINCE
OPENING IN 2023



77

CONCERTS / GAMES /
TOURNAMENTS / CONVENTIONS



52

NCAA COLLEGE WORLD SERIES /
SPORTING EVENTS



12th & Izard | Omaha, NE

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