



405 South 16th Street  
Omaha, Nebraska 68102

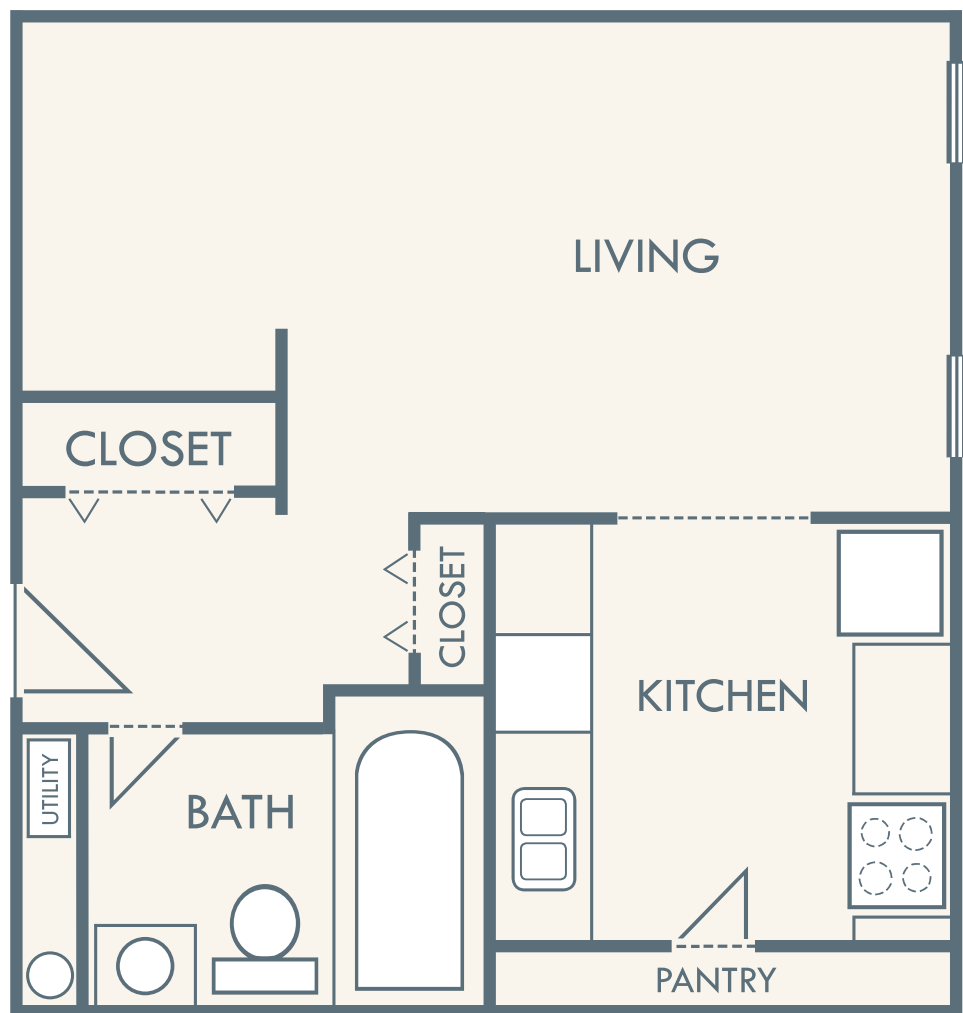
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[www.orpheumtowerapts.com](http://www.orpheumtowerapts.com)  
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## THE MARCY STUDIO/1 BATH

465 SQ FT



\$ \_\_\_\_\_  
Security Deposit

\$ \_\_\_\_\_  
Application Fee

\$ \_\_\_\_\_  
Monthly Rent

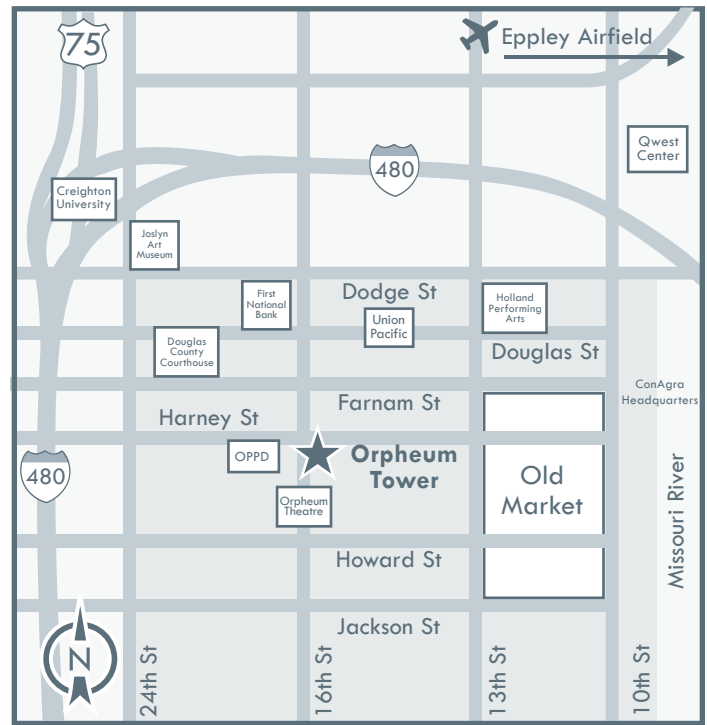


## Apartment Features\*:

- Spectacular 11 ft Ceilings
  - Spacious Walk-in Closets
  - Oversized Windows with Breathtaking Views of Downtown and the Old Market
  - Window Coverings Included
  - Natural Skylights
  - All Major Appliances Included
  - European-Style Cabinets
  - Ceramic-Tiled Tub and Shower
  - Individual Temperature Controlled Homes
  - Water, Trash and Pest Control Included
  - High Speed Internet Access Available
- \*Features vary by home

## Community Features:

- One-of-a-Kind Studio, 1 and 2 Bedroom Apt. Homes
- 20 Floor Plans to Choose From
- Professional, Caring, On-Site Management and Maintenance Team
- Short-Term Leases Available
- Key Controlled Access Entry
- Maintenance Free Living with 24-Hour Emergency Service
- Beautiful Historical Building with Original Marble and Features Throughout. All With Modern Amenities
- Breathtaking Downtown Views
- Walking Distance to Union Pacific, ConAgra, OPPD, Douglas County Offices, Old Market
- Minutes from Creighton University, Physicians Mutual, Joslyn Art Museum, First National Bank
- One Step Away from the Orpheum Theatre
- Private Covered Parking Available
- Sprinkler System in Each Home
- Cardio/Fitness Room
- 24-Hour Clothes Care Center on Each Floor
- Trash Chutes Available on Each Floor
- Three Convenient Elevators
- On City Bus Route
- Cats Welcome
- Complimentary Business Services Offered Including Package Acceptance



### Directions:

**From the East:** Take Farnam Street west to 16th. Take a left heading south. The Orpheum Tower is on your left just past Harney Street. **From the West:** Take Dodge Street east to Douglas. Follow Douglas to 16th Street. Turn right on 16th Street heading south. The Orpheum Tower is on your left just past Harney Street.

### Notes

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