



FOR LEASE

Office/Special Purpose

7115 Kentwell Ln, Lincoln, NE 68516 | 132 - 171 SF | \$900 - \$1,100/mo



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Property Description

Seven private one-room offices/suites currently used for counselors and clients. Five located on the main floor and two located on the lower level, the perfect opportunity for any small company, such as: chiropractic, massage therapy, physical therapy, etc. New Construction with signage opportunity at back entrance.

Location Description

- Located in southeast Lincoln near 56th and Pine Lake
- Adjacent to both commercial and residential spaces in Village Gardens
- Local businesses include: 402 Creamery, Scooters, Catalyst, Hiro 88, Zipline, Art & Soul, & more

Total Building SF:	3,955 SF
Available SF:	132 - 171 SF
Lease Rate:	\$900 - \$1,100/mo
Lease Type:	Gross
Year Built:	2018
Zoning:	R-3
Building Class:	C
Land Area:	0.7 Acres
Ceiling Height:	10 ft.
# of Floors:	2



NOTE: All dimensions are approximations and are not guaranteed. Please field verify all measurements.

1001 S 70th St, Ste 225, Lincoln, NE 68510 | 402 477 9300 | linepartners.com

Suite 102 | 171 SF | \$1,100/mo



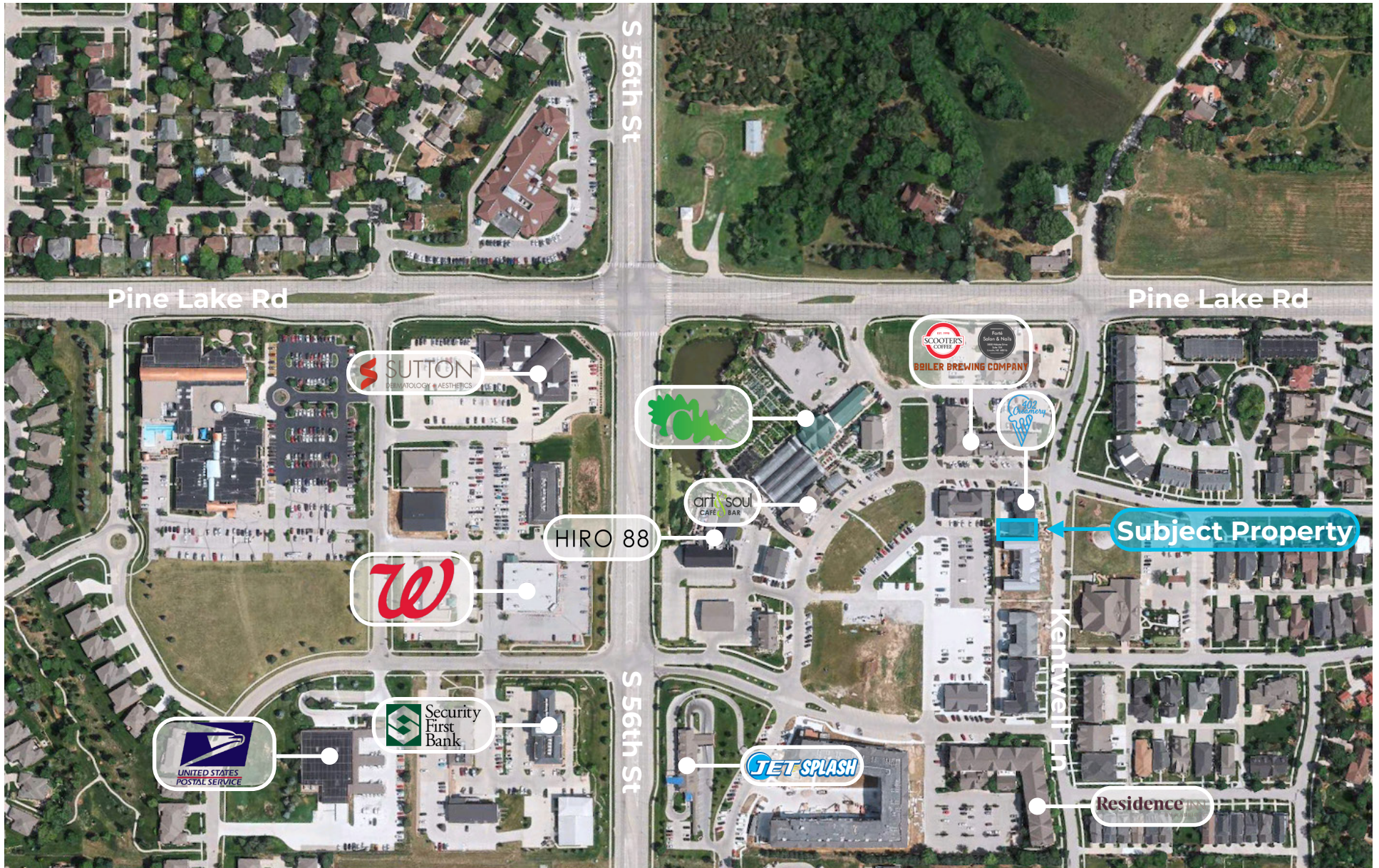
Suite 105 | 132 SF | \$900/mo



Located on lower level and include: HIPAA compliant WI-FI & firewall, self-locking secure door lock technology, all utilities, lower level offices have walk-out access in back of building, and signage available at front & back entrance.

7115 Kentwell Lane
Property Photos - Common Areas





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