



ACCESS Commercial, LLC



947 O Street
Lincoln, NE 68508

RETAIL | FOR LEASE

PROPERTY HIGHLIGHTS



ADDRESS:
947 O Street
Lincoln, Nebraska 68508



SPACE SIZE:
Suite 102: +/- 3,225 SF
Suite 103: +/- 1,575 SF



LEASE RATE:
NEGOTIABLE



ZONING:
Commercial



Access Commercial, LLC
www.accesscommercial.com
10730 Pacific Street, Suite 230
Omaha, NE 68114 | 402.502.1983

ABOUT THE PROPERTY

This prime commercial property offers an unbeatable location adjacent to the Historic Haymarket district and Downtown Lincoln and just minutes away from the University of Nebraska–Lincoln with a student count of over 26,000.

The Terminal building has 25 residential condos, 2 floors of office space, and main floor of commercial spaces. Parking lot to the south features 49 parking stalls and adjacent parking garage has 170 stalls.

Highly Visible and easily accessible - the building is next to the newly opened 130 room Holiday Inn Express and close by to several new student housing developments.

Amber Olson
amber@accesscommercial.com
402.618.5523

Emily Faltys
emily@accesscommercial.com
402.992.0848



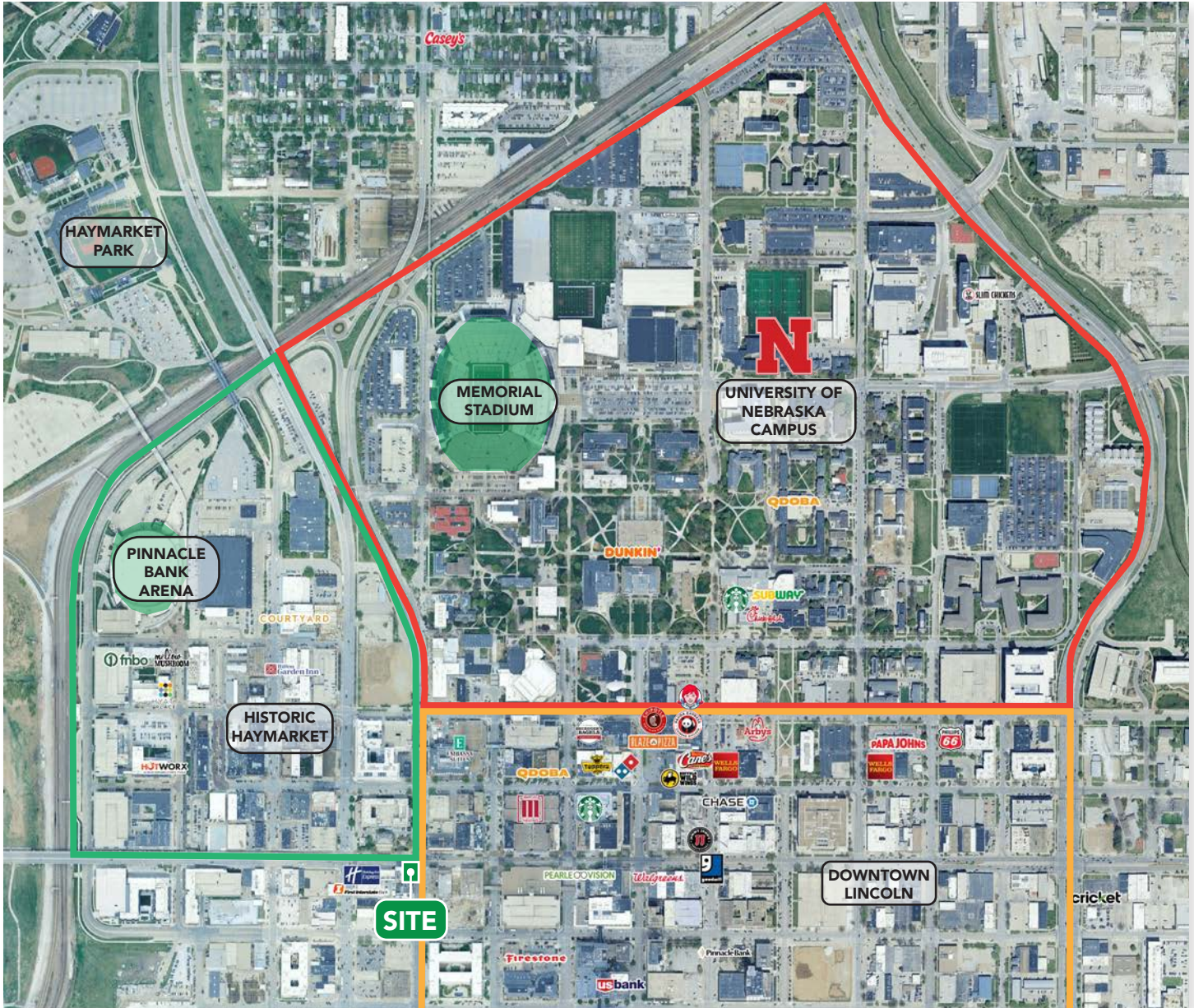
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MARKET MAP



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UNL CAMPUS MAP



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LOCAL AERIAL



	Population	Median HH Income	No. of Households	Daytime Population	Employees In The Area	Businesses In The Area
1-mile	21,876	\$36,296	8,311	29,089	22,221	1,435
3-mile	108,638	\$56,761	43,437	81,988	55,088	3,895
5-mile	222,132	\$66,022	91,626	154,910	99,867	7,487

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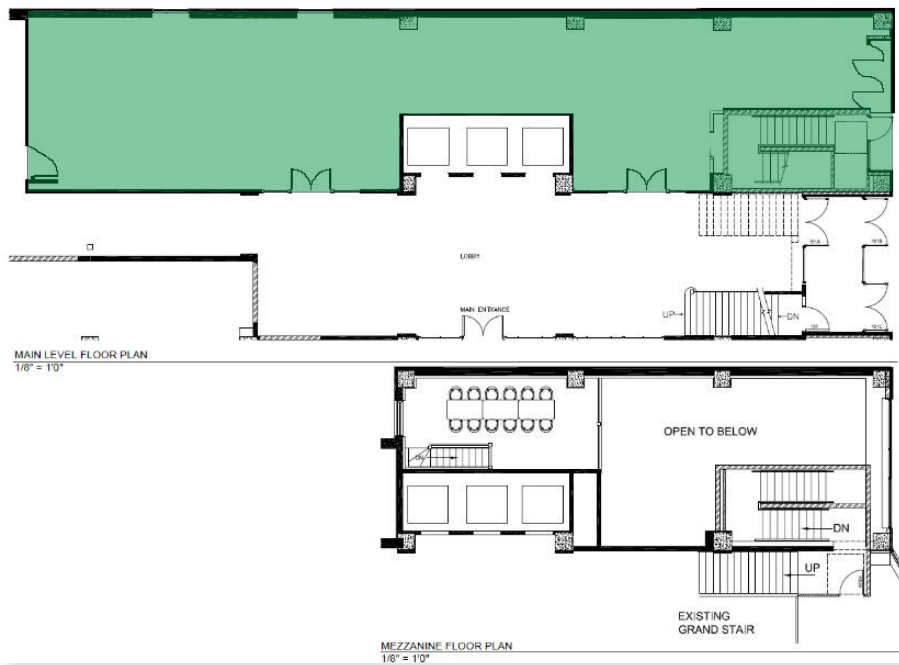
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SITE PLAN'S

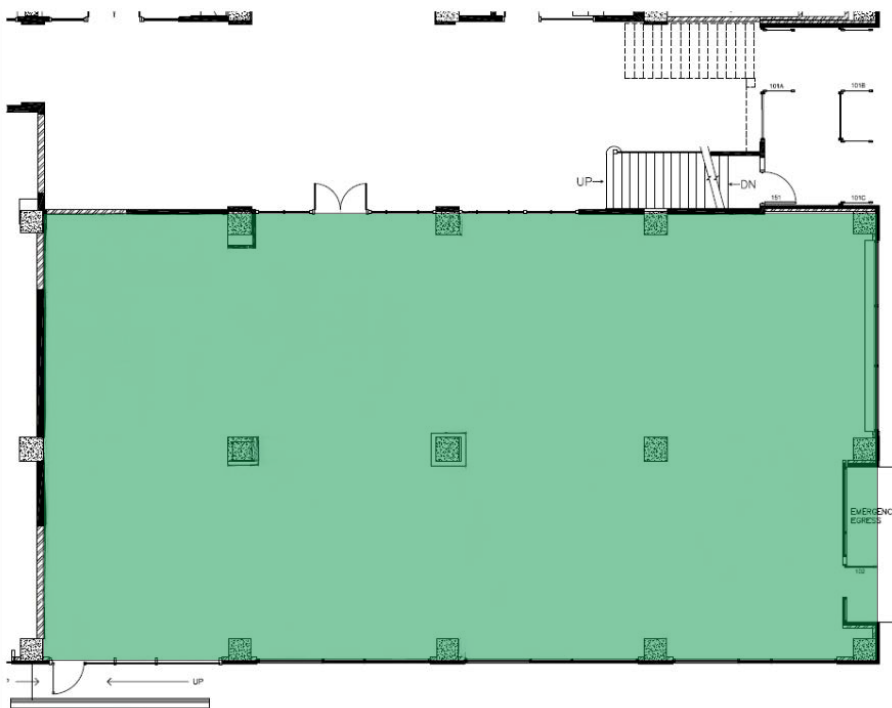
SPACE SIZE:

Suite 103:
+/- 1,575 SF



SPACE SIZE:

Suite 102:
+/- 3,225 SF



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PHOTOS

Exterior:



Lobby:



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LISTING TEAM



Amber Olson Senior Broker Associate

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development.

Amber majored in Business Administration at the University of Nebraska-Lincoln. She is a licensed Real Estate Agent in the State of Nebraska and has been a member of the International Council of Shopping Centers (ICSC) since 2008.



Emily Faltys Broker Associate

Emily is a dynamic and motivated graduate from the University of Nebraska - Lincoln, graduating in two and a half years with a Bachelor of Science in Business Administration with a focus on Management and Marketing. During her college career, Emily was a member of the Center for Sales Excellence where she collaborated with peers and mentors focusing on analyzing and improving sales techniques, as well as effective communication. Emily is an avid traveler, independently visiting 17 countries over the course of two years. This experience honed her skills of adaptability, resilience, and has grown her ability to communicate with all individuals.

Returning to her Nebraskan roots, Emily supports our Senior Brokerage team at ACCESS throughout the entire listing and transaction processes. She is currently focusing primarily on shopping centers and third-party leasing efforts as a Junior Brokerage Associate.

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



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