

151 N 8TH ST

151 N 8th St, Lincoln, NE 68508



PROPERTY DESCRIPTION

Situated on a vibrant corner of Lincoln's Historic Haymarket, this location provides prime access to the heart of Lincoln's cultural center. At a point of high foot traffic, and easy access by bike, car, or transit, this building provides easy access to various city parking garages and metered street parking.

OFFERING SUMMARY

Lease Rate	\$12 - 15 SF/yr (Gross; NNN)
Total Available SF	18,976 SF
Lot Size	20,951 SF
Building Size	80,871 SF
NNN	\$5.50 / SF

SPACES	LEASE RATE	SPACE SIZE
151 N 8th Suite B060	\$12.00 SF/yr	1,891 SF
151 N 8th Suite 300	\$15.00 SF/yr	3,782 SF
151 N 8th Suite 320	\$15.00 SF/yr	4,613 SF
151 N 8th Suite 350	\$15.00 SF/yr	4,557 SF
151 N 8th Suite 430	\$15.00 SF/yr	4,133 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	400	1,532	6,446
Total Population	771	3,429	17,812
Average HH Income	\$34,160	\$35,120	\$37,259



TOM GIFFORD
Broker
402.326.2413
TJGifford@SpeedwayProperties.com



KERI BOWER
Commercial Leasing Agent
402.323.3127
kabower@speedwayproperties.com

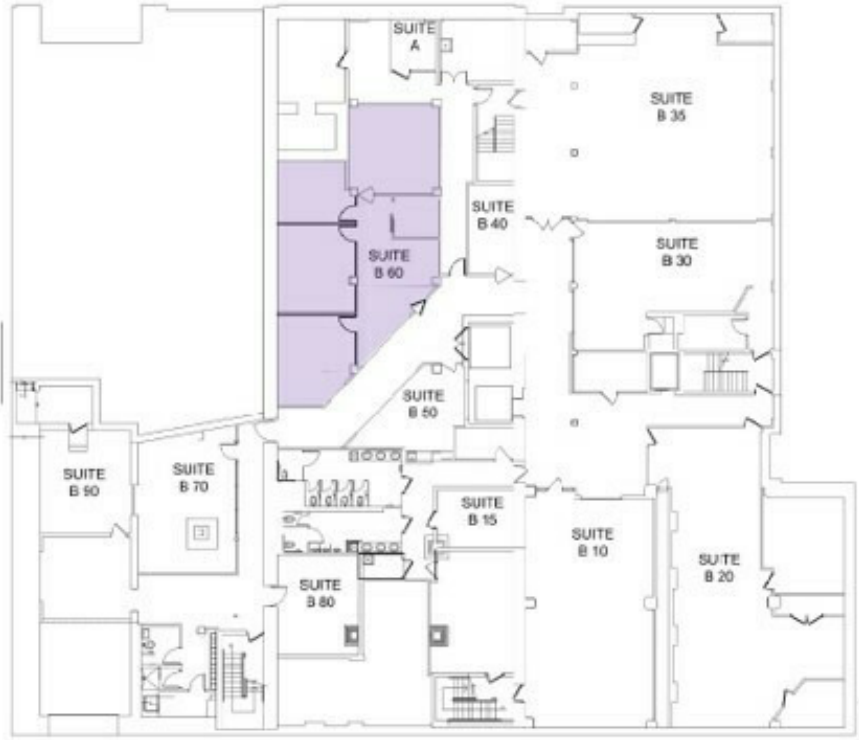


LAUREN COOK
Commercial Leasing Agent
402.323.3126
lmcook@speedwayproperties.com



151 N 8TH ST

151 N 8th St, Lincoln, NE 68508



TOM GIFFORD
Broker
402.326.2413
TJGifford@SpeedwayProperties.com



KERI BOWER
Commercial Leasing Agent
402.323.3127
kabower@speedwayproperties.com



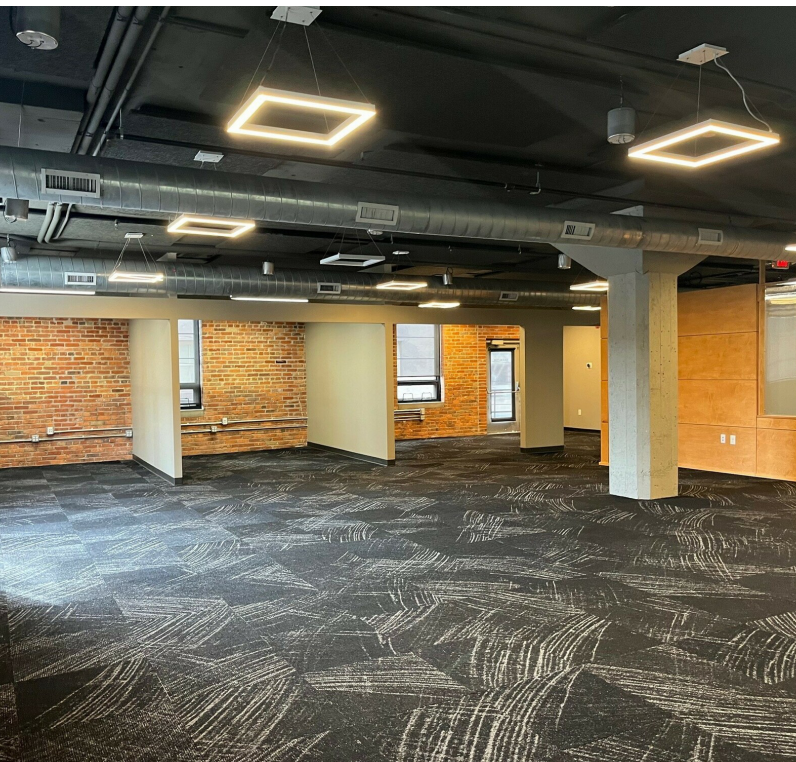
LAUREN COOK
Commercial Leasing Agent
402.323.3126
lmcook@speedwayproperties.com



Office Building For Lease

151 N 8TH ST

151 N 8th St, Lincoln, NE 68508



TOM GIFFORD
Broker
402.326.2413
TJGifford@SpeedwayProperties.com



KERI BOWER
Commercial Leasing Agent
402.323.3127
kabower@speedwayproperties.com

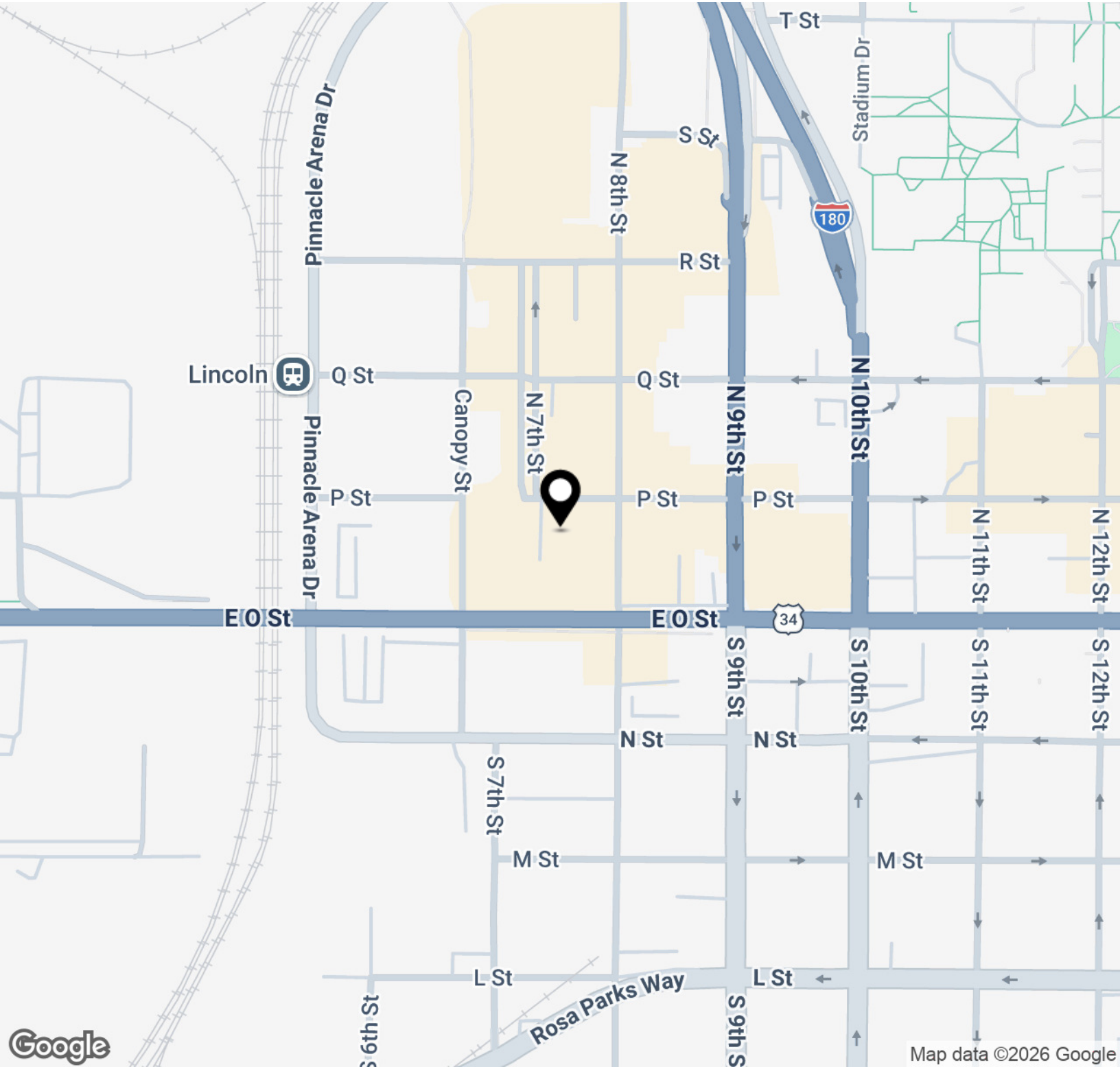


LAUREN COOK
Commercial Leasing Agent
402.323.3126
lmcook@speedwayproperties.com



151 N 8TH ST

151 N 8th St, Lincoln, NE 68508



TOM GIFFORD
Broker
402.326.2413
TJGifford@SpeedwayProperties.com



KERI BOWER
Commercial Leasing Agent
402.323.3127
kabower@speedwayproperties.com

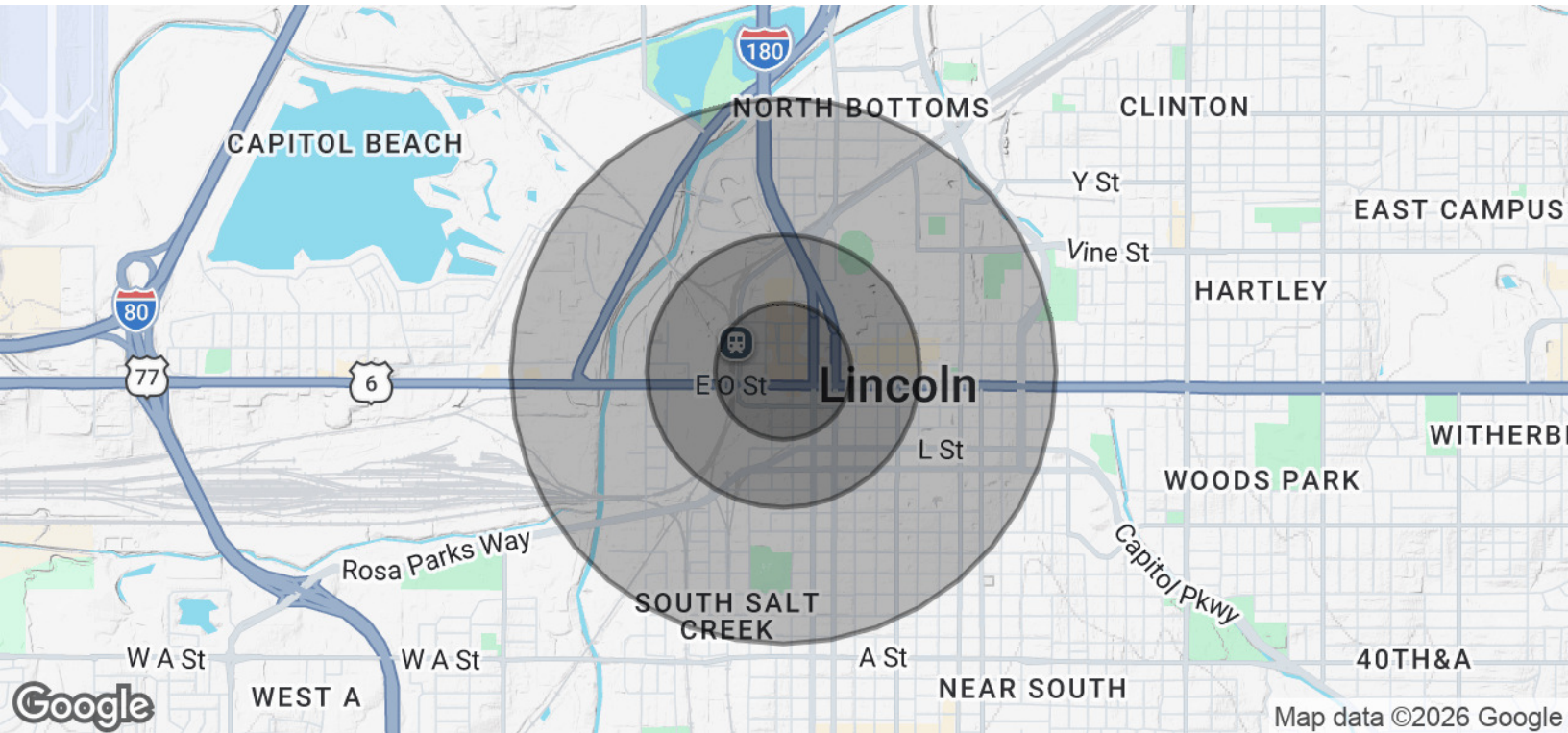


LAUREN COOK
Commercial Leasing Agent
402.323.3126
lmcook@speedwayproperties.com



151 N 8TH ST

151 N 8th St, Lincoln, NE 68508



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	771	3,429	17,812
Average Age	23.7	23.8	24.1
Average Age (Male)	23.3	23.5	24.4
Average Age (Female)	24.3	24.2	24.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	400	1,532	6,446
# of Persons per HH	1.9	2.2	2.8
Average HH Income	\$34,160	\$35,120	\$37,259
Average House Value	\$121,643	\$119,773	\$96,246

2020 American Community Survey (ACS)



TOM GIFFORD
 Broker
 402.326.2413
 TJGifford@SpeedwayProperties.com



KERI BOWER
 Commercial Leasing Agent
 402.323.3127
 kabower@speedwayproperties.com



LAUREN COOK
 Commercial Leasing Agent
 402.323.3126
 lmcook@speedwayproperties.com

