

Prime Commercial Space for Lease – High Visibility Near Downtown Lincoln

This versatile **single-story commercial building** offers **8,400 sq ft** of flexible space within a **28,000 sq ft property** featuring **192 feet of frontage**. The building itself spans **60 feet** across the front, and portions of the interior can be **subdivided or subleased** to meet your operational needs.

The facility includes **handicap accessibility**, **50 dedicated parking spaces**, and a **full loading dock**, making it ideal for businesses that require convenience, access, and customer flow.

Unmatched Location & Exposure

Positioned on the edge of **downtown Lincoln**, this property sits just **half a block from O Street**—the busiest corridor in the city. The nearby intersection sees an impressive **49,490 vehicles per day**, ensuring exceptional visibility and steady customer traffic.

The **University of Nebraska–Lincoln** main campus is only a few blocks away, bringing **25,000 students** and staff into the area. Directly across the street, newly developed **high-end apartments and retail spaces** add even more foot traffic and energy to the neighborhood.

To maximize your business exposure, **signage is available directly on the building**, giving tenants a prime opportunity to capture both vehicle and pedestrian attention.

Interior Features

The building is designed to accommodate a wide range of uses, including **healthcare, retail, distribution, specialty services**, and more. Interior features include:

- **11 offices** (walls removable for customization)
- **5 bathrooms**
- **5 additional sinks**
- **Large open flex area**
- **Ample storage space**

Recent updates include **new concrete work, fresh interior paint**, and a **favorable commercial inspection**. The City of Lincoln has also invested in ongoing improvements throughout the area.

Lease Highlights

- **2 Months Free Rent**
- **High-Speed Internet Available**
- **Security Features On-Site**
- **50 Parking Spaces**
- **Loading Dock**
- **Signage Available on Building**
- **\$1.06 per sq ft / month**

Contact

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