

TELEGRAPH LOFTS EAST

200 S 21st St, Lincoln, NE 68510



PROPERTY DESCRIPTION

Discover The Telegraph District—where history meets innovation! Located on the eastern edge of downtown Lincoln, this vibrant district is transforming the former Lincoln Telephone & Telegraph campus into a thriving hub for businesses and residents alike. Whether you're a startup or an established company, you'll find the perfect space to grow. Don't miss your chance to be part of this dynamic urban revival! Contact us today for leasing opportunities.

SPACES	LEASE RATE	SPACE SIZE
SUITE A114	\$18.00 SF/yr	1,192 SF
Patio	\$9.00 SF/yr	410 SF
Suite B112	\$19.00 SF/yr	1,689
Patio	\$9.00 SF/yr	264 SF

OFFERING SUMMARY

Lease Rate	\$18 - 19 SF/yr (NNN)
Total Available SF	3,218 SF
Lot Size	128,835 SF
Building Size	117,542 SF
NNN	\$5.00 - 5.75 / SF

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	382	2,620	11,602
Total Population	733	6,391	27,180
Average HH Income	\$26,484	\$37,449	\$37,723



TOM GIFFORD
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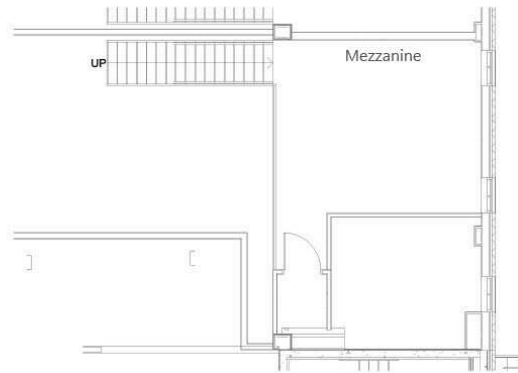
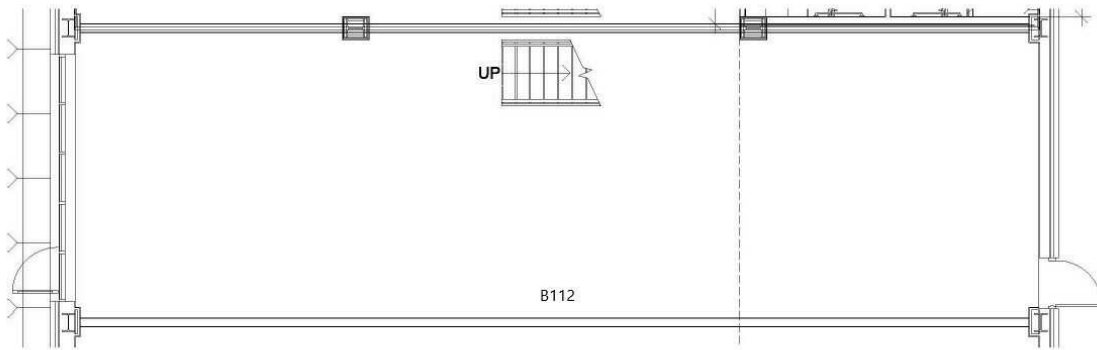
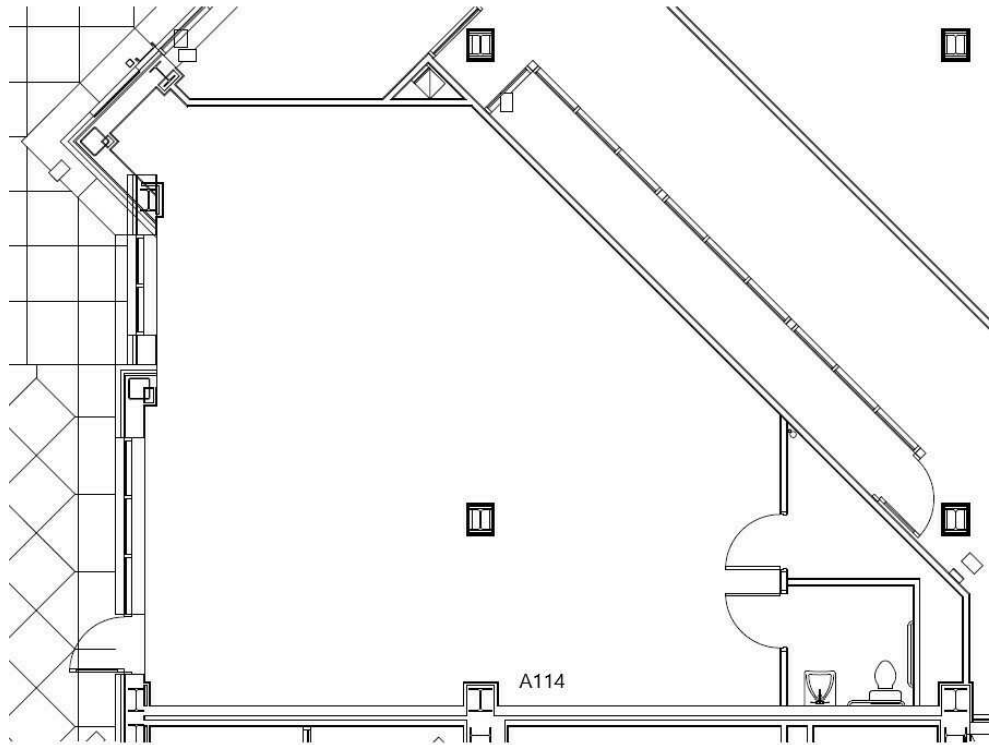
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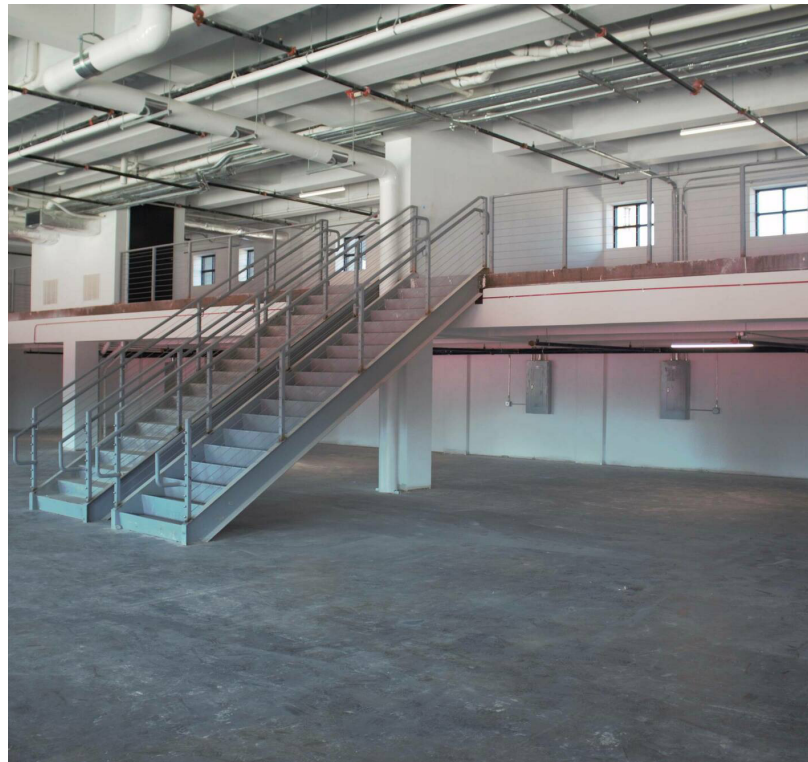
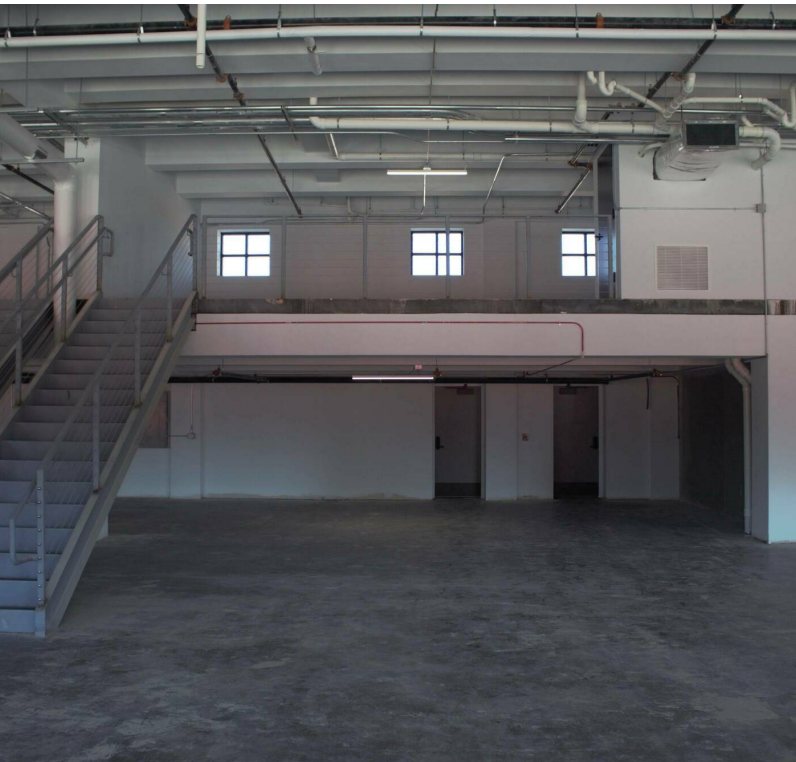
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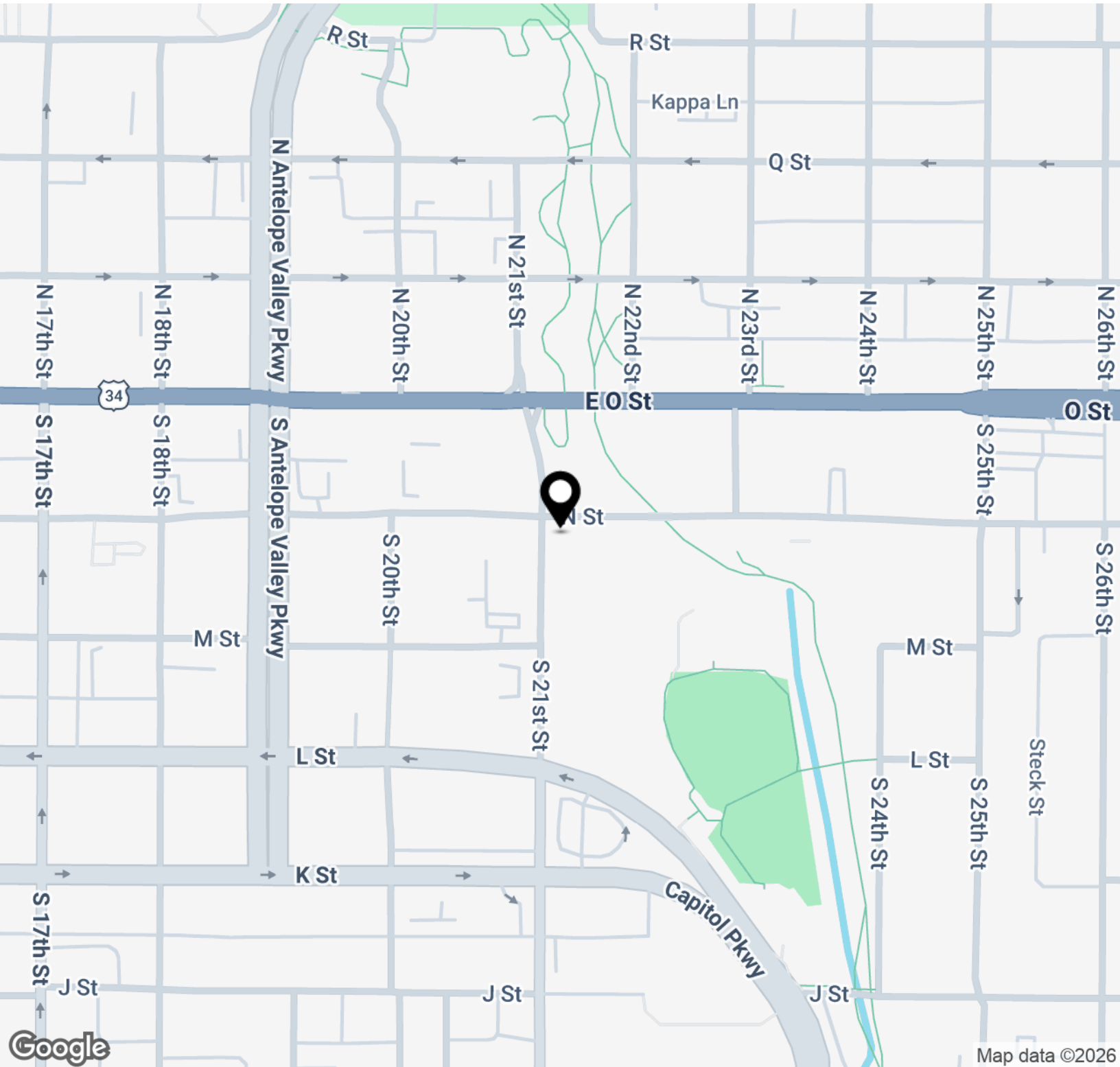


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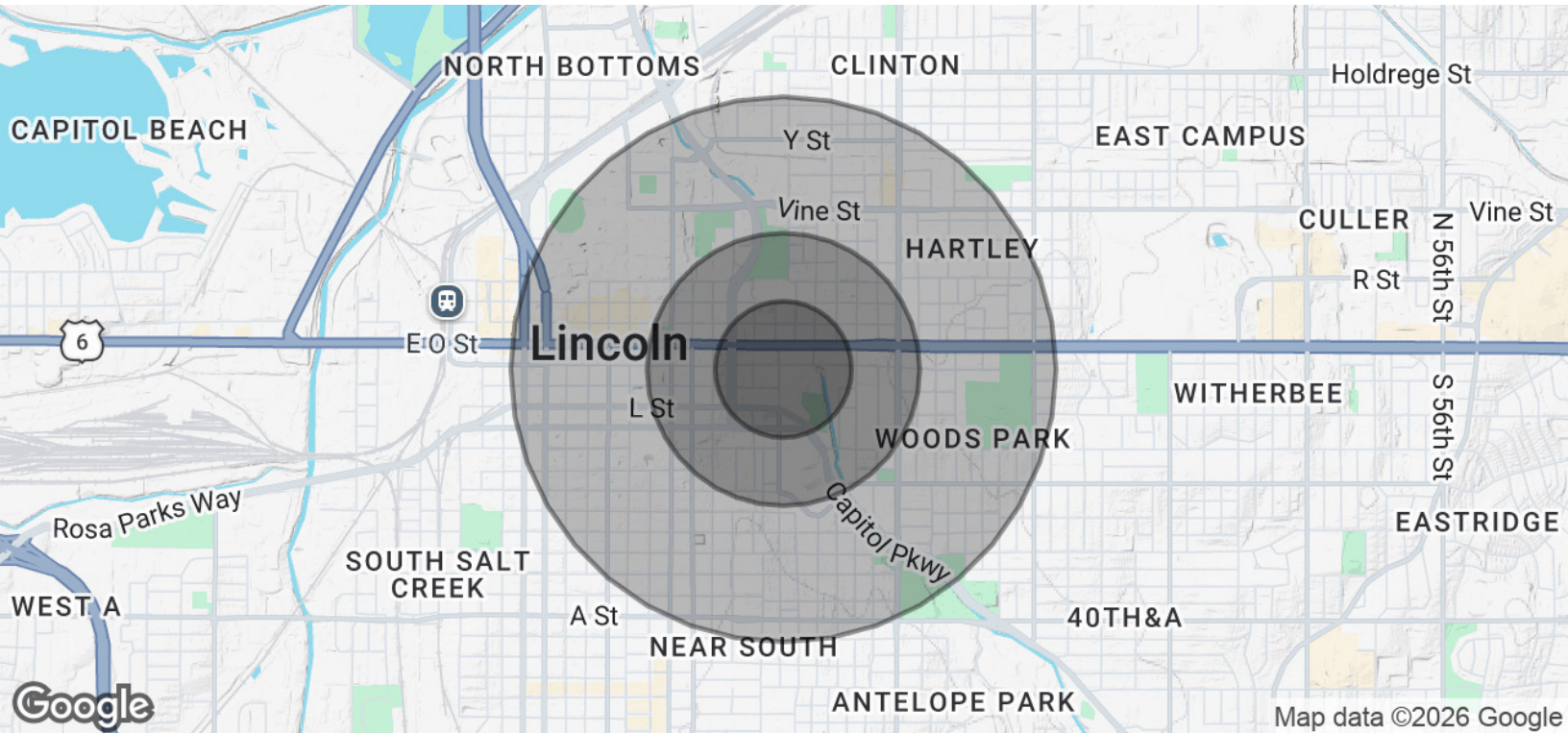
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	733	6,391	27,180
Average Age	21.9	23.4	25.4
Average Age (Male)	24.1	24.1	26.2
Average Age (Female)	21.7	24.2	25.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	382	2,620	11,602
# of Persons per HH	1.9	2.4	2.3
Average HH Income	\$26,484	\$37,449	\$37,723
Average House Value	\$108,485	\$108,922	\$120,299

2020 American Community Survey (ACS)



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