



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

Rathbone Village | Southeast Lincoln Office | Retail Space for Lease

2121 Winthrop Road | 1,200 SF | \$13.00 PSF + NNN



Mattison Wenzl

402 540 8587

mwenzl@linepartners.com

Lincoln, NE
402 477 9300
linepartners.com

Property Description

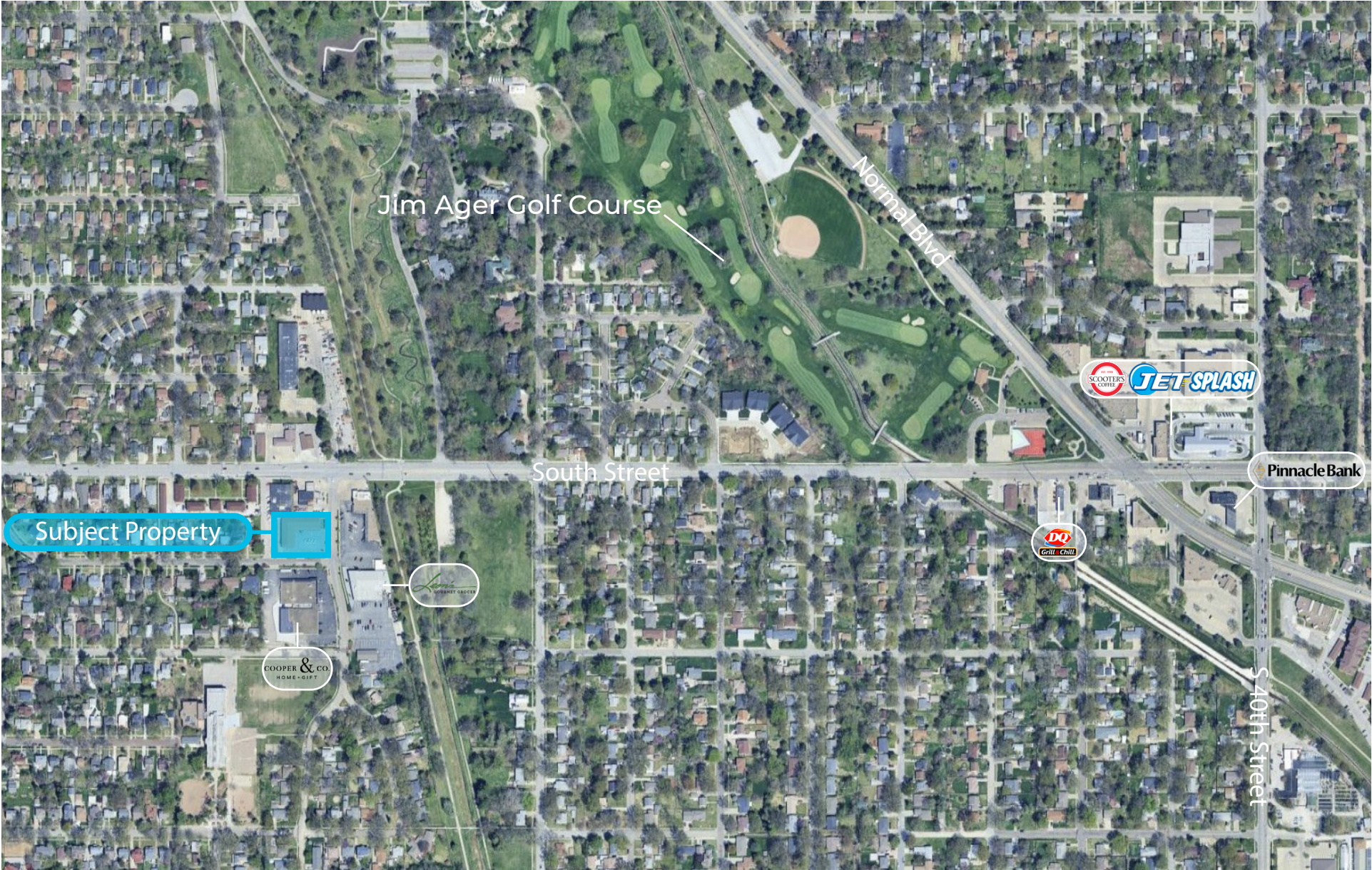
Position your business in a well-maintained retail center located in a desirable, high-traffic neighborhood with a strong mix of established professional and service-oriented tenants. Neighboring businesses include a Rise Lagree (a pilates studio), Edward Jones, Turning Point Salon, and West Moon, creating consistent customer traffic and excellent visibility.

This move-in-ready office suite was formerly occupied by State Farm and is thoughtfully designed for a variety of professional office uses. The space features four private offices, a welcoming reception area, and a private restroom, providing an efficient layout for insurance, financial services, legal, medical, counseling, or other professional office users. Space available on September 1, 2026.

With ample parking, a quality tenant mix, and a convenient location, this suite offers an excellent opportunity for businesses seeking a professional environment in a thriving commercial setting.

Total Building SF:	8,232 SF
Available SF:	1,200 SF (end cap)
Lease Rate:	\$13.00 PSF
Lease Type:	NNN
Land Acres:	0.53 Acres
Year Built:	1957
Building Class:	B
Zoning:	B-1
Parking:	Approx. 20 Stalls





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