

1135 M STREET

Lincoln, NE 68508



PROPERTY DESCRIPTION

Located on the intersection of 12th and M street, this historic building provides affordable access to the energy of downtown with close proximity to the UNL, State offices, and the Historic Haymarket. This location is easily accessible for both local and out-of-town clients.

SPACES	LEASE RATE	SPACE SIZE
1135 M St Suite 120	\$10.00 SF/yr	3,231 SF
1135 M St Suite 201	\$10.00 SF/yr	3,929 SF
1135 M St Suite 310	\$10.00 SF/yr	14,525 SF
1135 M St Suite 410	\$10.00 SF/yr	4,238 SF
1135 M Street Suite D	\$600 per month	408 SF

OFFERING SUMMARY

Lease Rate	\$10 - 17.65 SF/yr (NNN; MG)
Total Available SF	26,331 SF
Building Size	60,787 SF
NNN	\$3.50 / SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	760	2,989	9,437
Total Population	1,343	5,523	22,920
Average HH Income	\$34,989	\$38,047	\$35,699



TOM GIFFORD
Broker
402.326.2413
TJGifford@SpeedwayProperties.com



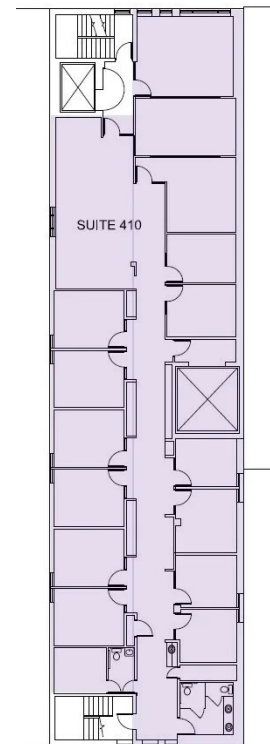
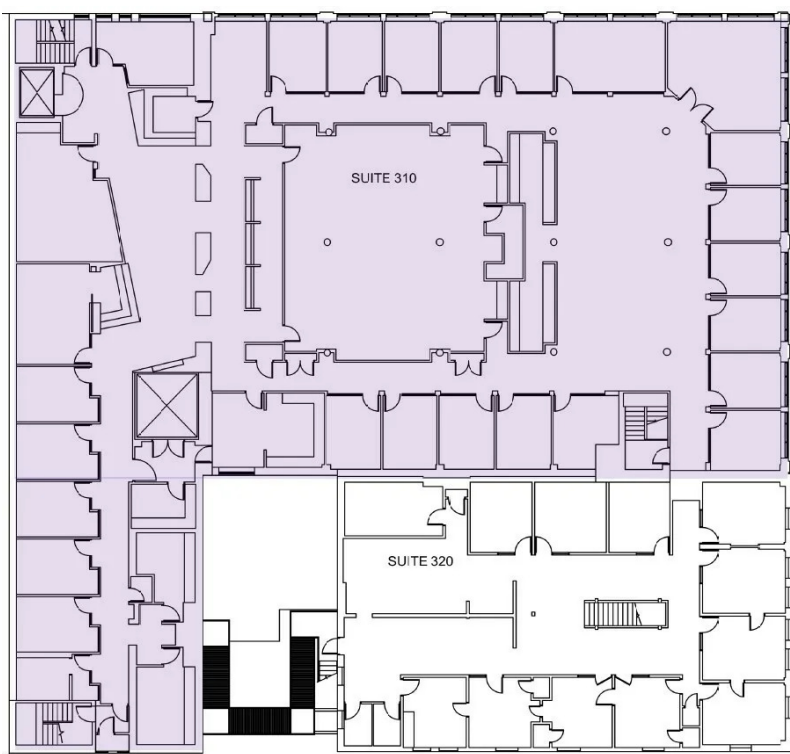
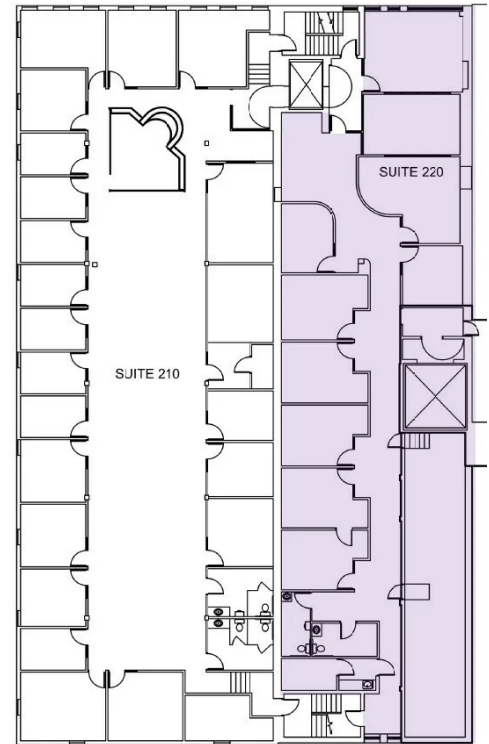
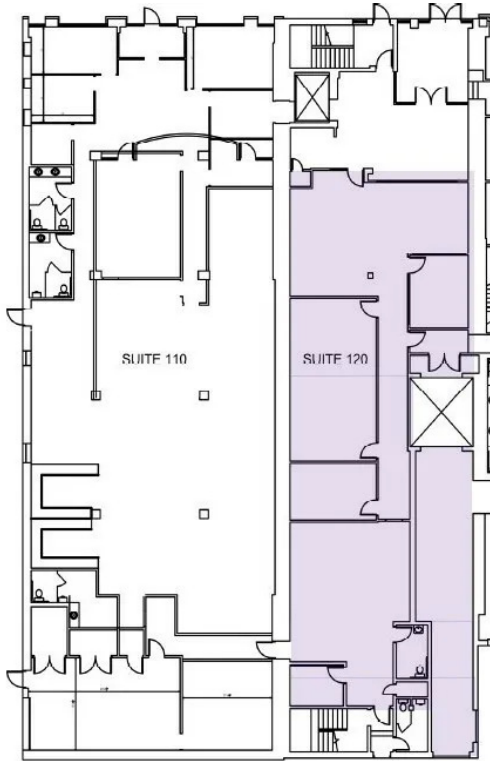
KERI BOWER
Commercial Leasing Agent
402.323.3127
kabower@speedwayproperties.com



LAUREN COOK
Commercial Leasing Agent
402.323.3126
lmcook@speedwayproperties.com

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Office Building For Lease

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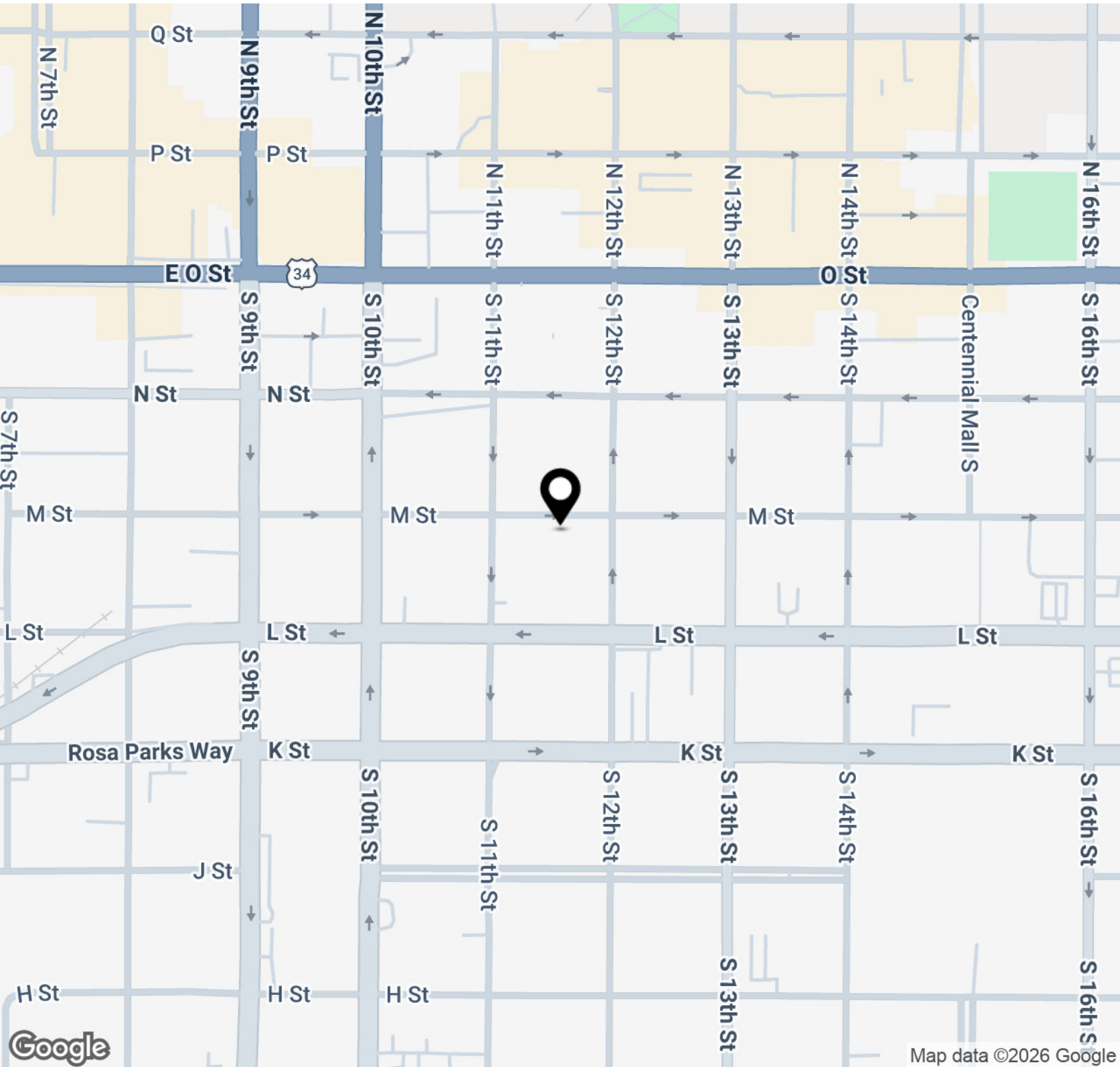


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Office Building For Lease

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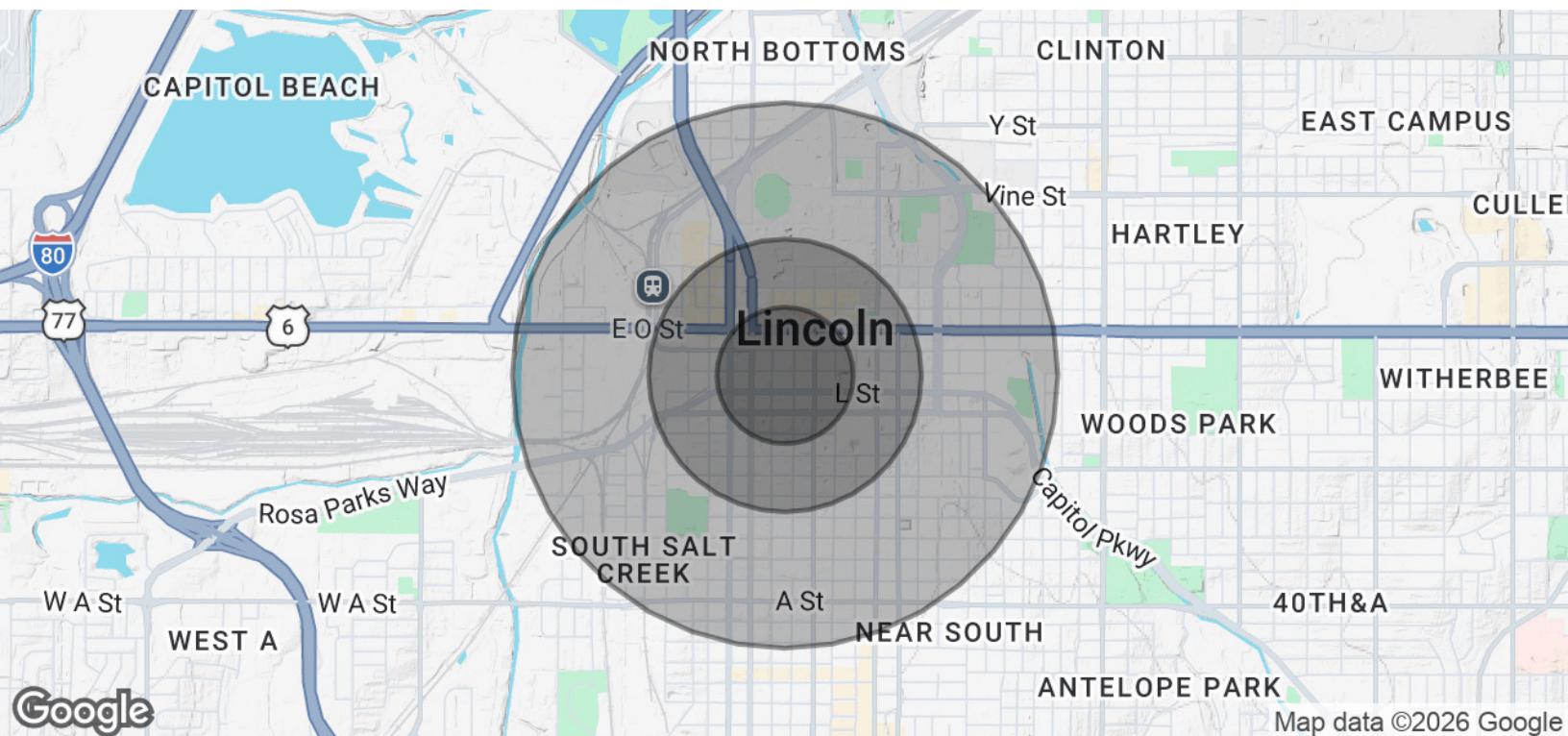
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,343	5,523	22,920
Average Age	25.0	25.9	24.7
Average Age (Male)	25.2	26.5	25.7
Average Age (Female)	25.5	26.1	24.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	760	2,989	9,437
# of Persons per HH	1.8	1.8	2.4
Average HH Income	\$34,989	\$38,047	\$35,699
Average House Value	\$132,081	\$115,387	\$103,481

2020 American Community Survey (ACS)



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