

317 SOUTH 12TH STREET  
Lincoln, NE 68508



**PROPERTY DESCRIPTION**

This historic building offers affordable access to the vibrant energy of Downtown Lincoln. Just minutes from the University of Nebraska's Campus, State offices, and the Historic Haymarket, the space features distinctive architectural character that add warmth and authenticity. The location is easily accessible for both local and out-of-town clients, with metered on-street parking, nearby bike lanes, and the Carriage Park Garage conveniently located next door.

**OFFERING SUMMARY**

Lease Rate	\$10 SF/yr (NNN)
Total Available SF	4,350 SF
Building Size	8,638 SF
NNN	\$3.50 /SF

**DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE**

Total Households	525	2,823	8,392
Total Population	927	5,257	21,421
Average HH Income	\$49,068	\$51,793	\$56,933

SPACES	LEASE RATE	SPACE SIZE
317 S 12th Street	\$10.00 SF/yr	2,112 SF
317 S 12th Street	\$10.00 SF/yr	2,238 SF



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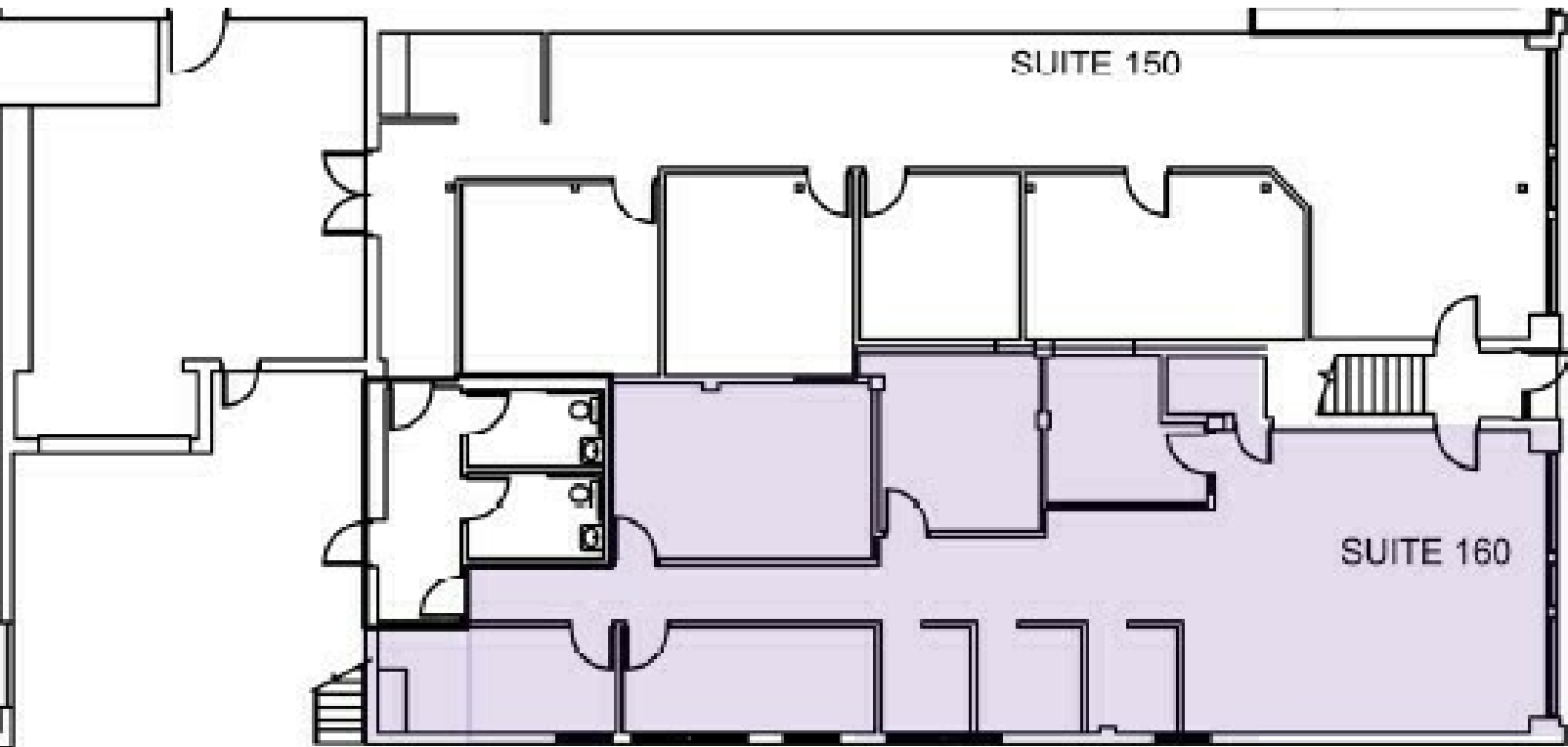
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Office Building For Lease

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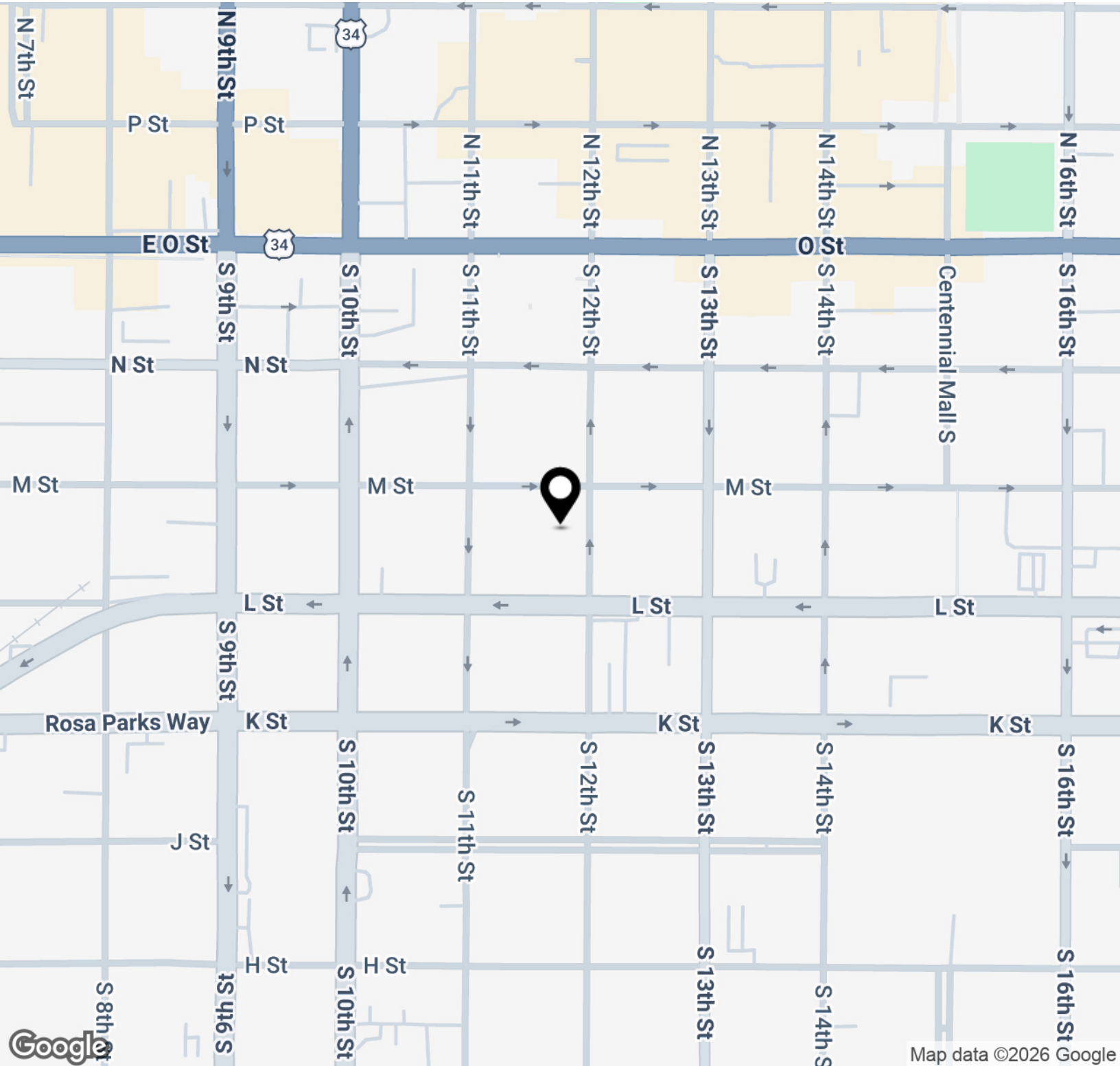
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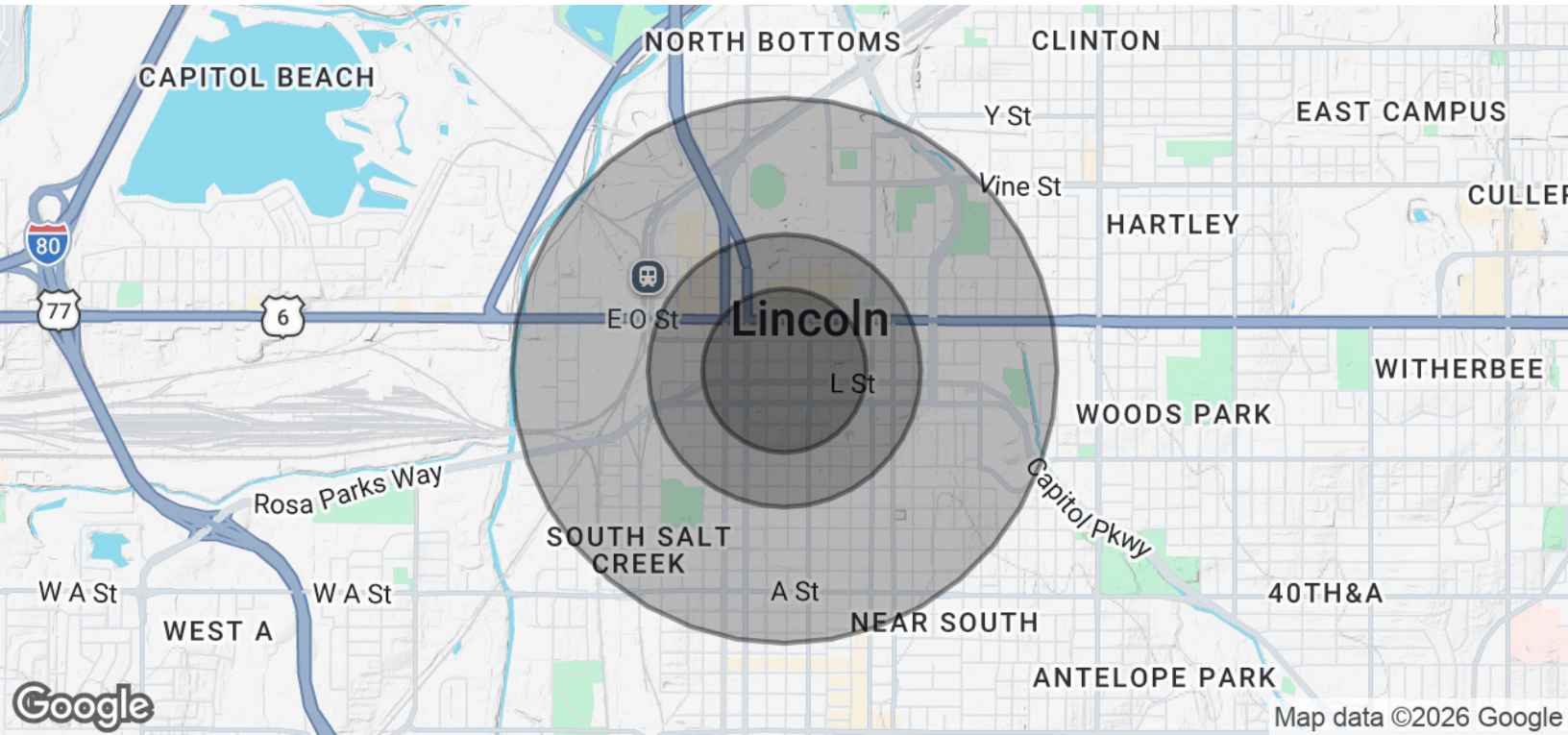


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	927	5,257	21,421
Average Age	32	34	31
Average Age (Male)	34	34	31
Average Age (Female)	31	33	30

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	525	2,823	8,392
# of Persons per HH	1.8	1.9	2.6
Average HH Income	\$49,068	\$51,793	\$56,933
Average House Value	\$343,418	\$251,686	\$232,982

2020 American Community Survey (ACS)



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