



## 6400 Cornhusker Hwy

Lincoln, Nebraska 68507

### Property Highlights

- Large multi-tenant building with flexible space options
- Ample on-site parking
- Access to shared 2,253 SF multi-purpose room
- Free dock access
- Zoned I-1 (Industrial)
- Estimated 2026 NNN charges: approx. \$4.09/SF (for-profit) / \$2.85/SF (non-profit)
- Ideal for office, service, or light industrial users
- Suites 75, 85, & 95 are Full Service, Monthly Rate

### Offering Summary

Lease Rate:	\$6.75 - \$8.75 SF/yr (NNN)
Building Size:	95,994 SF
Available SF:	160 - 9,514 SF
Lot Size:	8.64 Acres

Spaces	Lease Rate	Space Size
Suite 5	\$8.75 SF/yr	9,514 SF
Suite 50	\$8.75 SF/yr	3,232 SF
Suite 75	\$260 per month	160 SF
Suite 80	\$485 per month	479 SF
Suite 85	\$6.75 SF/yr	1,395 SF
Suite 95	\$350 per month	221 SF

### For More Information

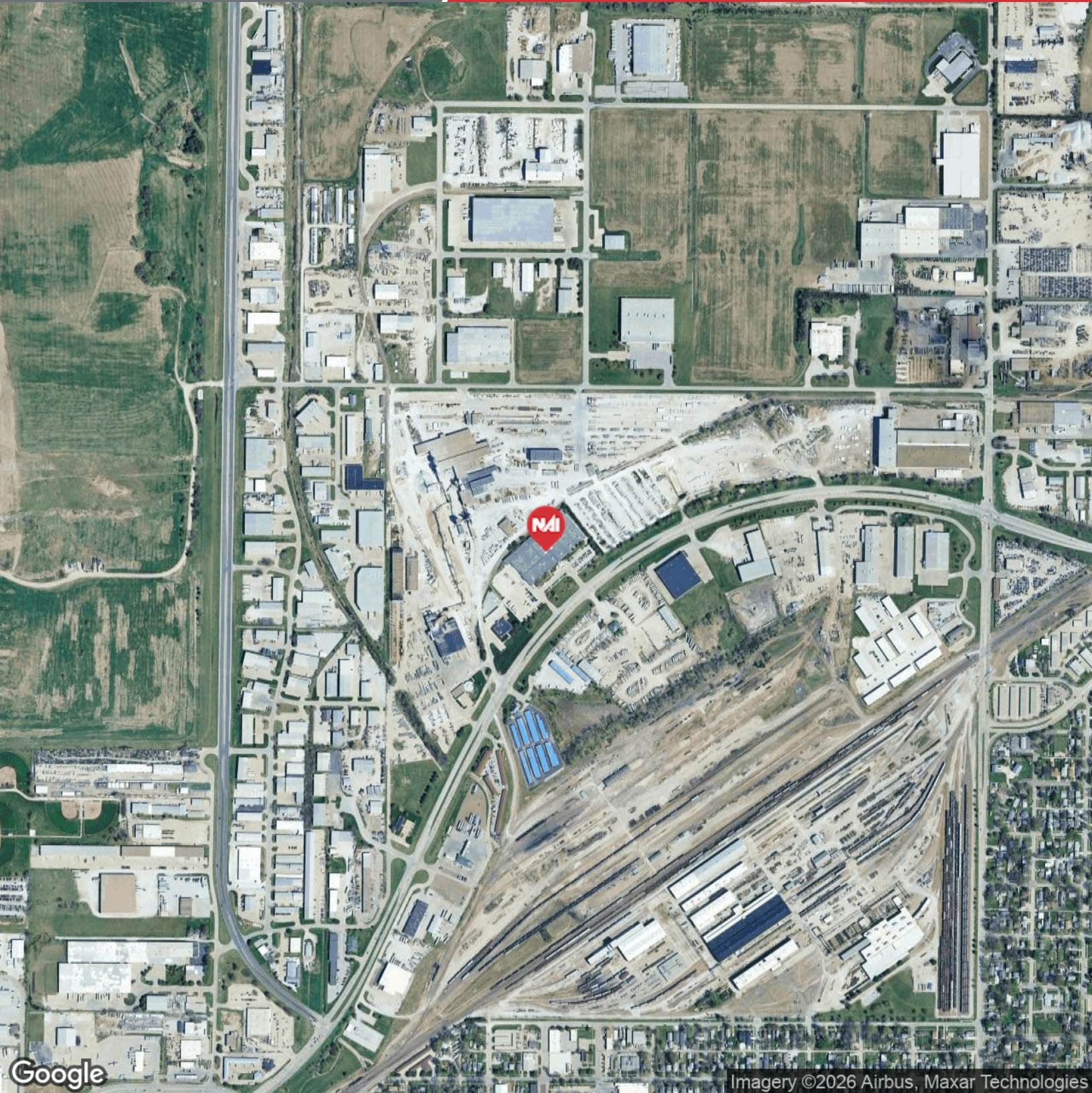
**Jared Froehlich**

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For Lease

160 - 9,514 SF | \$6.75 - \$8.75 SF/yr

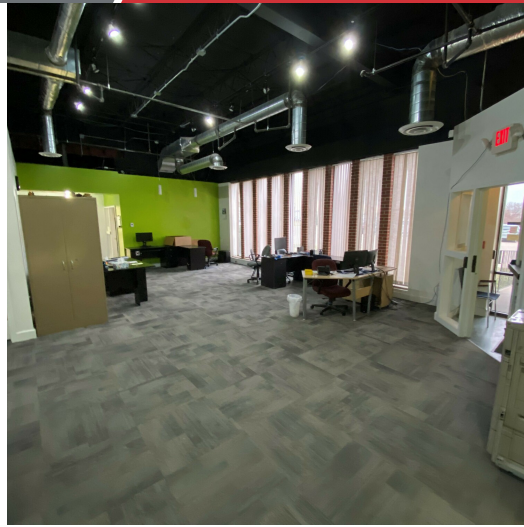
Office Space



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Suite 95



Suite 95

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