

# TELEGRAPH LOFTS WEST

2077 N St, Lincoln, NE 68502



## PROPERTY DESCRIPTION

Located on the eastern edge of Downtown Lincoln, The Telegraph District is a dynamic mixed-use community designed for modern living and business. With a seamless blend of office and retail spaces, dining, and entertainment, this vibrant neighborhood has it all. Enjoy the convenience of walkable and bike-friendly streets, plus ample free surface parking. Don't miss your chance to be part of this exciting urban destination—explore leasing opportunities today!

## OFFERING SUMMARY

Lease Rate	\$19.00 SF/yr (NNN)
Total Available SF	11,365 SF
Building Size	45,643 SF
NNN	\$5.75 / SF

## DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	396	2,626	11,665
Total Population	762	6,457	27,291
Average HH Income	\$26,816	\$37,633	\$37,416

SPACES	LEASE RATE	SPACE SIZE
2077 N St - 1st Floor Suites 103-107	\$19.00 SF/yr	1,774 - 7,178 SF
2077 N St - 2nd Floor Suite 201	\$19.00 SF/yr	4,187 SF



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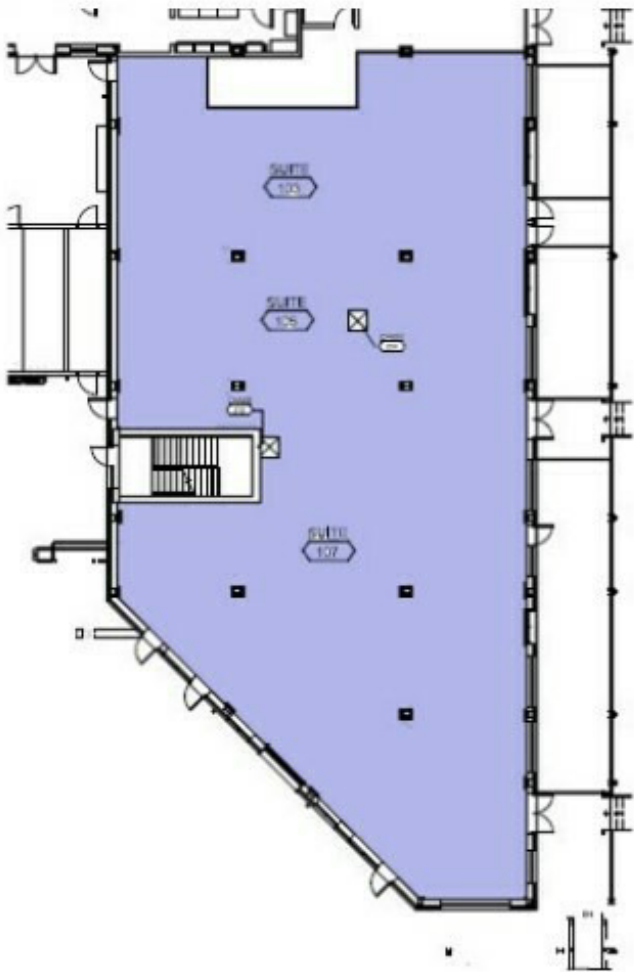


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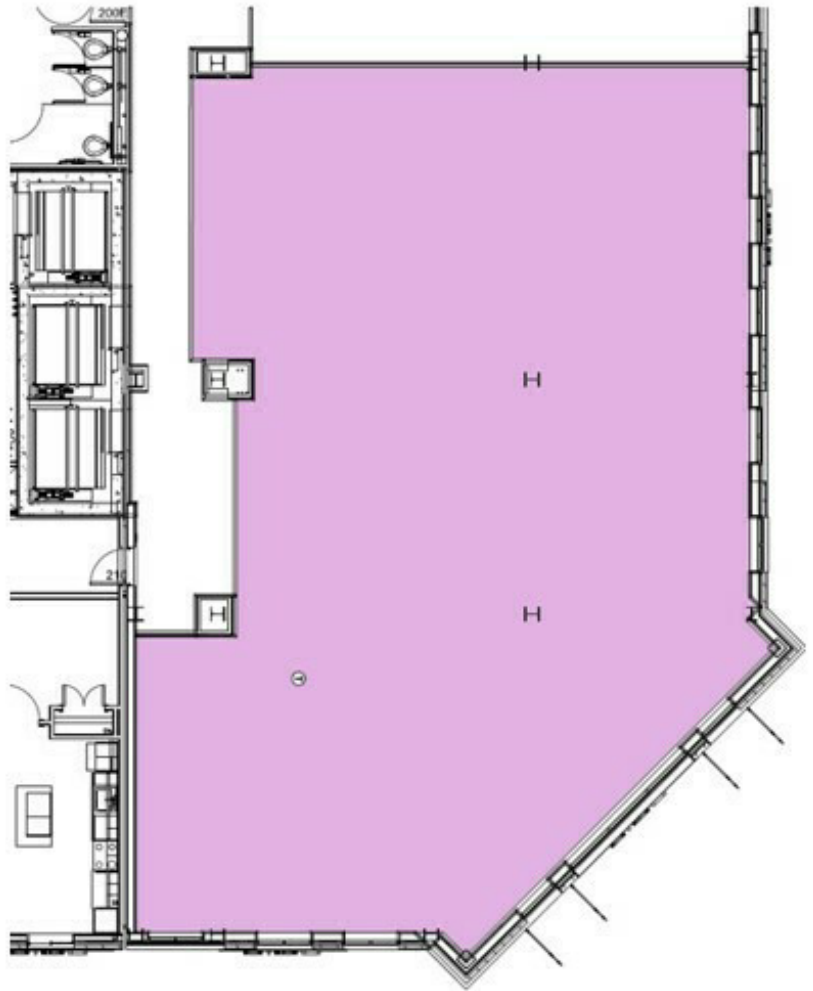
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Suites 103-107



Suite 201



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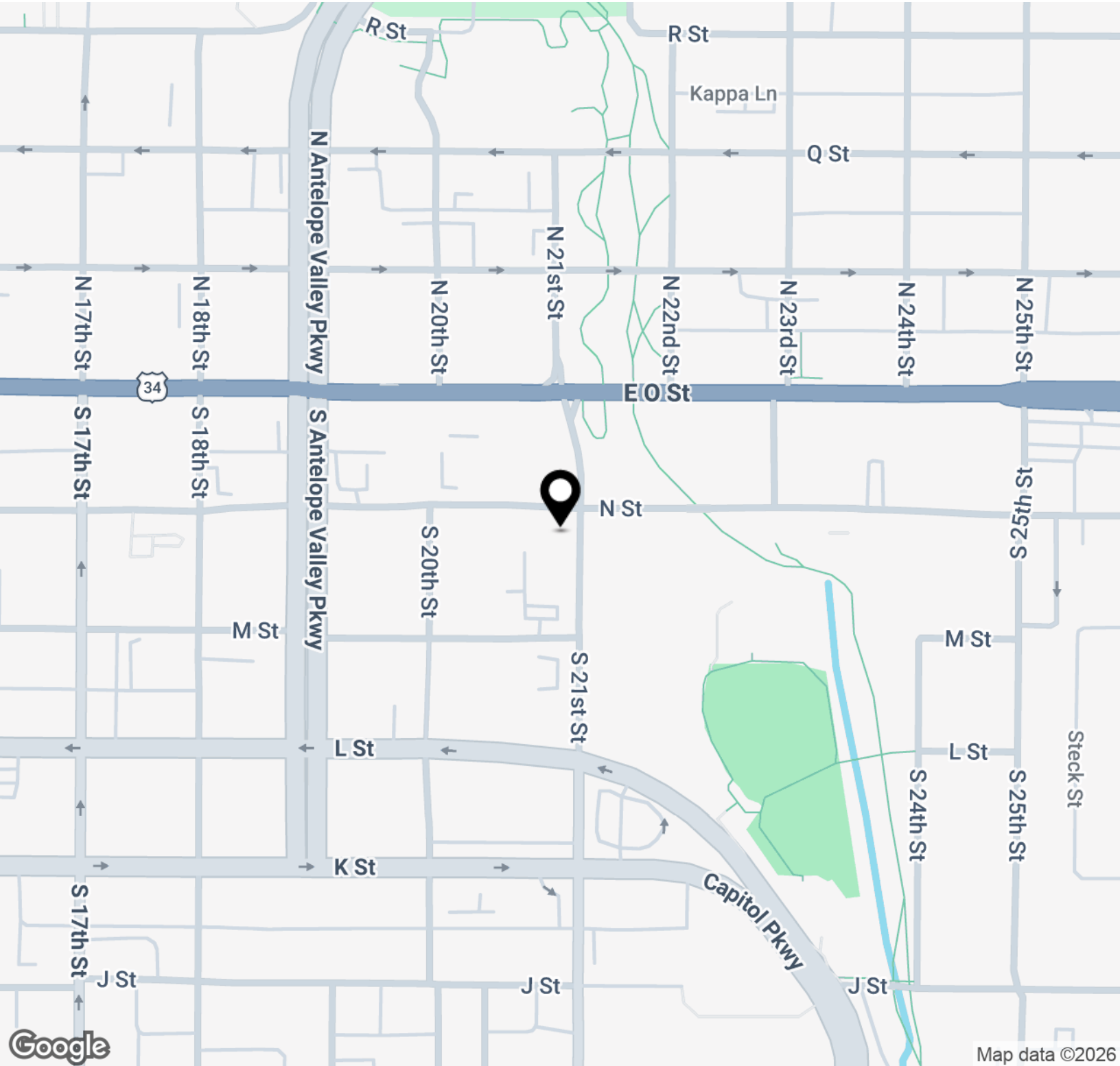
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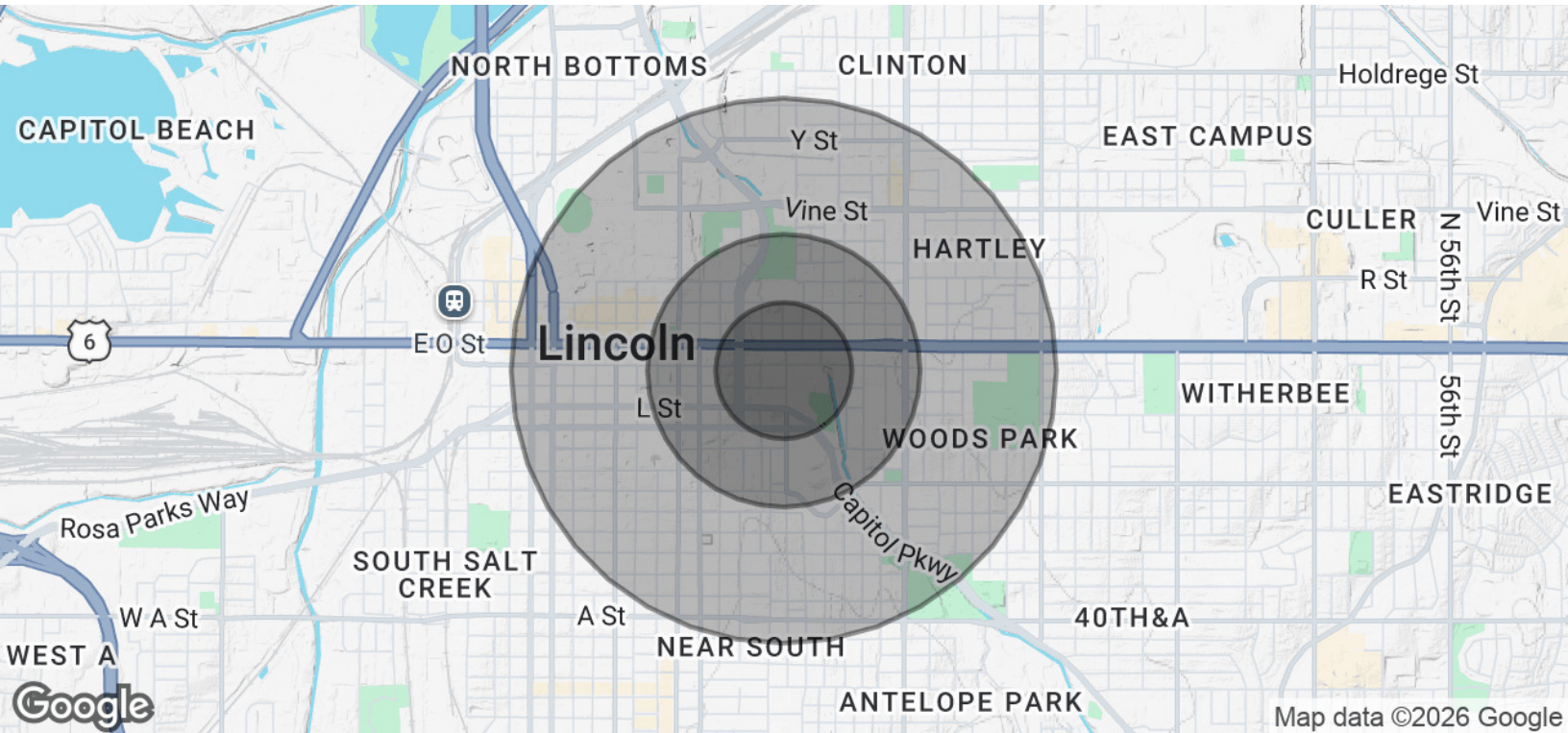
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	762	6,457	27,291
Average Age	22.0	23.3	25.4
Average Age (Male)	24.0	24.0	26.2
Average Age (Female)	21.9	24.0	25.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	396	2,626	11,665
# of Persons per HH	1.9	2.5	2.3
Average HH Income	\$26,816	\$37,633	\$37,416
Average House Value	\$106,914	\$110,625	\$119,116

2020 American Community Survey (ACS)



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