

OFFERING
MEMORANDUM



Office For Sale

Park Plaza | 301 S. 70th St, Lincoln, NE 68510



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Disclaimer

All information in this offering memorandum is from sources Guiderock Commercial Realty, LLC considers reliable but has not been verified by Guiderock Commercial Realty, LLC. Guiderock Commercial Realty, LLC makes no guarantee or warranty about the accuracy of the information provided. All prospective tenants and purchasers should independently conduct their own due diligence to verify accuracy of the information and to determine suitability for their intended purposes.

Property Summary

- Office building for sale
- Pro Forma Cap Rate: 8.50%
- Strong Historical Occupancy
- Prime location on S. 70th Street, near "O" Street
- Ample on-site parking
- Landlord-friendly leases
- Signalized intersections on south side of property at "L" Street and S. 70th Street.
- Monument signage
- Zoned B1

Traffic Counts

- South 70th Street: 23,400 VPD
- "O" Street: 27,800 VPD



Property Details

- 301 S. 70th St, Lincoln, NE 68510
- 33,222sf multi-tenant office building
- 118 parking stalls
- Total land area: 55,416sf (1.27ac)

Market Area

2024	1 mi	3mi	5mi
<i>POPULATION</i>	10,828	94,419	208,210
<i>HOUSEHOLDS</i>	4,691	40,169	85,898
<i>MEDIAN HH INCOME</i>	\$81,028	\$67,320	\$66,419

2029 Projection	1 mi	3mi	5mi
<i>POPULATION</i>	11,007	97,255	214,308
<i>HOUSEHOLDS</i>	4,771	41,276	88,236
<i>MEDIAN HH INCOME</i>	\$98,934	\$84,218	\$83,386

Community Information

Lincoln, Nebraska is the state capitol and home to the University of Nebraska and other large employers such as Bryan Health, Kawasaki, Ameritas, Nelnet, and Hudl.

In addition to already being a vibrant center for business, education, and government, the Lincoln community has received several rankings among “best places” lists. Lincoln is also expected to continue growing in population and is actively seeking to add amenities such as a new convention center.





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