

BISHOP HEIGHTS

RETAIL/OFFICE FOR LEASE | NEBRASKA PARKWAY & 27TH ST LINCOLN, NE 68502



KATY MARTIN
Principal
402.617.8508

kmartin@lee-associates.com

DANIEL DUTTON
Managing Principal, President
402.677.1247

ddutton@lee-associates.com

DANIEL J. GOALEY
Managing Principal, President
402.690.0400

dgoaley@lee-associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

EXECUTIVE SUMMARY |



SPACES

SUITE	SIZE (SF)	LEASE RATE
South Suites - Retail	1,500 - 5,460 SF	Negotiable
North Suites - Retail	2,500 - 7,531 SF	Negotiable
Second Level Suites - Office	5,000 - 14,990 SF	Negotiable

PROPERTY HIGHLIGHTS:

ASKING RATE:	Negotiable
TERMS:	Negotiable
TOTAL BUILDING SF:	± 31,544 SF
AVAILABLE SF:	1,500 - 14,990 SF
ZONING:	B1
TRAFFIC COUNT:	57,160 cars/day
YEAR BUILT:	2027

PROPERTY HIGHLIGHTS:

- Premier neighborhood setting with citywide visibility
- Located at one of Lincoln's busiest intersections
- Ideal for retail, dining, fitness, medical, and professional office users
- Planned 140 apartments and 55-plus living create a built-in customer base
- Flexible landlord offering negotiable terms and buildout support



PROPERTY DESCRIPTION

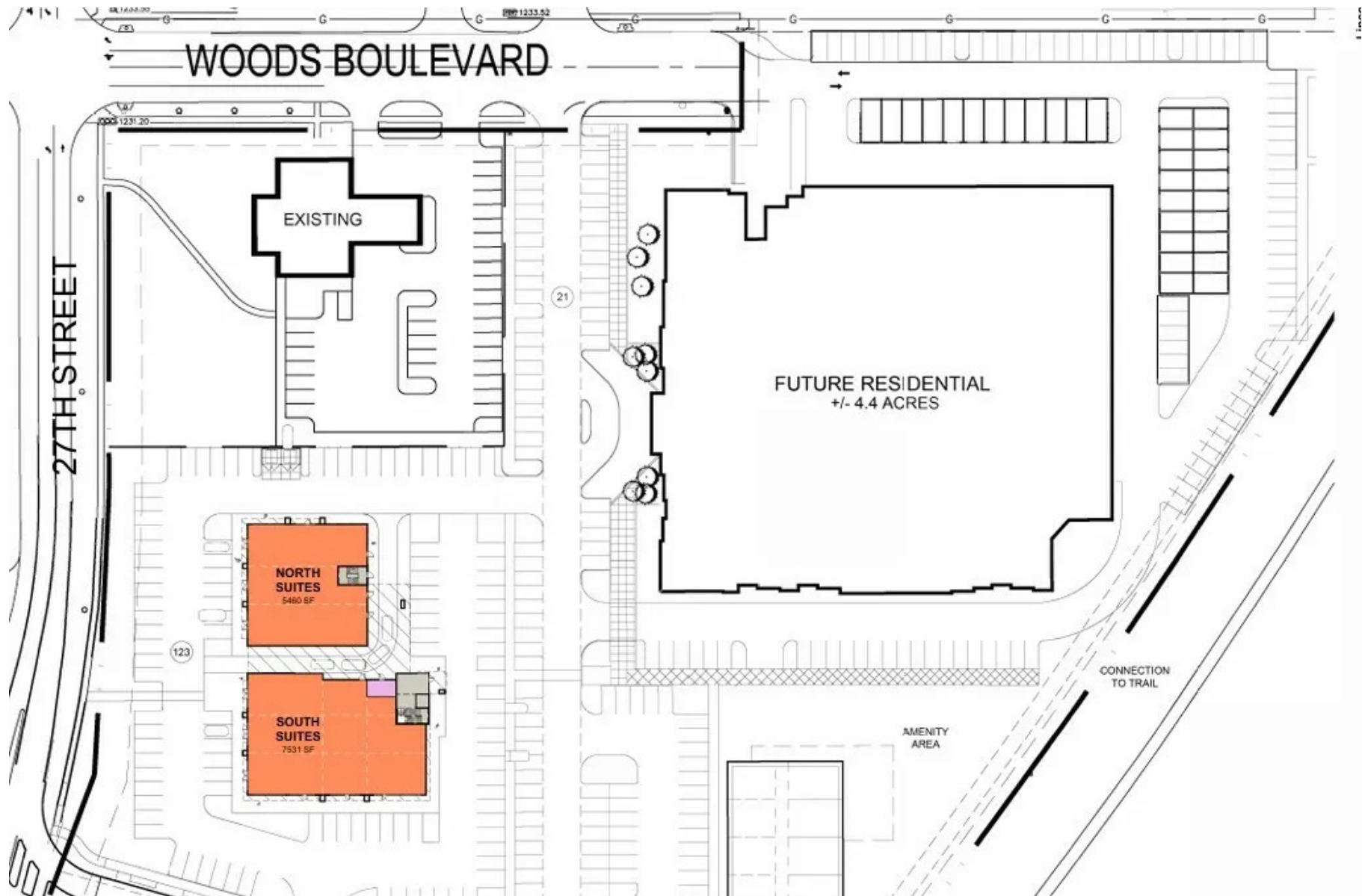
Bishop Heights combines a premier neighborhood setting with the visibility and access of 27th Street and Nebraska Parkway, one of Lincoln's busiest intersections. The development is designed for businesses that want to serve nearby residents while remaining convenient to customers from across the city. First-floor retail space is divisible to approximately 1,500 square feet and will accommodate restaurants, boutique fitness studios, salons, medical offices, and other neighborhood-focused services. Second-floor office space is planned for two larger users, including law firms, financial groups, healthcare practices, or professional service companies.

Planned apartments and 55-plus living and apartments will bring residents directly into the development, creating a connected and active neighborhood environment. With the building still under construction, tenants have the opportunity to help shape their space, and the Landlord is offering buildout assistance, tenant improvement allowances, and flexible lease terms.

LOCATION DESCRIPTION

High-profile location at 27th Street and Nebraska Parkway with easy access for nearby residents and customers across Lincoln. Positioned to serve a growing south Lincoln neighborhood. Mixed-use setting supporting dining, wellness, professional services and everyday needs.

SITE PLAN



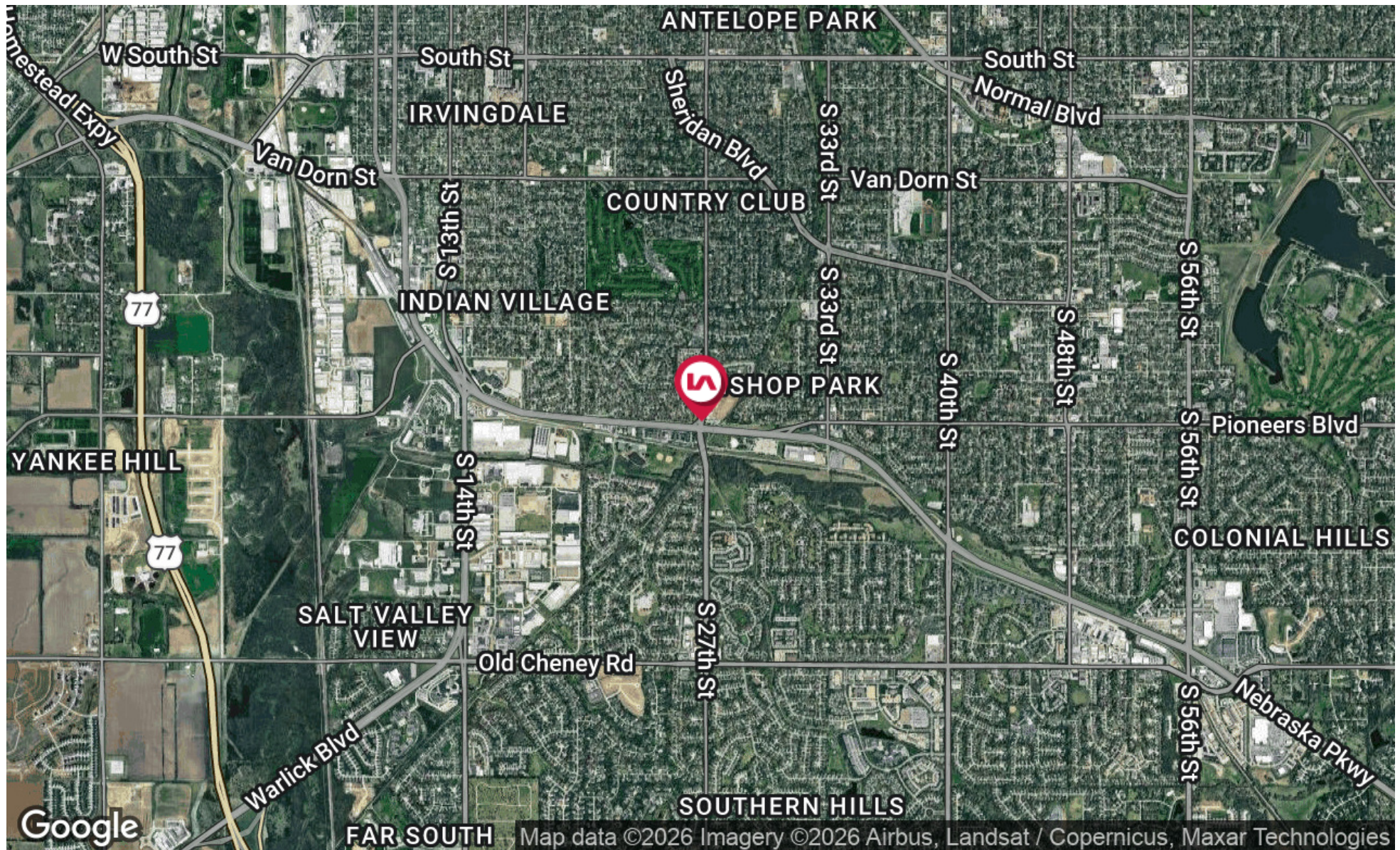
FLOOR PLAN



FLOOR PLAN



LOCATION MAP



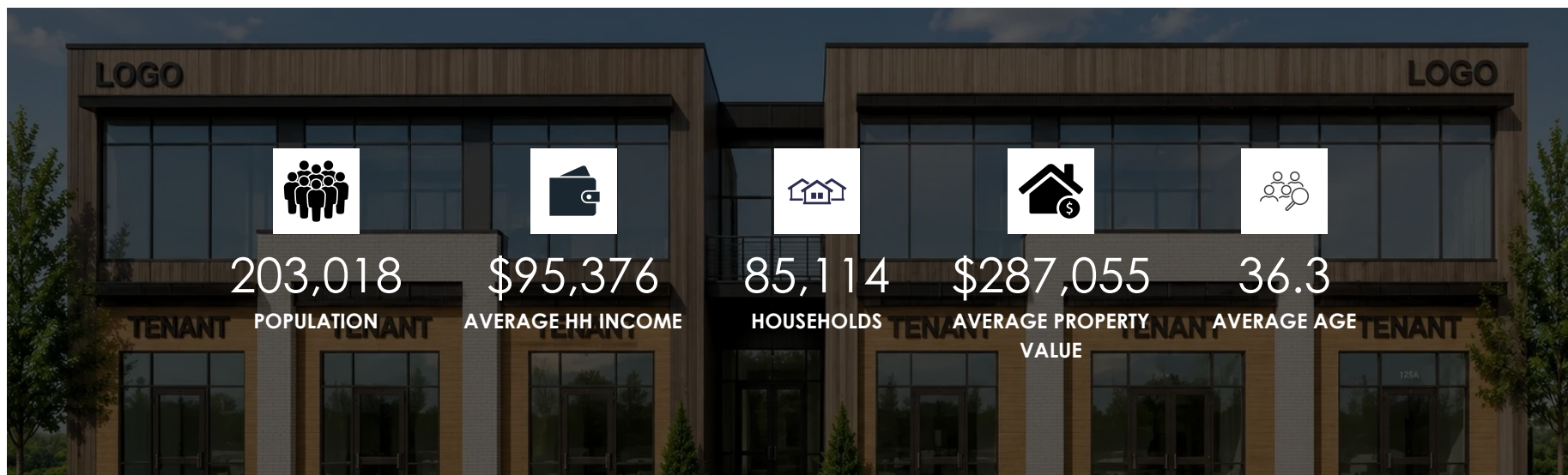
RETAILER MAP



LINCOLN OVERVIEW

	1 Mile	3 Miles	5 Miles
Total Population	12,487	99,991	203,018
Average Age	38.1	37.7	36.3
Average HH Income	103,360	90,760	95,376

2023 American Community Survey (ACS)



FOR
LEASE

Nebraska Parkway & South 27th Street

LINCOLN, NE 68502



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COMMERCIAL REAL ESTATE SERVICES

Omaha

12020 Shamrock Plaza, Suite 333
Omaha, NE 68154
531.721.2888

Lincoln

1610 South 70th Street, Suite 102
Lincoln, NE 68510
531.721.2888