

# CENTRAL LINCOLN OFFICE/WAREHOUSE/FLEX SPACE FOR LEASE

4600 W STREET  
LINCOLN, NE 68502

PROPERTY TYPE: Office / Warehouse / Flex

SIZE: 10,000 SF

ZONING: B-1 Business District

RENT RATE: \$8.00/SF/YR NNN  
NNN = \$3.00/SF/YR (Estimate)

AVAILABLE: Immediate

## PROPERTY HIGHLIGHTS

- Convenient central Lincoln location
- Easy access & wayfinding
- Flexibility to modify the space to user needs & specifications
- (24) Parking stalls
- **OFFICE/RETAIL AREA:**
  - » 8'-6" suspended ceiling height
  - » Large multi-purpose areas
  - » (2) private offices
    - 17' X 10' and 10' X 10'
  - » (1) Conference room (19' X 17')
  - » (1) Break room (18' X 16')
  - » (2) Restrooms
  - » Fully conditioned
- **FLEX AREA:**
  - » Multiple offices and multi-purpose areas
  - » Fully conditioned
- **WAREHOUSE AREA:**
  - » 14'-6" clear height
  - » 10'H X 8'W Overhead Door
  - » Ability to expand size and number of OVH doors
  - » (1) Restroom
  - » 220-V electrical power
  - » Floor drains
  - » Heat



# PRISM

Commercial Division of HOME Real Estate  
a Berkshire Hathaway Affiliate

**TODD LORENZ**  
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## VICINITY MAP



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AERIAL PHOTO



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## ADDITIONAL PHOTOS



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## WAREHOUSE PHOTOS



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