

340 VICTORY LN

Lincoln, NE 68528



PROPERTY DESCRIPTION

Conveniently located off of West 'O' Street. This office space provide ample parking and easy access in and out of downtown Lincoln.

SPACES	LEASE RATE	SPACE SIZE
340 Victory Ln Suite 200	\$14.00 SF/yr	392 SF
340 Victory Ln Suite 210	\$14.00 SF/yr	3,362 SF
340 Victory Ln Suite 230	\$14.00 SF/yr	2,975 SF
340 Victory Ln Suite 250	\$14.00 SF/yr	7,409 SF
340 Victory Ln Suite 260	\$14.00 SF/yr	3,227 SF

OFFERING SUMMARY

Lease Rate	\$14 SF/yr (MG; NNN)
Total Available SF	17,365 SF
Lot Size	1,280,192 SF
Building Size	234,701 SF
NNN	\$4.00 / SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,225	15,906	36,042
Total Population	4,922	39,364	85,811
Average HH Income	\$49,964	\$45,754	\$53,127



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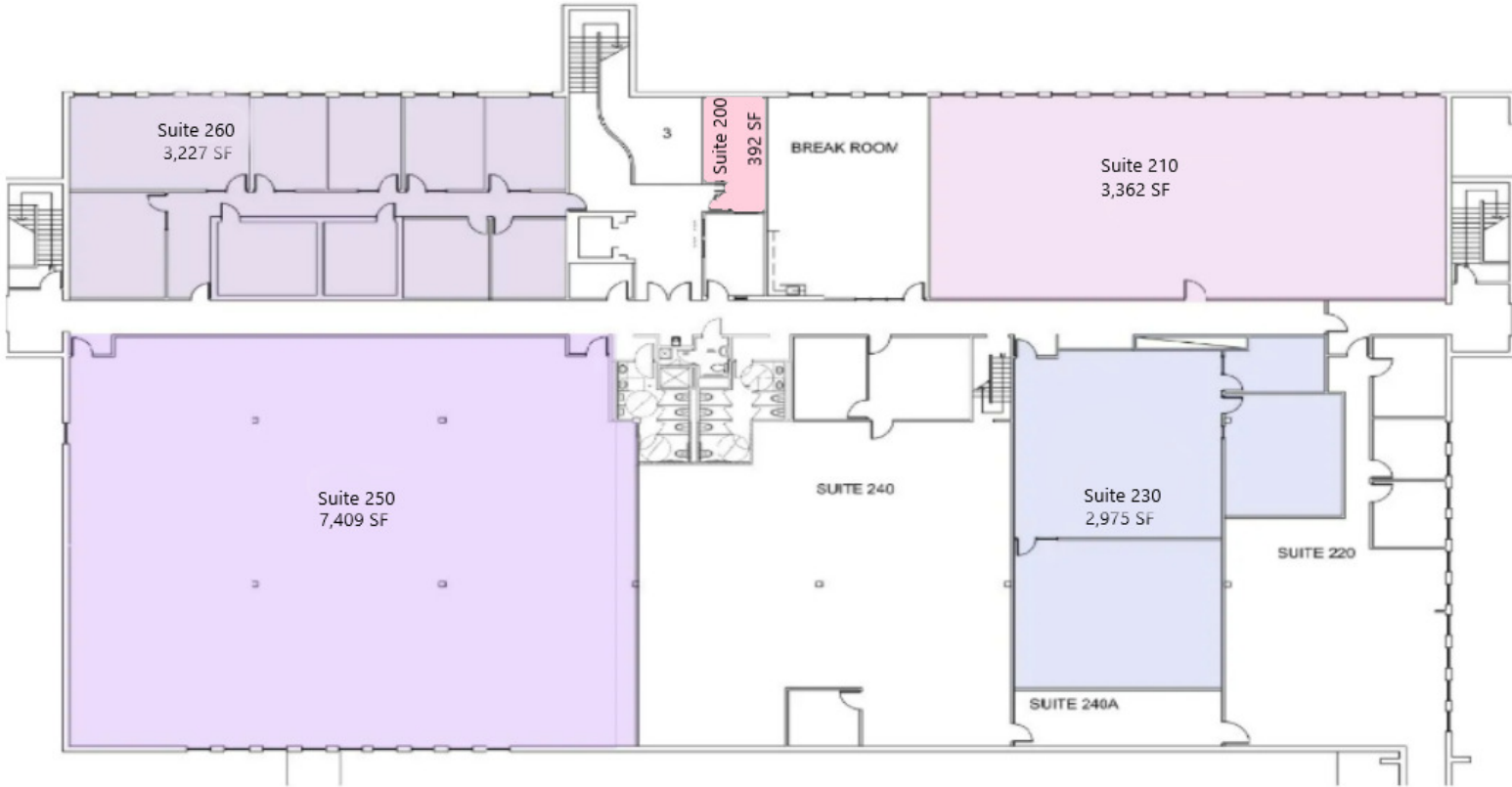


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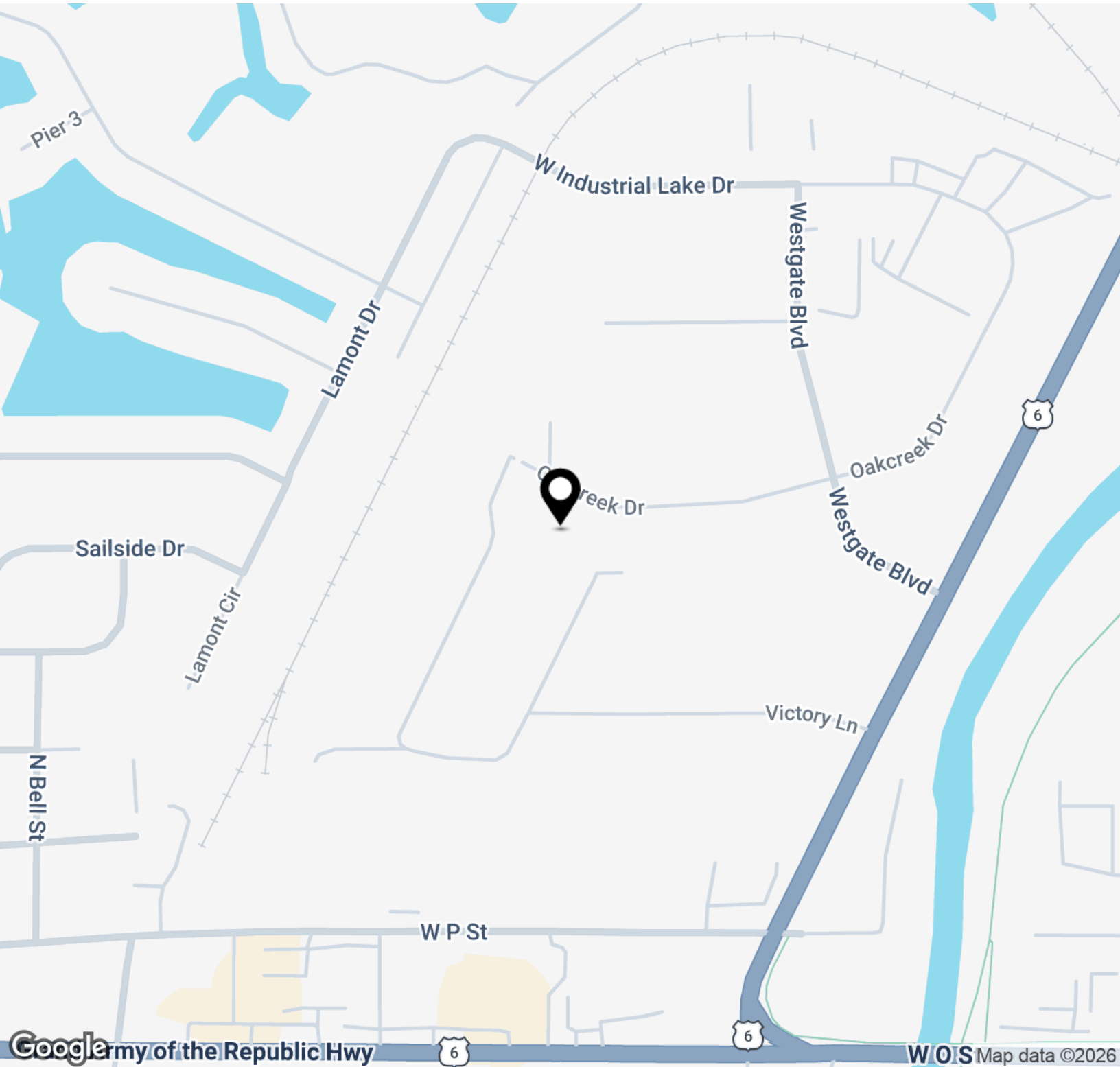


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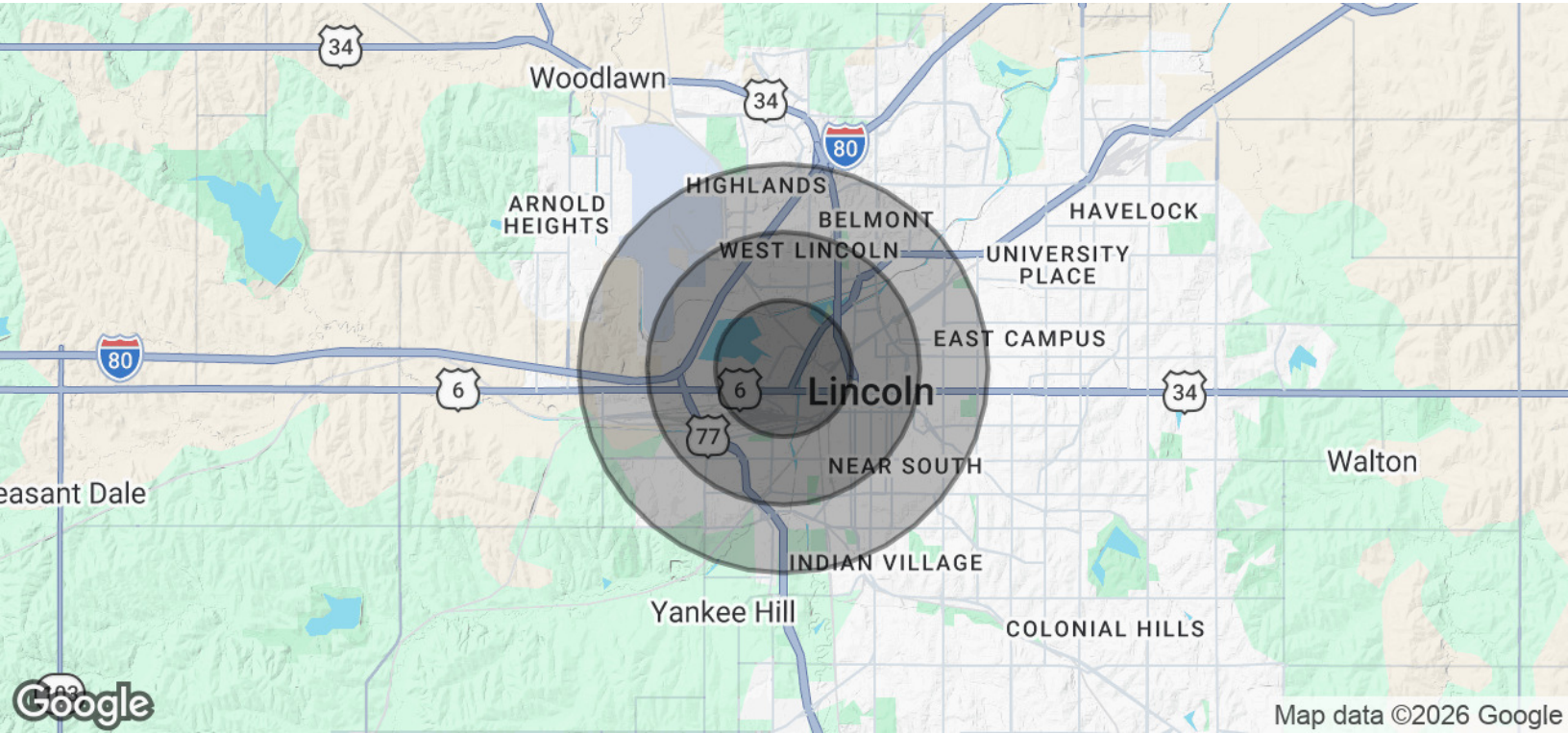


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,922	39,364	85,811
Average Age	28.6	27.0	29.5
Average Age (Male)	28.2	28.0	29.9
Average Age (Female)	30.4	27.0	29.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,225	15,906	36,042
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$49,964	\$45,754	\$53,127
Average House Value	\$150,128	\$112,881	\$125,457

2020 American Community Survey (ACS)



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