



AVAILABLE FOR LEASE



3401 Village Drive, Suite 208
Lincoln, NE 68516

Williamsburg Village, a beautiful, spacious colonial style community, is located on the corner of 40th and Old Cheney with access to professional businesses, schools, shopping, dining, entertainment, and grocery stores. With the advantages of its proximity to one of the busier intersections in South Lincoln, Williamsburg Village still offers a quiet environment with beautiful landscaping, mature trees, and bicycle/walking paths around the lake.

Leasing with Hampton is a long standing relationship from signing your lease, designing your space, providing property management, and supporting you along the way!

Square Feet: 4,703 Sq. Ft.

Lease Rate: \$17.50 PSF (NNN)

Property Type: Office

Zoning: O3 - Office Park

Parking: 6 stalls per 1,000 Sq. Ft.

Building Size: 57,286 Sq. Ft.

Cross Streets: 34th & Old Cheney

KEY FEATURES

- **Move In Ready**
- **16 Private Offices**
- **Large Conference Room**

Demographics	1 Mile	3 Miles	5 Miles
Population	15,340	86,994	182,776
Households	6,548	34,924	74,319
Median HH Income	\$67,026	\$71,815	\$59,764
Traffic Counts	29,690 ADT		



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Hampton Enterprises - Properties & Construction

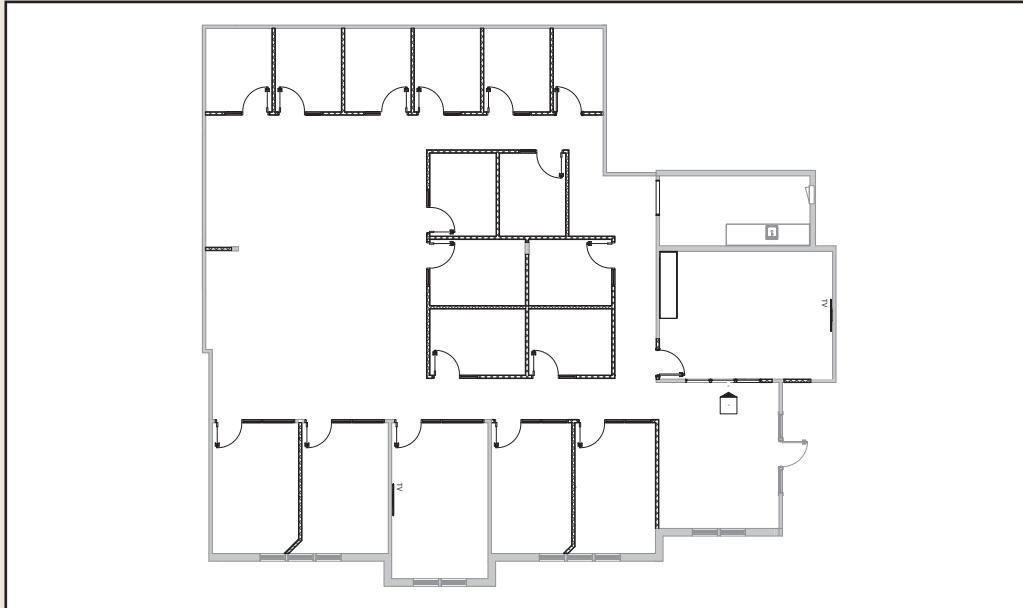
(402) 489-8858

hampton1.com

3400 Plantation Drive, Suite 110 • Lincoln, NE 68516



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4,703 Sq. Ft.



**With Hampton, you are able to customize
a space to meet your business needs.**

Contact us today to set up a tour:

(402) 489-8858
leasing@hampton1.com



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