

# OFFICE SPACE AVAILABLE

Rise Building | 2125 Transformation Dr, Lincoln, NE 68501  
Class A Office | 2,500–24,214 SF  
\$18.00–\$20.00 PSF + NNN



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## 2125 Transformation Drive

Introducing Lincoln's premier Class A office building.

Located in the heart of North Lincoln, the building provides, light-filled suites designed with the modern professional in mind. Embrace the inspiring atmosphere created by abundant natural daylight flooding through expansive windows, enhancing productivity and well-being. Each suite offers a versatile open concept layout, seamlessly blending hard offices, breakout rooms, and inviting kitchenette areas, perfectly suited to meet the diverse needs of today's dynamic businesses.

Flexibility is key with a variety of square footages and floor plans available; you'll find the perfect layout to accommodate your unique vision. Enjoy easy access to a vibrant academic community, fostering collaboration and innovation.

### Building Amenities:

- On-site parking is available for an additional fee
- 400 person conference center which includes a banquet hall and 8 breakout rooms that can accommodate 30–90 guests is available for an additional fee in the 2021 Transformation Dr. Building
- The Mill near by offers coffee, lunch options, and a bar
- Complimentary, redundant high speed fiber Internet connection
- Access to the University of Nebraska daycare facilities
- Access to University of Nebraska Rec Center
- Buildings are constructed to LEED Silver standards which includes a Central Renewable Energy System and zero waste recycling stations throughout the building
- Creative and interactive Casual Collision areas
- Adjacent to the 154 room The Scarlet Hotel which includes a coffee shop, on-site restaurant, & rooftop bar
- There are three (3) Electric Vehicle Charging Stations on campus

▶ To learn more about the Innovation Commons Amenities please visit [www.nebraskanova.com/amenities](http://www.nebraskanova.com/amenities)

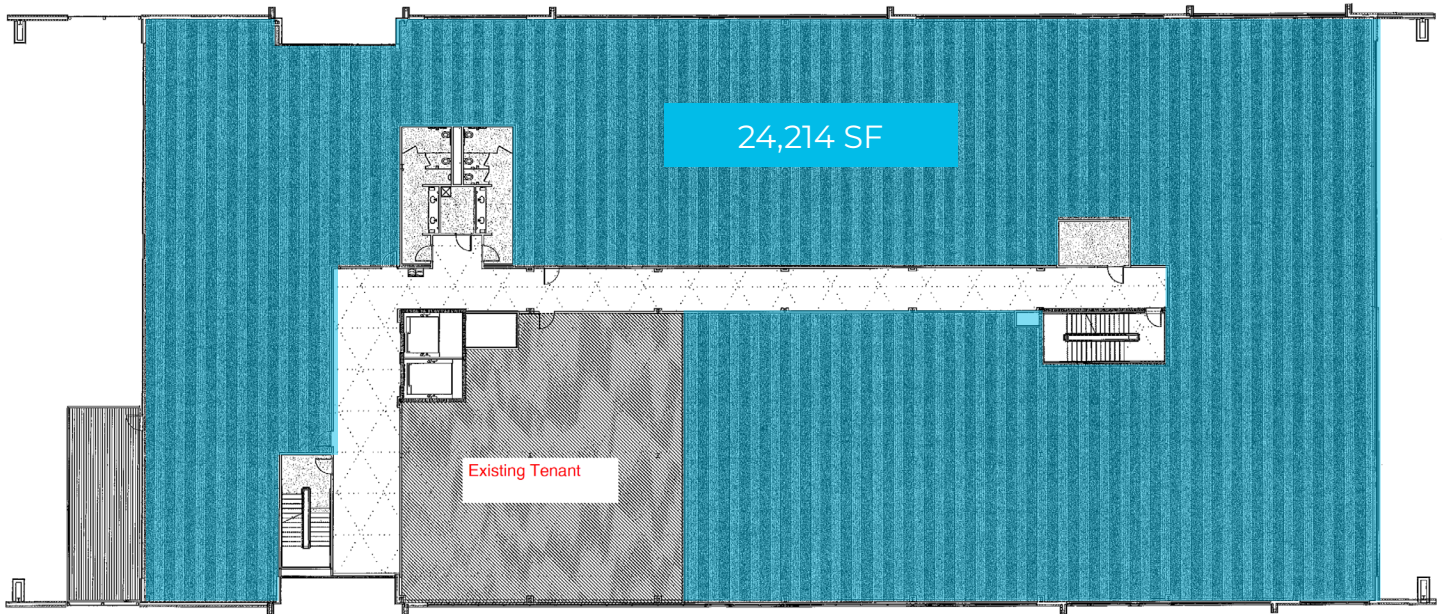


## 2125 Transformation Drive Exterior Photos





## 2125 Transformation Drive Floor Plan



Note: All dimensions are approximations and are not guaranteed. Please field verify all measurements.

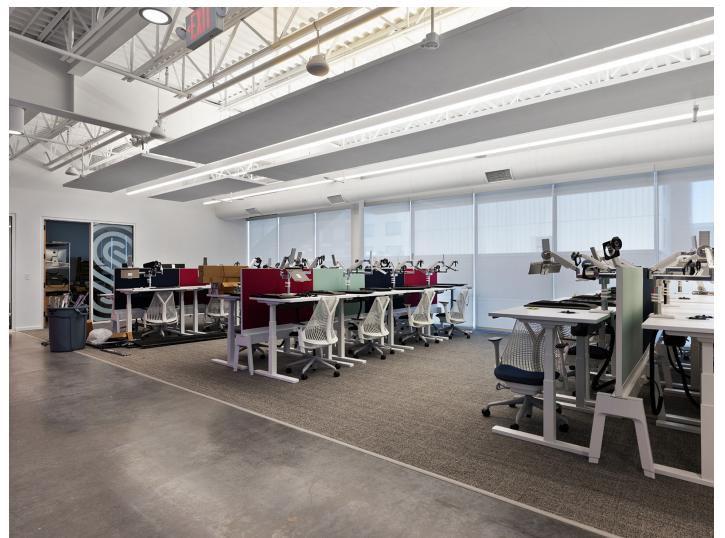
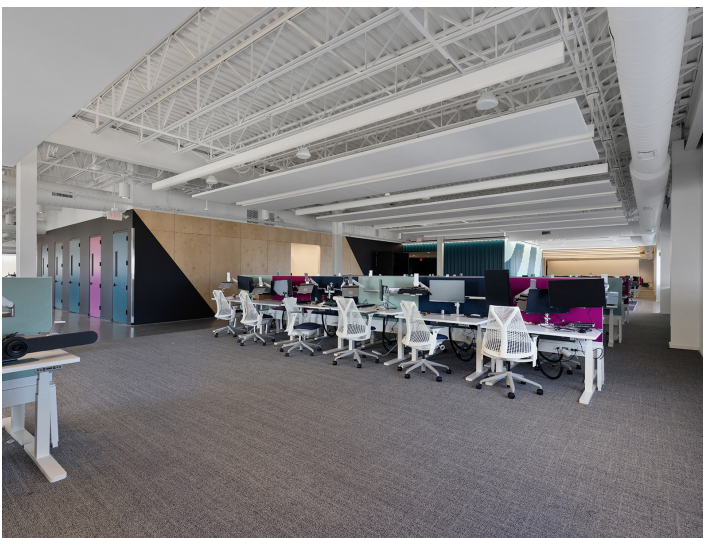
**Space Available:** 24,214 SF (space is able to be demised)

**Rent:** \$18.00–\$20.00 + NNNs

**NNNs:** \$8.10 – this includes cleaning, parking and grounds maintenance, security, utilities, snow removal, insurance, property taxes and administrative

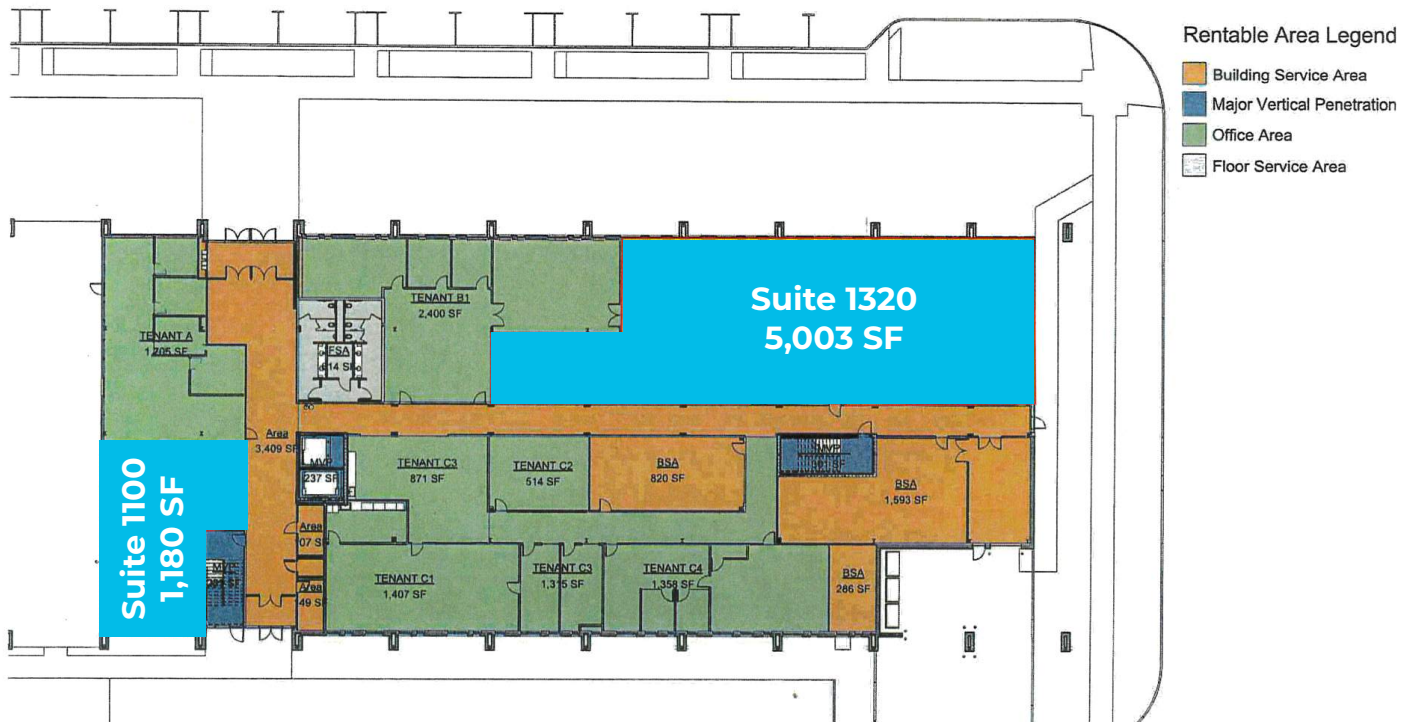


## 2125 Transformation Drive Interior Photos





## 2125 Transformation Drive Floor Plans



### First Generation Space - Ready For Your Buildout!

#### Suite 1100

**Space Available:** 1,180 SF

**Rent:** \$18.00–\$20.00 + NNNs

**NNNs:** \$8.10 – this includes cleaning, parking and grounds maintenance, security, utilities, snow removal, insurance, property taxes and administrative

#### Suite 1320

**Space Available:** 5,003 SF

**Rent:** \$18.00–\$20.00 + NNNs

**NNNs:** \$8.10 – this includes cleaning, parking and grounds maintenance, security, utilities, snow removal, insurance, property taxes and administrative



## 2125 Transformation Drive Interior Photos

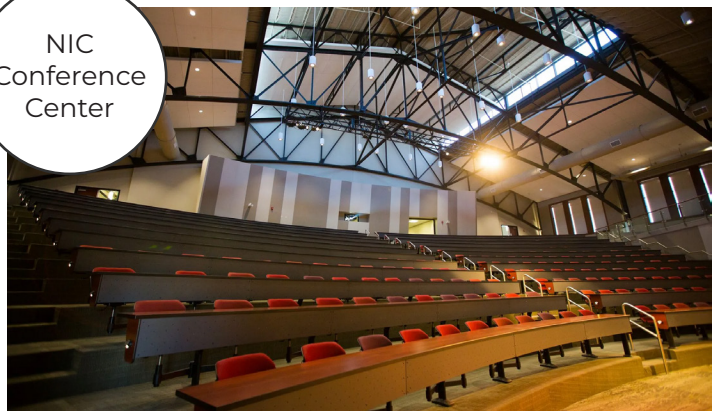




## 2125 Transformation Drive Nearby Amenities

“Nebraska Innovation Campus (NIC) is a campus designed to facilitate new and in-depth partnerships between the University of Nebraska and private sector businesses. It is the place to build the big idea, where imagination meets hard work, and collaboration yields results. NIC provides you and your organization access to culture, talent and resources.”

Source: <https://innovate.unl.edu/>

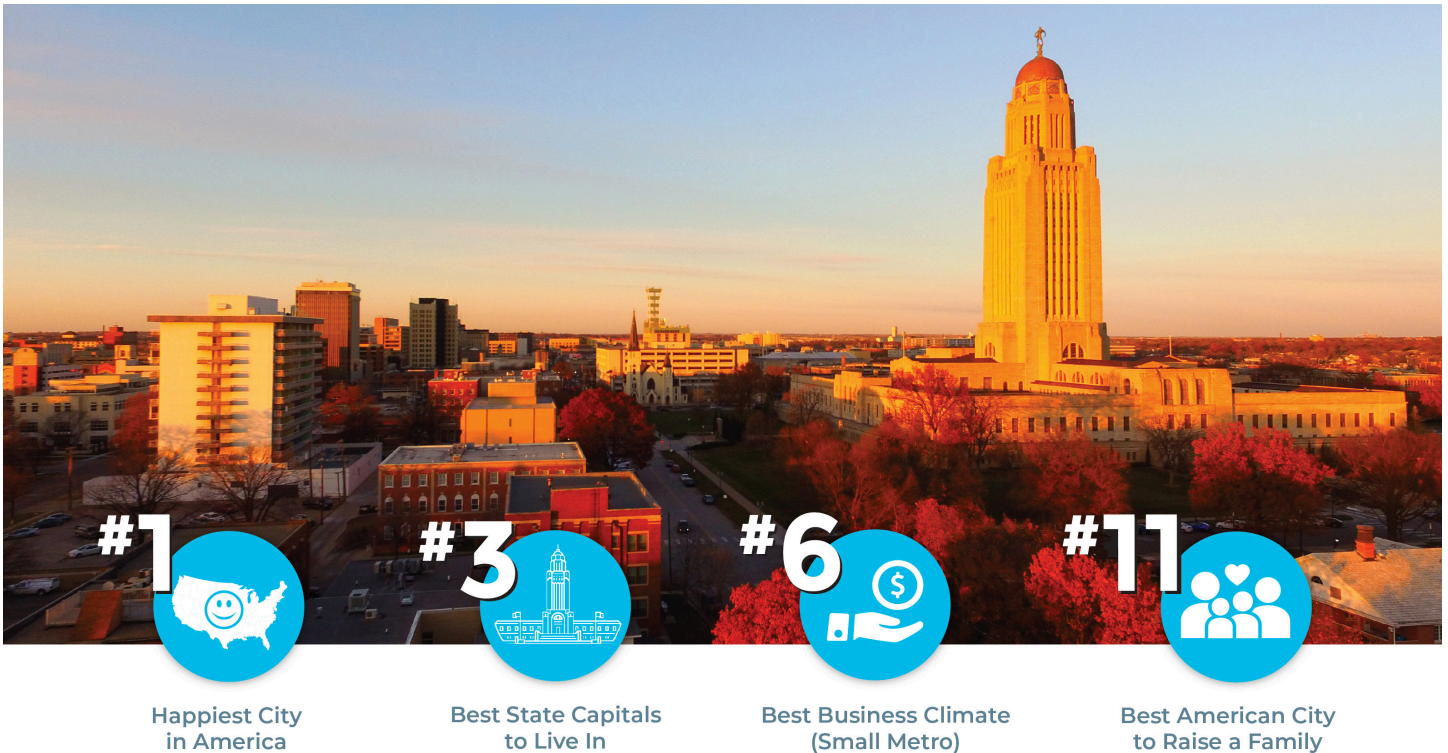


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## 2125 Transformation Drive

### Location Overview



**Lincoln is in the middle of it all. Located in the southeast corner of the state, about 50 miles southwest of Omaha, Lincoln is the second most populous city in Nebraska and the state capital. With the expansion of new businesses, and the influx of talent, Lincoln's economy is thriving and the opportunities available are endless.**

Since it's the seat of government for the state, both the State of Nebraska and the U.S. government are major employers. The University of Nebraska-Lincoln is the city's third-largest employer, and the largest university in Nebraska, averaging 26,079 students in attendance.

Other primary employers fall into the service and manufacturing industries including a growing high-tech sector, often referred to as the Silicone Prairie. Additional prominent industries in Lincoln include finance, insurance, publishing, pharmaceuticals, telecommunications, railroads, medical, and transportation.

Lincoln has one of the lowest unemployment rates in the country. The affordable and variety of living accommodations make it a nice place to live for a wide range of demographics. The city also offers an assortment of dining and entertainment options, from local "Mom & Pop" restaurants, to national brands and fine dining... Lincoln the Place to Be.

## 2125 Transformation Drive

### Location Overview – Major Employers



#	Company	Employment	Industry
1	Lincoln Public Schools	5,000–7,500	Education
2	State of Nebraska	5,000–7,500	Government
3	University of Nebraska	5,000–7,500	Education
4	B&R Stores Inc.	2,500–4,999	Retail grocer
5	BryanLGH Medical Center	2,500–4,999	Healthcare
6	Nelnet Inc.	2,500–4,999	Financial Services
7	Ameritas Life Insurance Corp.	1,000–2,499	Insurance
8	BNSF Railway	1,000–2,499	Transportation
9	City of Lincoln	1,000–2,499	Government
10	Duncan Aviation, Inc.	1,000–2,499	General aviation
11	Hy-Vee Food Stores	1,000–2,499	Retail grocer
12	Kawasaki Motos Manufacturing	1,000–2,499	Vehicles
13	Lancaster County	1,000–2,499	Government
14	Madonna Rehabilitation Hospital	1,000–2,499	Healthcare
15	Molex Inc.	1,000–2,499	Electronics
16	CHI Health Saint Elizabeth	1,000–2,499	Healthcare
17	US Government	1,000–2,499	Government
18	Wal-Mart Stores Inc.	1,000–2,499	Retail



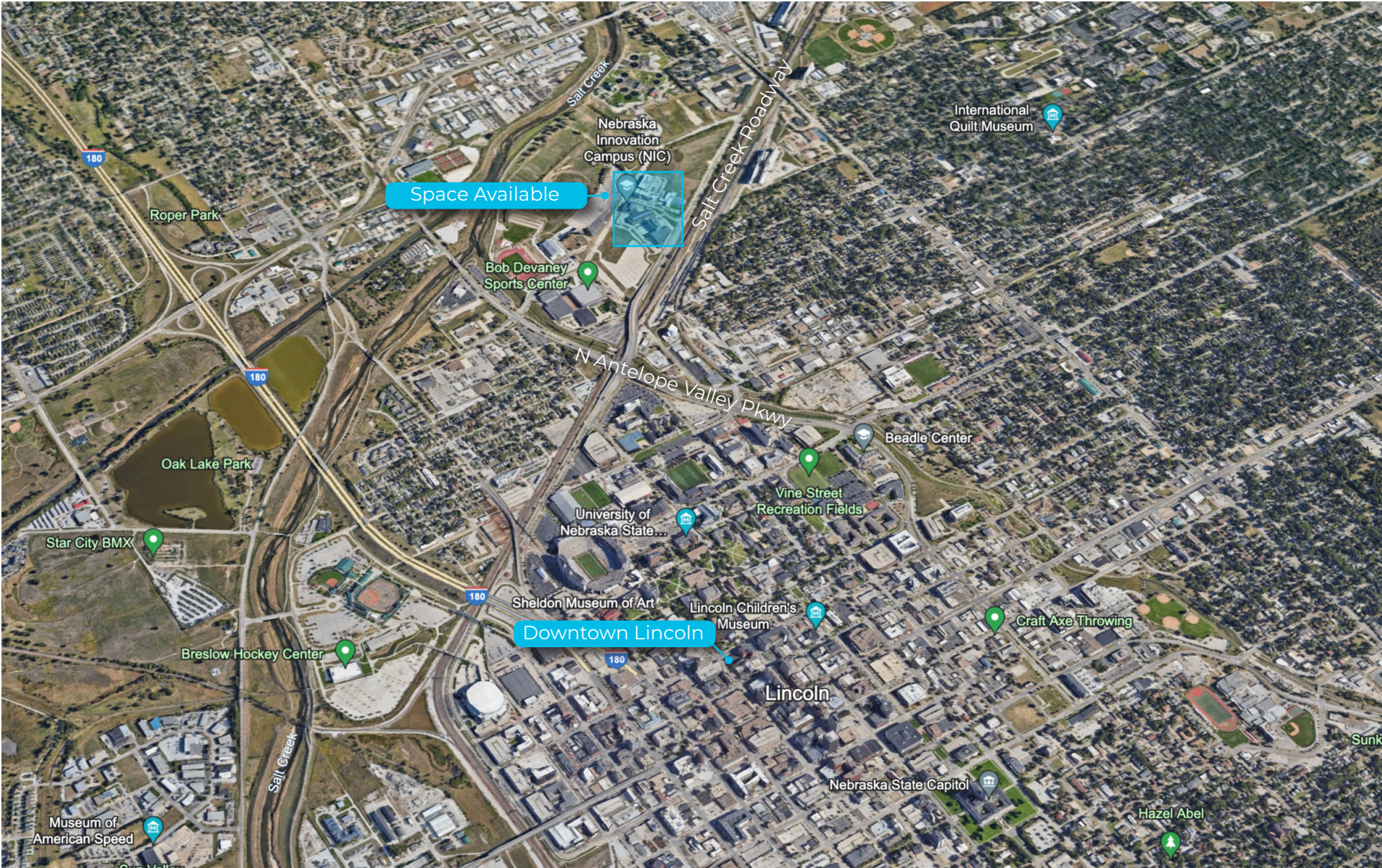
2125 Transformation Drive | Aerial



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