

ATRIUM

1200 N St, Lincoln, NE 68508



PROPERTY DESCRIPTION

Located in the heart of busy downtown Lincoln, The Atrium offers a range of flexible leasing options. Choose from newly renovated suites or a customizable space to fit your business needs. With both small and large suites available, it's the perfect location for growing businesses or established firms seeking prime location and convenience.

PROPERTY HIGHLIGHTS

- Large and small offices available
- Shared rooftop deck and meeting spaces
- Parking garage via skywalk
- Move in ready and ready to build out suites

OFFERING SUMMARY

| | |
|--------------------|----------------------------|
| Lease Rate | \$9.00 - 15.00 SF/yr (NNN) |
| Total Available SF | 85,074 SF |
| Lot Size | 20,248 SF |
| Building Size | 125,719 SF |
| NNN | \$4.50 / SF |

| DEMOGRAPHICS | 0.25 MILES | 0.5 MILES | 1 MILE |
|-------------------|------------|-----------|----------|
| Total Households | 630 | 2,349 | 9,337 |
| Total Population | 1,166 | 5,534 | 22,927 |
| Average HH Income | \$37,791 | \$38,846 | \$35,173 |



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AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|-------------------------|-----------|-------------------|------------|---------------|
| 1200 N St - Lower Level | Available | 1,421 - 37,611 SF | NNN | \$9.00 SF/yr |
| 1200 N St Suite 101A | Available | 1,866 SF | NNN | \$13.00 SF/yr |
| 1200 N St Suite 101D | Available | 3,988 SF | NNN | \$13.00 SF/yr |
| 1200 N St Suite 202 | Available | 1,332 SF | NNN | \$13.00 SF/yr |
| 1200 N St Suite 203 | Available | 624 SF | NNN | \$13.00 SF/yr |
| 1200 N St Suite 204 | Available | 928 SF | NNN | \$13.00 SF/yr |
| 1200 N St Suite 205 | Available | 1,841 SF | NNN | \$13.00 SF/yr |
| 1200 N St Suite 212 | Available | 1,402 SF | NNN | \$13.00 SF/yr |
| 1200 N St Suite 310 | Available | 4,008 SF | NNN | \$13.00 SF/yr |
| 1200 N St Suite 320 | Available | 5,118 SF | NNN | \$13.00 SF/yr |
| 1200 N St 4th Floor | Available | 26,356 SF | NNN | \$15.00 SF/yr |



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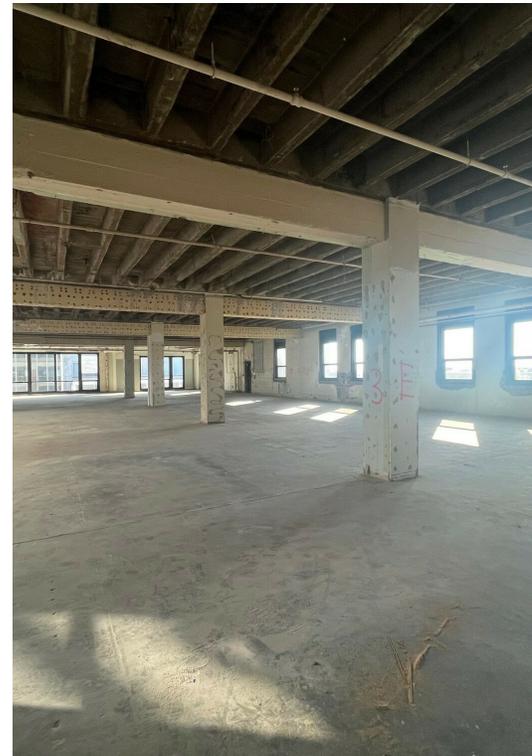


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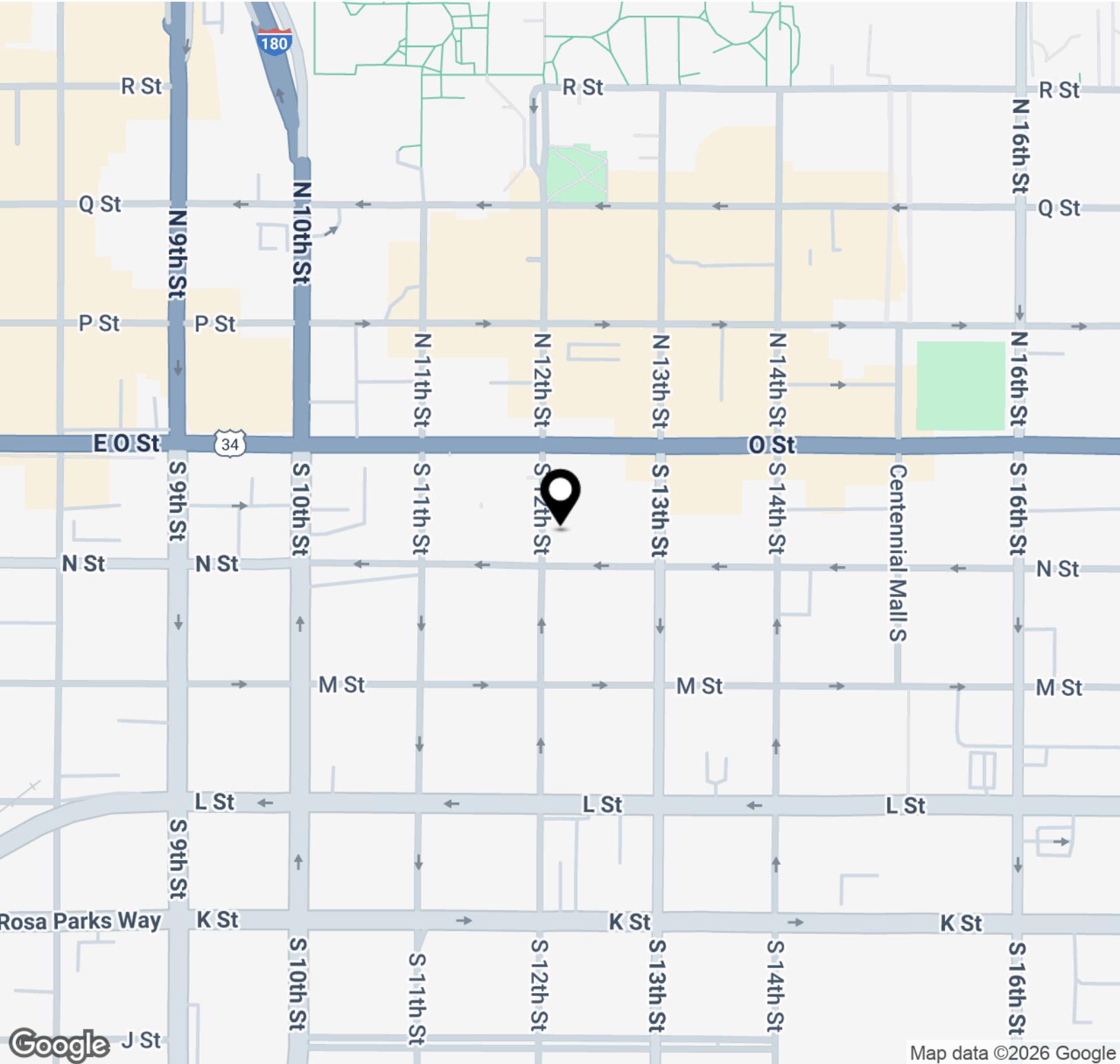


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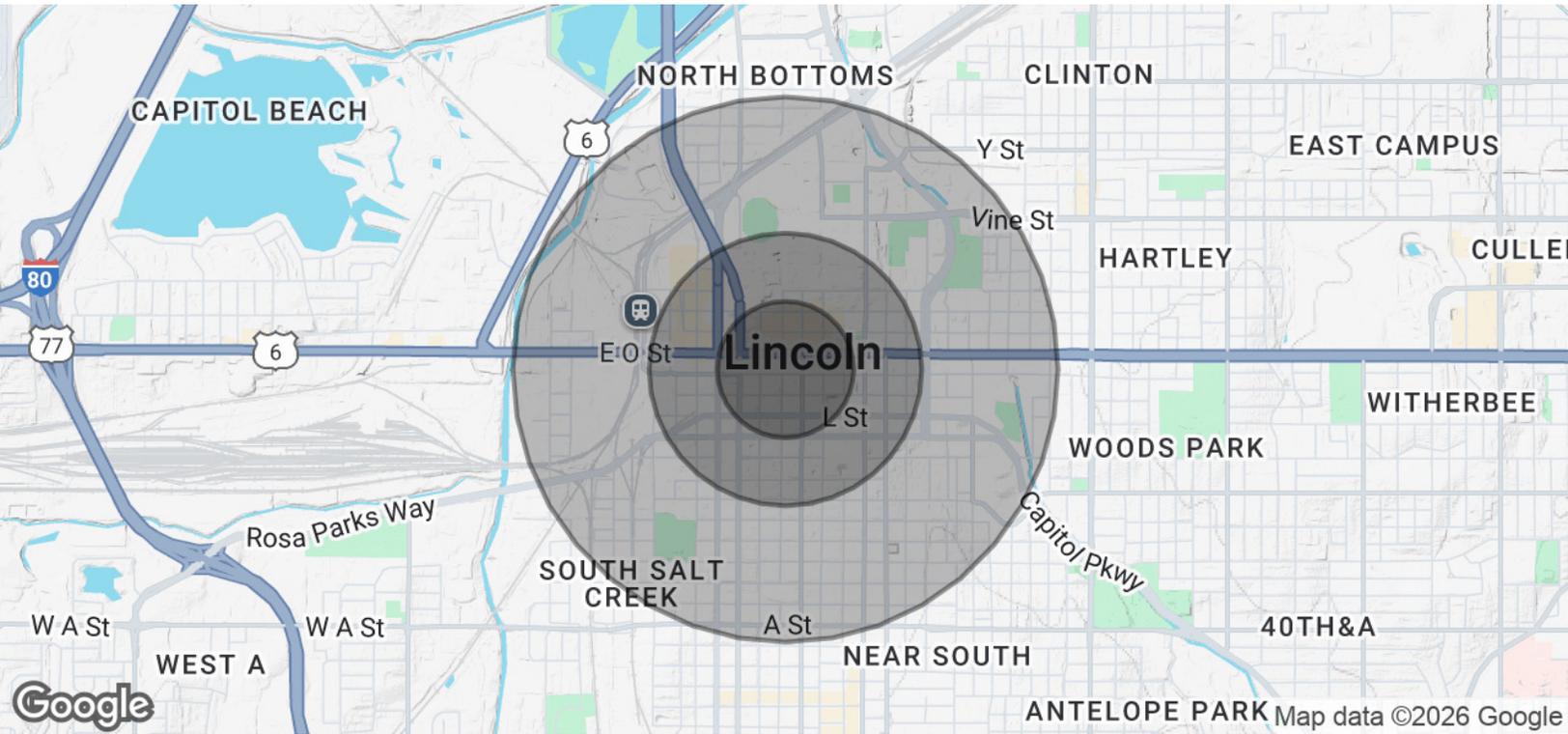
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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|-----------|
| Total Population | 1,166 | 5,534 | 22,927 |
| Average Age | 22.1 | 24.1 | 24.4 |
| Average Age (Male) | 22.5 | 24.4 | 25.4 |
| Average Age (Female) | 21.8 | 24.4 | 24.1 |
| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
| Total Households | 630 | 2,349 | 9,337 |
| # of Persons per HH | 1.9 | 2.4 | 2.5 |
| Average HH Income | \$37,791 | \$38,846 | \$35,173 |
| Average House Value | \$179,933 | \$122,415 | \$100,564 |

2020 American Community Survey (ACS)



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