



**FOR LEASE**  
RETAIL/OFFICE/RESTAURANT

# 8320 Northwoods Drive

Lincoln, NE 68505

\$14.50 - \$18.00 PSF  
1,007-4,702 SF

LISTING AGENTS:



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## 8320 Northwoods Drive

### About The Property

Perfect opportunity to lease built-out office, retail, or restaurant space in Northeast Lincoln. This building offers 1,007–4,702 SF of continuous retail/office space right off of a busy intersection.

Suite	Space Available	Rent	Type	Availability
100	2,290 SF	\$18.00 PSF/YR	NNN	Now
500	1,818 SF	\$14.50 PSF/YR	NNN	Now
600	1,877 SF	\$14.50 PSF/YR	NNN	Now
700	1,007 SF	\$14.50 PSF/YR	NNN	Now

#### BUILDING AND LEASE DETAILS:

- ▶ **Total Building SF:** 15,609 SF
- ▶ **Rate:** \$14.50 - \$18.00 PSF
- ▶ **Building Class:** B
- ▶ **Space Available:** 1,007–4,702 SF
- ▶ **Lease Type:** NNN (\$6.90)
- ▶ **Parking Stalls:** 55
- ▶ **Property Type:** Retail/Office
- ▶ **Daily Traffic Count:** 29,000
- ▶ **Zoning:** B2



## 8320 Northwoods Drive Suites

### SUITE 100

2,290 SF Approx.

\$18.00 SF/YR + NNN (\$6.90)

Formerly Phat Jacks BBQ space. Turnkey restaurant space available today!

Prime end suite space offering exposure with sign opportunities on 3 sides of the building. Situated near a large, established neighborhood benefitting from the high traffic count and easy access to I-80 and Hwy 6. This suite offers a ready to go commercial kitchen with restaurant equipment available to purchase. If the equipment is not needed, landlord will have space ready for any potential tenant and use.





## 8320 Northwoods Drive Suites

### SUITE 500

1,818 SF Approx. | \$14.50 SF/YR + NNN (\$6.90)

Formerly an office space with 5 interior offices (approximately 9x8 ft) and exterior (14.5x10 ft). This space offers a conference room/internal office with side light (12x8 ft), and a kitchenette with a sink.



### SUITE 600

1,877 SF Approx. | \$14.50 SF/YR + NNN (\$6.90)

Former gym space. Large open space up front and a small office in the back that connect to the bathrooms.



### SUITE 700

1,007 SF Approx. | \$14.50 SF/YR + NNN (\$6.90)

Great opportunity for a retail or office space.





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Building Plan  
8320 Northwoods Dr.  
Lincoln, NE, 68505

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August 16, 2024

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revisions

1  
2  
3  
4

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