

restore
HYPER WELLNESS

FOR
SUBLEASE

8601 South 30th
Street, Suite 107

Lincoln, NE 68516

\$22.00–\$24.00 PSF, NNN
1,382–3,606 SF

LISTING AGENT:



Pat Heiser
402 875 3600
pheiser@linepartners.com

1001 S 70th Street, Suite 108
Lincoln, NE 68510
402 937 8855
linepartners.com

LINE
PARTNERS

8601 South 30th St., Suite 107 (Former Restore Hyper Wellness)

About the Property

Prime Class A Retail Space for Sublease. Recently built-out in 2022 within a Class A retail space spanning 3,606 SF. Abundant natural light graces the space, accentuated by ceiling-to-floor windows near the entry area, creating an inviting atmosphere.

Immaculate high-end finishes throughout the space, setting a standard of sophistication. Luxury Vinyl Tile (LVT) flooring seamlessly covers the entire area, combining aesthetics with easy maintenance.

Multiple offices integrated into the design, offering flexibility for diverse business setups. Plumbing strategically placed throughout the space, providing the convenience to tap into water amenities for various business needs.

Multiple patient/spa rooms designed for businesses catering to wellness, spa, or healthcare services.

Located in a prime location in South Lincoln with strong demographics.

Proximity to renowned high-end tenants such as Orange Therapy, The Mercato – (High-End Butcher Shop), Tanner's Bar & Grill, and Tavern 180, fostering a prestigious business environment.

Adjacent to major retailers including Kohls, Five Below, and Marshalls & Home Goods, ensuring high visibility and attracting diverse foot traffic. Signage facing Yankee Hill Road is available.

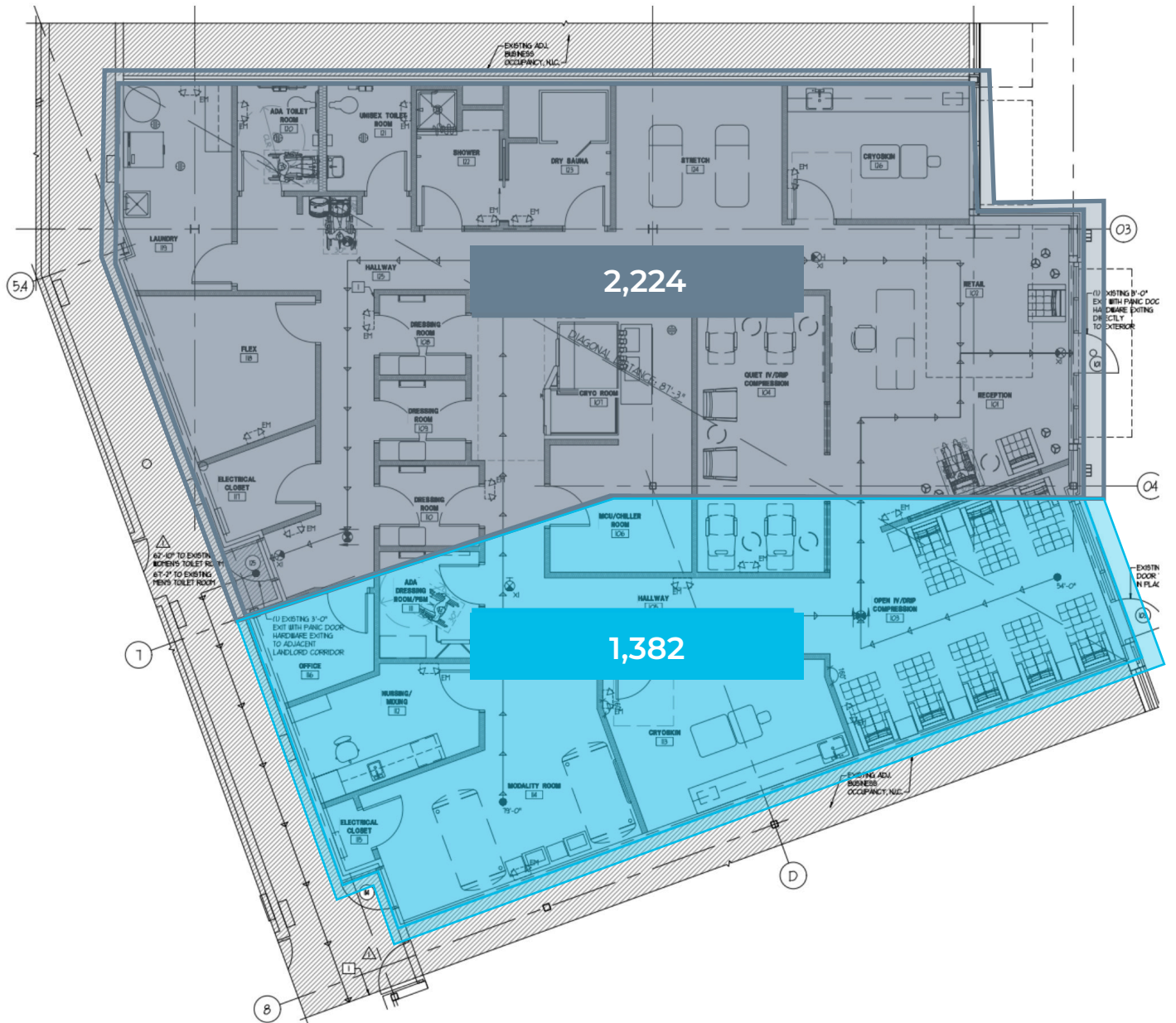
***The Selling of the equipment will be between the Sublessor and the Tenant directly.**

BUILDING AND SUBLEASE DETAILS:

- ▶ **Total Building SF:** 19,181
- ▶ **Building Class:** A
- ▶ **Rate:** \$22.00–\$24.00 PSF
- ▶ **SF**
- ▶ **Zoning:** B-2
- ▶ **Lease Type:** NNN
- ▶ **Land Area:** 1.02 acres
- ▶ **# of Floors:** 1
- ▶ **Sublease:** Yes

8601 South 30th St., Suite 107

Floor Plan: Option 2



Subdivide Option:

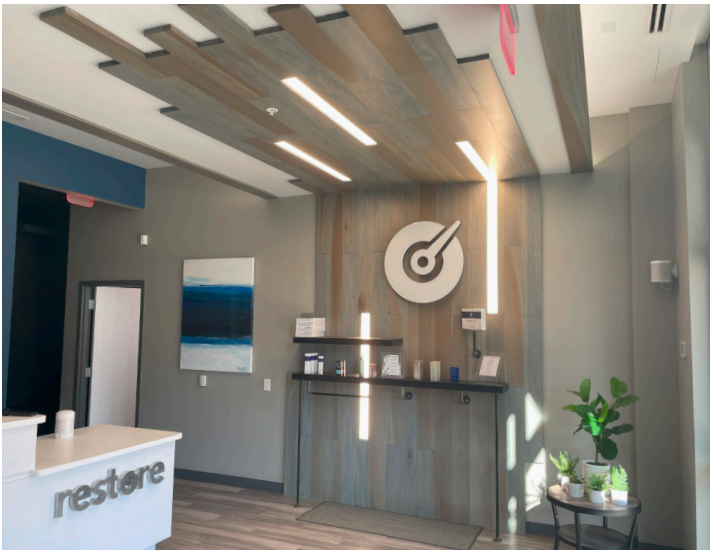
- 1,382 SF bay
- 2,224 SF bay

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

8601 South 30th St., Suite 107 | Exterior Photos



8601 South 30th St., Suite 107 | Interior Photos



Aerial | 8601 South 30th Street, Suite 107