



Up to 20,716 SF
Premier Class A
office space!!



FOR LEASE | FLOORS 14, 15, 16

PLUG & PLAY DOWNTOWN OFFICE AVAILABLE

Sharp Building | 206 S 13th Street | 9,369 - 20,716 RSF | \$20.00 PSF



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Property Description

The Sharp Building offers **up to 20,716 SF MOVE-IN READY Premier Class A office space in Downtown Lincoln.** Floors 14–16 feature fully finished offices currently occupied by a financial firm. Skywalk access to covered parking provides convenient all-weather access, and prominent rooftop signage offers exceptional visibility. Located near the State Capitol, UNL, and the Convention Center, the property offers a highly connected downtown business location.



Property Details

Total Building SF:	170,440 SF
Available SF:	9,369 - 20,716 RSF
Price:	\$20.00 PSF
Lease Type:	Full Service Gross
Available:	Jan 1, 2027
Parking:	On-site covered (Park & Go)

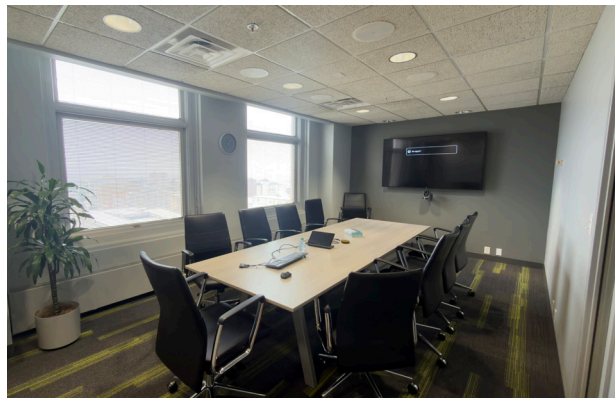
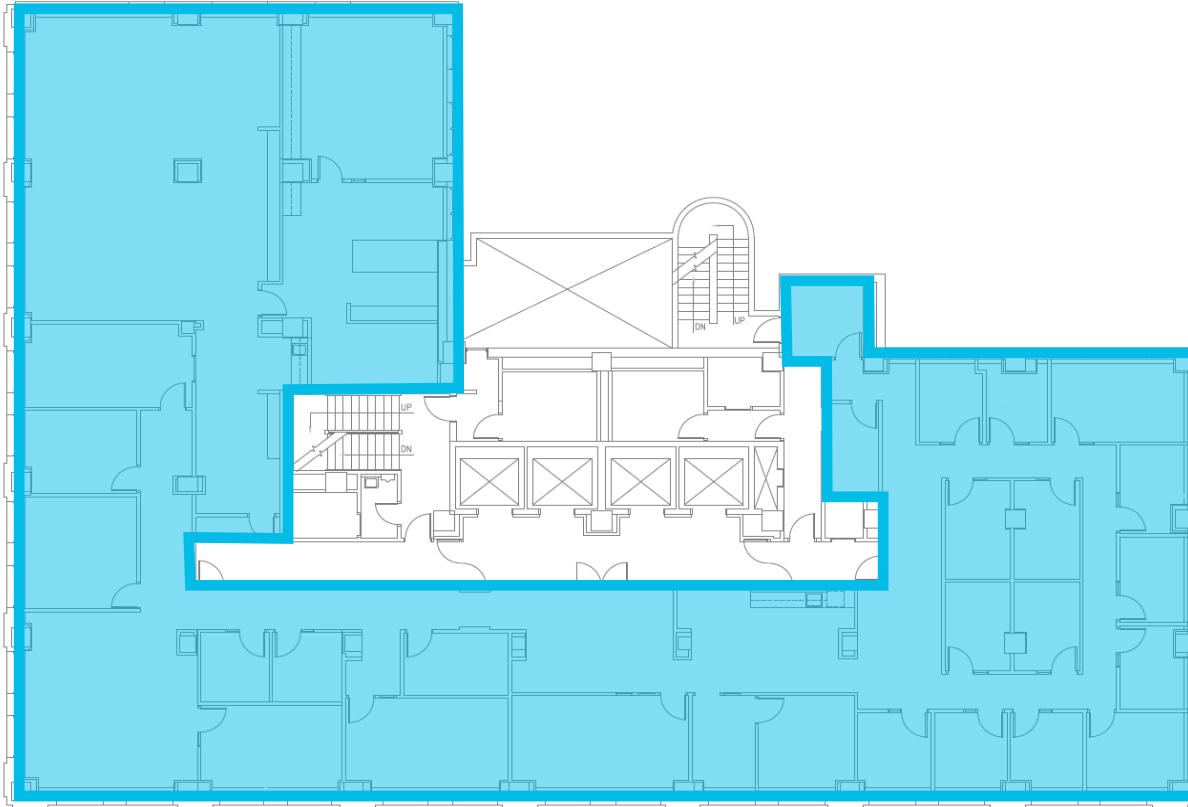
Available RSF per Floor

Floor 14	9,369 RSF
Floor 15 & 16	11,320 RSF

This space features:

- Modern Finishes Throughout
- Approx. 45 Offices
- Open Spaces for Cubicles
- 3 Break Rooms
- An employee workout space
 - Located on 16th Floor
- 3 Conference Rooms

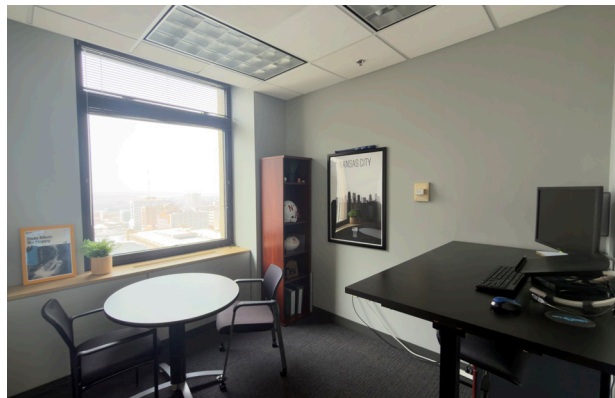
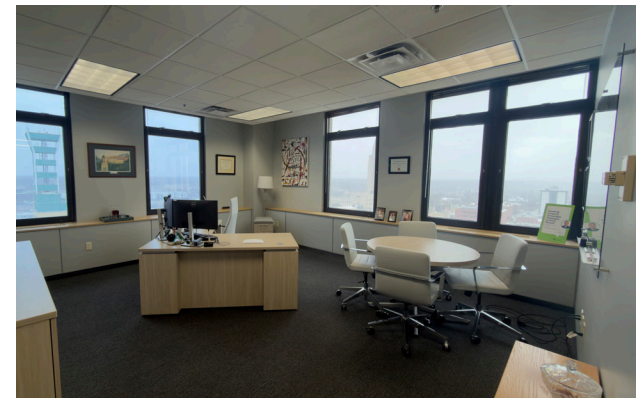
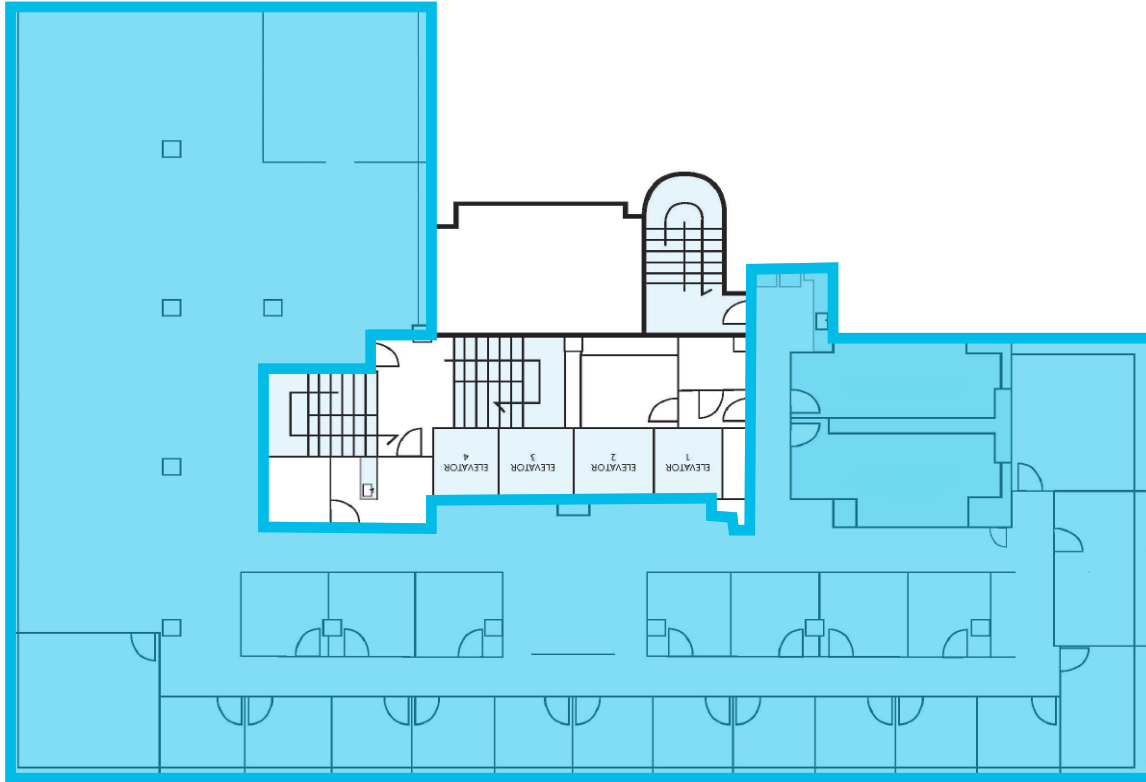
206 S 13th Street
Fourteenth Floor | 9,396 RSF



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

1001 S 70th St, Ste 225, Lincoln, NE 68510 | 402 477 9300 | linepartners.com

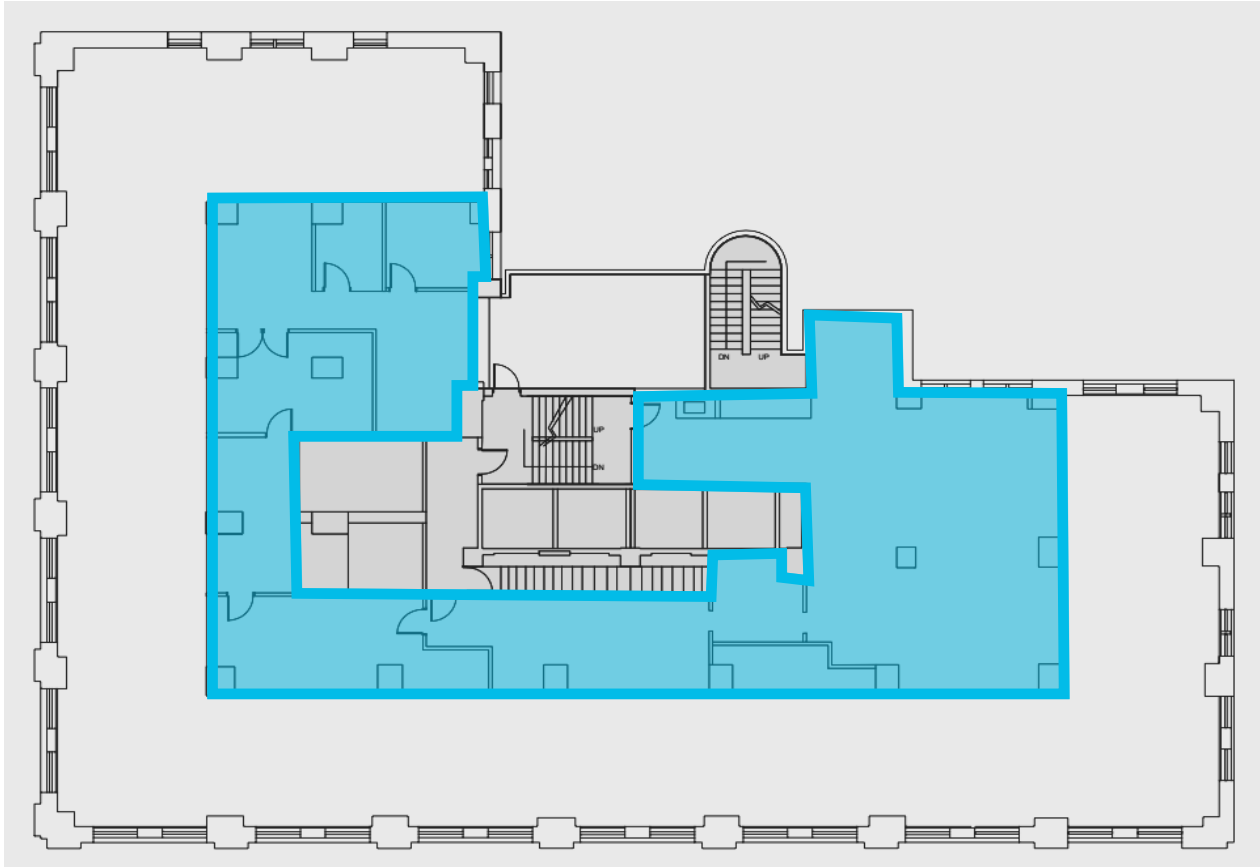
206 S 13th Street
Fifteenth Floor | 9,396 RSF (Sixteenth Floor | 1,951 RSF)



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206 S 13th Street
Sixteenth Floor | 1,951 RSF (Fifteenth Floor | 9,396 RSF)



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Happiest City
In America

Best State Capitals
To Live In

Best Business Climate
(Small Metro)

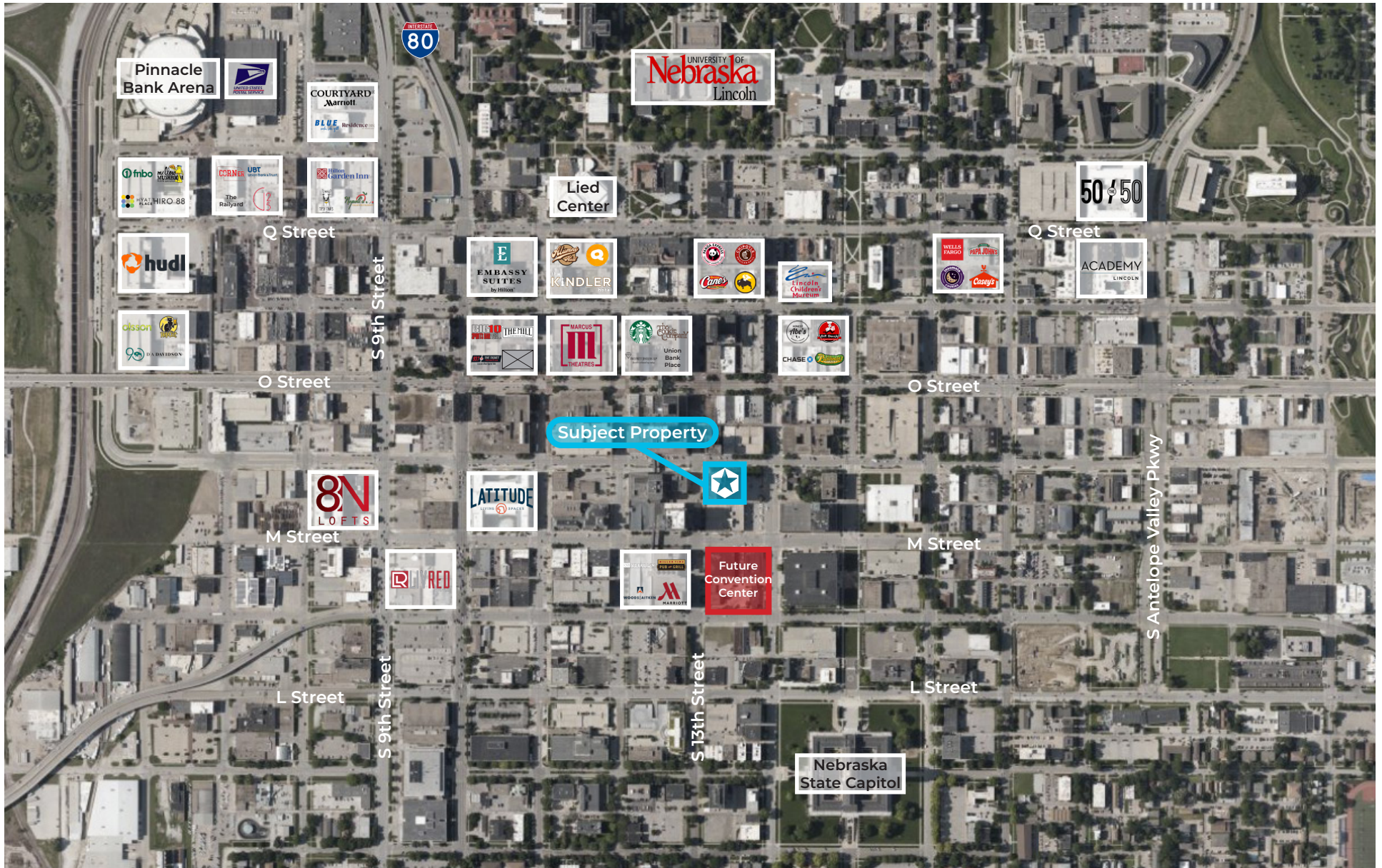
Best American City
To Raise A Family

Lincoln, Nebraska, is more than just a thriving Midwestern city— it's a hub of innovation, growth, and opportunity. As the state capital and home to the University of Nebraska–Lincoln, the city offers a vibrant economy fueled by a talented workforce, a supportive business environment, and a rich cultural scene.

Lincoln is home to key government employers, including both the State of Nebraska and the U.S. government as its largest employers. The University of Nebraska-Lincoln, the state's largest university, and the city's third largest employer is also a major workforce driver, with over 26,000 students.

Lincoln's economy is diverse, with strong representation in the service, manufacturing, finance, and healthcare sectors, positioned within the booming tech hub of "Silicon Prairie." Its strategic central location makes it an ideal launch point for businesses seeking nationwide reach with seamless connectivity via major highways and the Lincoln Airport.

With a dynamic blend of urban sophistication and Midwestern charm, Lincoln is attracting new businesses and residents alike — making it the perfect destination for companies looking to expand or relocate. Lincoln offers a wide range of diverse housing options, making it an attractive place to live for people from all walks of life. Residents enjoy an eclectic mix of dining and entertainment, from cozy local eateries to national favorites and fine dining experiences. Lincoln isn't just a city—it's the place to be.



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