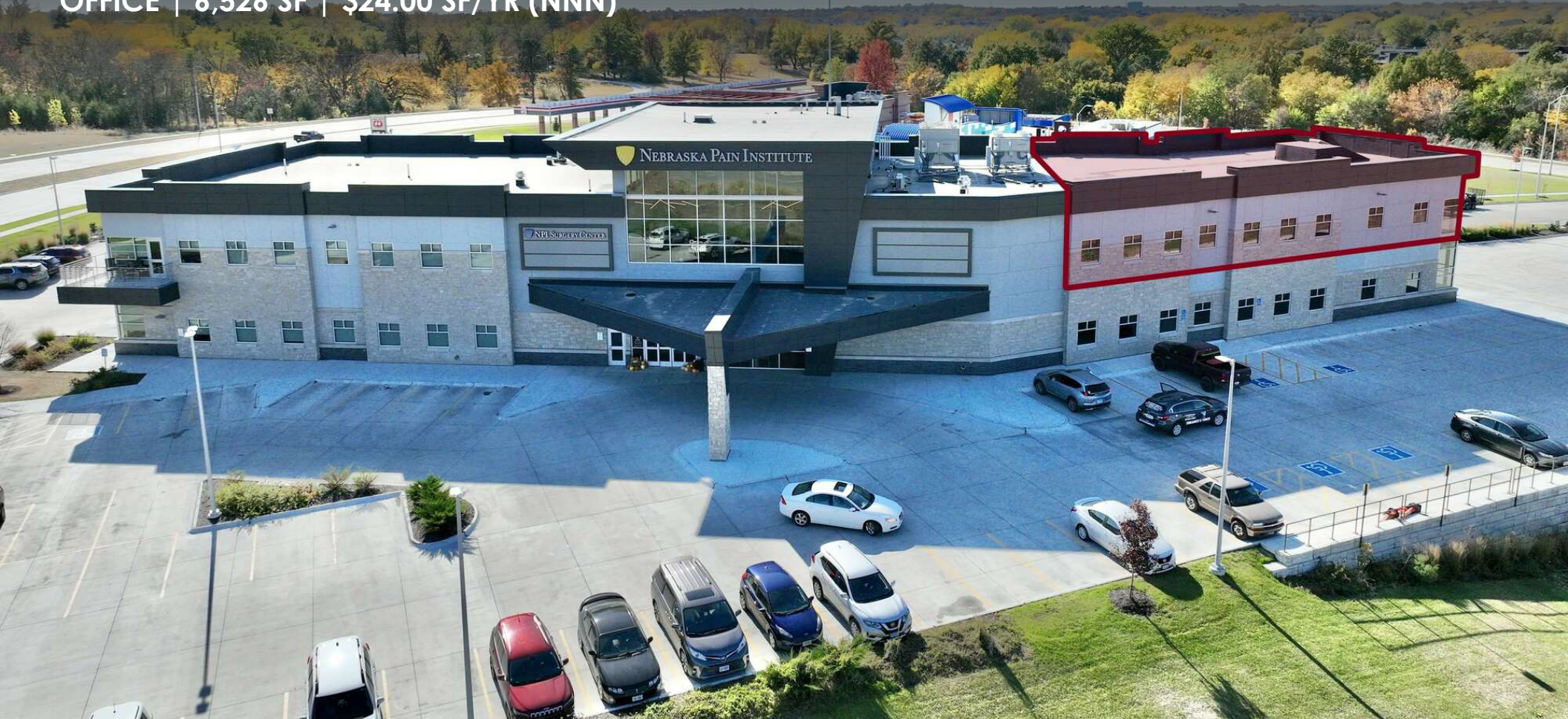


FOR LEASE

7350 WILLOWBROOK LN, LINCOLN, NE 68516

OFFICE | 6,526 SF | \$24.00 SF/YR (NNN)



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

Katy Martin
402.617.8508

kmartin@lee-associates.com

Ammar Abu-Hamda
402.430.1982

abu@lee-associates.com

Boomer Peterson
402.430.2318

bpeterson@lee-associates.com

FOR LEASE

7350 WILLOWBROOK LN, LINCOLN, NE 68516

Office | 6,526 SF | \$24.00 SF/yr (NNN)



PROPERTY DESCRIPTION

This premium commercial property is strategically located at the intersection of Hwy 2 and Pine Lake Road, two of the most heavily trafficked routes in the South Lincoln area. The building boasts a modern design making it an attractive option for businesses seeking a professional setting. Currently home to several successful medical users, this versatile space is ideal for medical, finance, and other office professionals looking to establish a presence in a community with ample growth potential. This property presents an exceptional opportunity for any business looking to thrive.

PROPERTY HIGHLIGHTS

- Prime location with high visibility and traffic on Hwy 2 and Pine Lake Road
- Established co-tenancy with reputable medical businesses
- Ideal for various office uses, including medical and financial services

CONTACT

Katy Martin

kmartin@lee-associates.com
C 402.617.8508

Ammar Abu-Hamda

abu@lee-associates.com
C 402.430.1982

Boomer Peterson

bpeterson@lee-associates.com
C 402.430.2318

LOCATION DESCRIPTION

Positioned in the heart of South Lincoln, the property benefits from high exposure in a rapidly growing area of South Lincoln. Its accessibility attracts a steady flow of potential clients and customers.

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	6,526 SF
Building Size:	40,420 SF

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FOR LEASE

7350 WILLOWBROOK LN, LINCOLN, NE 68516

Office | 6,526 SF | \$24.00 SF/yr (NNN)



COMMERCIAL REAL ESTATE SERVICES



2nd FLOOR - 6,526 AVAILABLE

CONTACT

Katy Martin

kmartin@lee-associates.com
C 402.617.8508

Ammar Abu-Hamda

abu@lee-associates.com
C 402.430.1982

Boomer Peterson

bpeterson@lee-associates.com
C 402.430.2318

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FOR LEASE

7350 WILLOWBROOK LN, LINCOLN, NE 68516

Office | 6,526 SF | \$24.00 SF/yr (NNN)



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

CONTACT

Katy Martin

kmartin@lee-associates.com
C 402.617.8508

Ammar Abu-Hamda

abu@lee-associates.com
C 402.430.1982

Boomer Peterson

bpeterson@lee-associates.com
C 402.430.2318

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

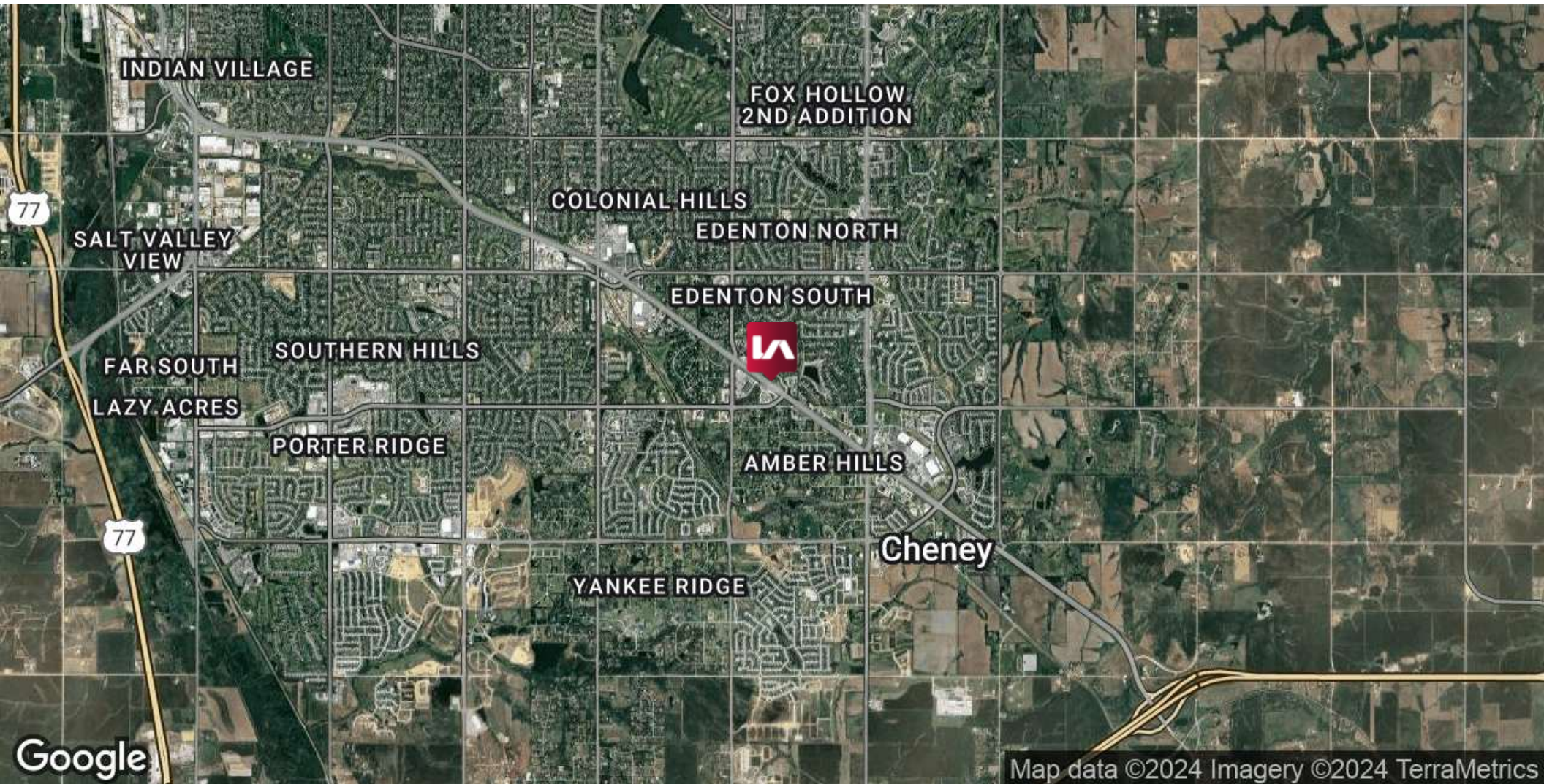
FOR LEASE

7350 WILLOWBROOK LN, LINCOLN, NE 68516

Office | 6,526 SF | \$24.00 SF/yr (NNN)



COMMERCIAL REAL ESTATE SERVICES



CONTACT

Katy Martin

kmartin@lee-associates.com
C 402.617.8508

Ammar Abu-Hamda

abu@lee-associates.com
C 402.430.1982

Boomer Peterson

bpeterson@lee-associates.com
C 402.430.2318

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FOR LEASE

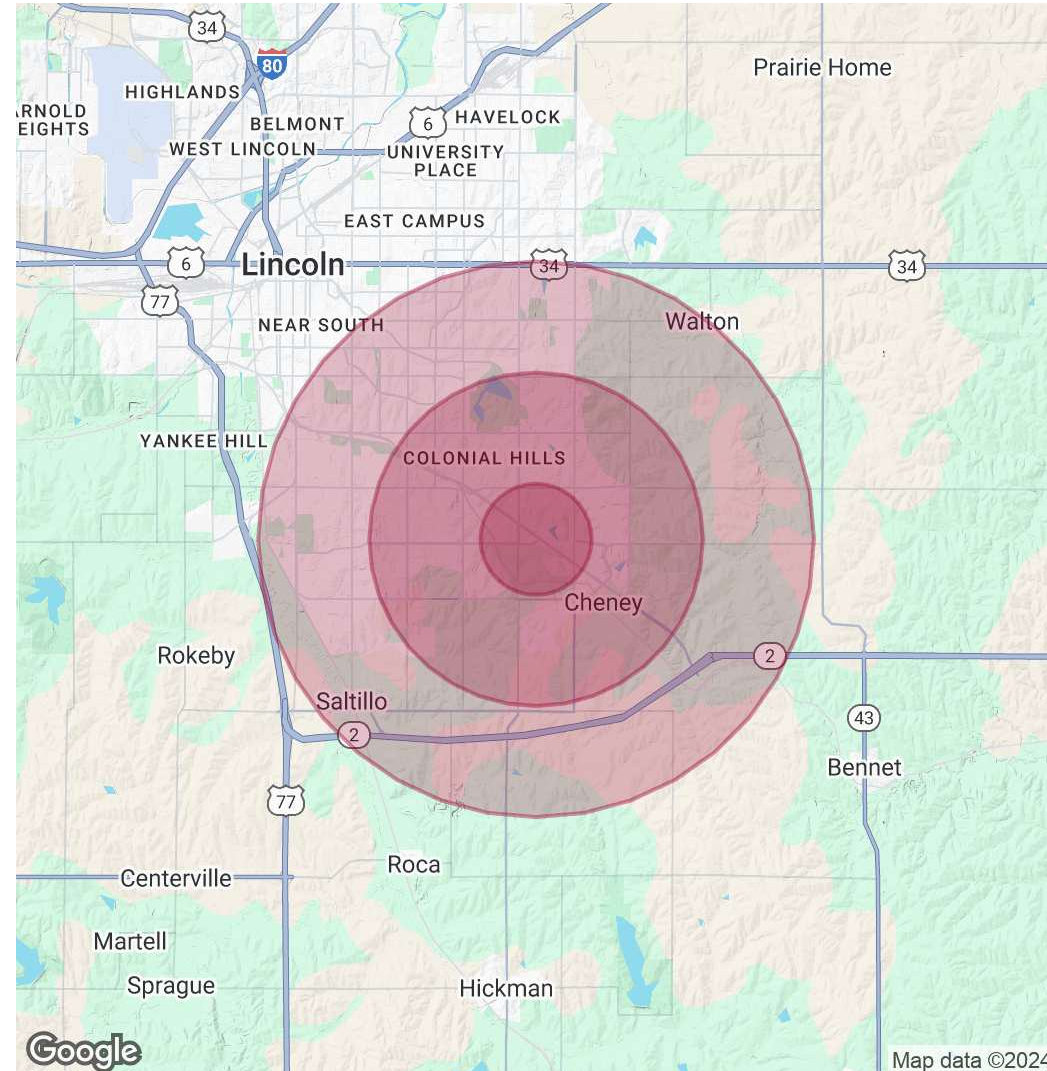
7350 WILLOWBROOK LN, LINCOLN, NE 68516

Office | 6,526 SF | \$24.00 SF/yr (NNN)

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,558	57,923	128,556
Average Age	41	41	41
Average Age (Male)	41	40	40
Average Age (Female)	41	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,627	23,370	53,118
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$146,751	\$129,368	\$114,822
Average House Value	\$475,837	\$396,956	\$360,767

Demographics data derived from AlphaMap



CONTACT

Katy Martin

kmartin@lee-associates.com
C 402.617.8508

Ammar Abu-Hamda

abu@lee-associates.com
C 402.430.1982

Boomer Peterson

bpeterson@lee-associates.com
C 402.430.2318

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.