



FOR LEASE

## 23rd Street Micro Restaurants/Retail

345 N 23rd Street | 288 - 739 SF | \$1,025-\$2,238/month



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## Property Description

Innovative mixed-use neighborhood development with 9 net-zero energy apartments above 6 ground floor micro restaurant/retail bays with common area restrooms. Seeking entrepreneurs with creative offerings. New and emerging businesses welcome! Various shared infrastructure and services are built into the rent with the intent of keeping monthly rents low and supporting small businesses.

## Property Features

- Great neighborhood with a mix of students and families.
- One block to bike path, Antelope Valley, and Trago Park.
- Generous inviting glass storefront and signage.
- Parking behind building available for \$35/mo per stall.
- Exterior seating along 23rd Street provided.
- Private patios along R street.

|                    |                       |
|--------------------|-----------------------|
| Total Building SF: | 3,752 SF              |
| Available SF:      | 288-739               |
| Lease Rate:        | \$1,025-\$2,238/month |
| Lease Type:        | Modified Gross        |
| Zoning:            | B-3                   |
| Parking:           | Street Parking        |
| Year Built:        | 2024                  |
| Signage:           | On Building           |

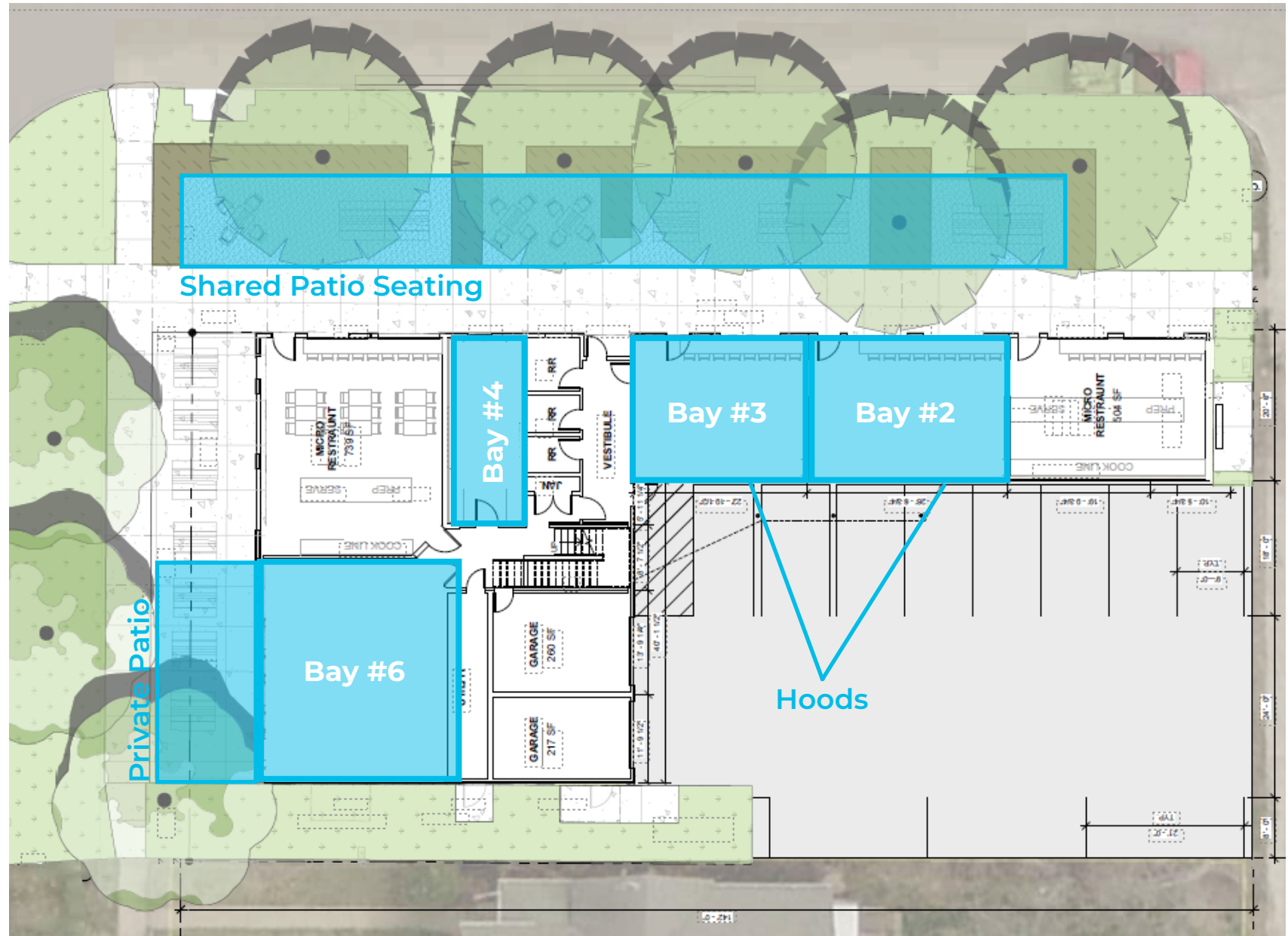


**Bay #2**  
493 SF  
\$1,358/mo

**Bay #3**  
504 SF  
\$1,384/mo

**Bay #4**  
288 SF  
\$1,025/mo

**Bay #6**  
742 SF  
\$2,238/mo





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