



Building For Lease

17,084 SF
Centrally Located at 70th & A Street

Development Highlights

Join an Established Business Community

With nearly 90 Tenants, **Lincolnshire Square Office Park** is one of Lincoln's premier professional business developments, situated in a high-traffic area with convenient accessibility. Your business will benefit from a well-maintained property and a strong community of established businesses.



Centrally Located

In one of Lincoln's most established business parks



Well-Maintained Landscaping

Mature trees create a welcoming environment



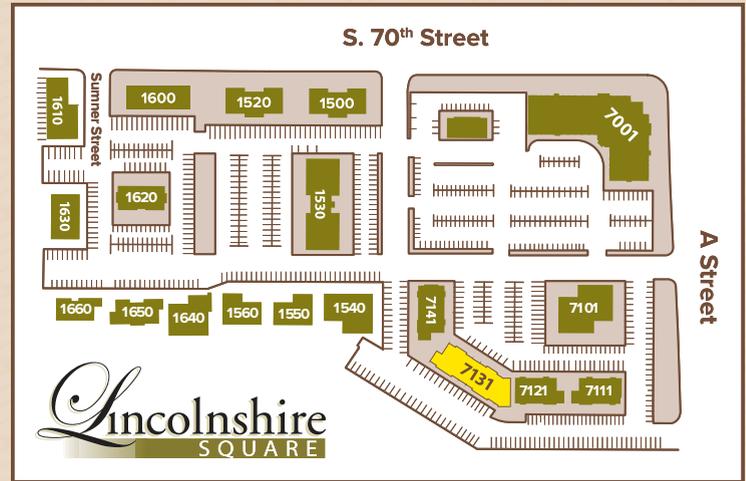
Nearby Amenities

Close proximity to schools, hospitals, and shopping



Ample Front Door Parking

Easy access for employees and clients



Be Part of a Community That Grows Together

Lincolnshire Square Office Park is home to a diverse network of professionals who collaborate and succeed together. It's a place where businesses thrive, connections are built, and like-minded professionals create an environment of shared success.

Demographics	1 Mile	3 Miles	5 Miles
Population	11,767	94,208	212,958
Households	5,333	40,926	87,206
Median HH Income	\$70,723	\$59,923	\$55,293
Traffic Counts	29,300 ADT		

Flexible Leasing Options

Lower Level



Space Available:

Upper Level 8,247 sq. ft.

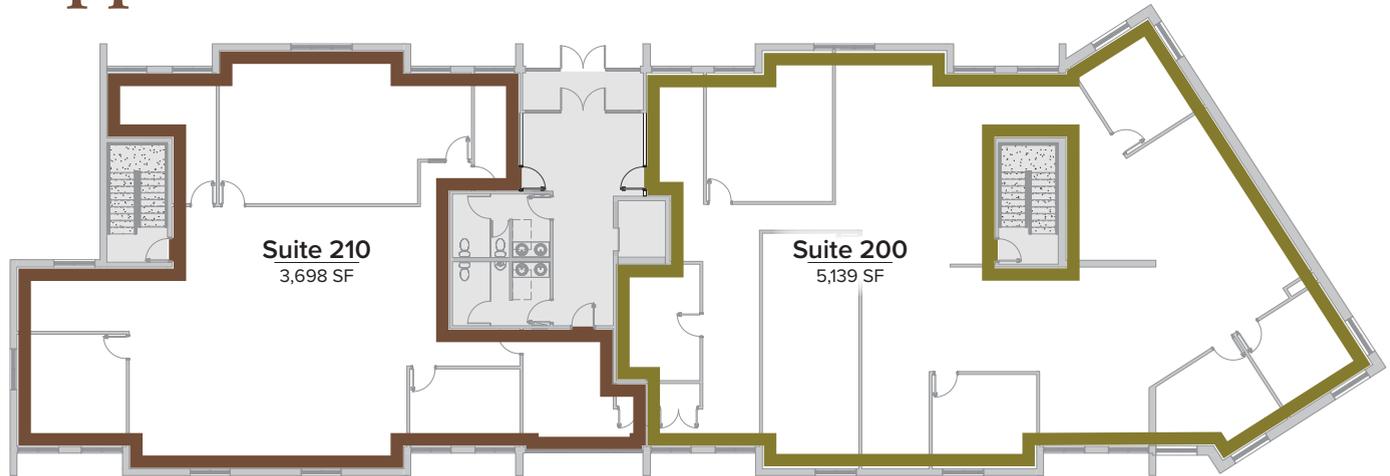
■ Suite 200 4,868 sq. ft.

■ Suite 210 3,379 sq. ft.

Lease the Full Building for Maximum Flexibility

Maximize your business presence with 17,084 sq. ft. of office space across two levels. Enjoy exclusive features like dedicated elevator access, a loading dock, and front-door parking in a prime, high-traffic location. Leasing the full building gives you the freedom to create a layout that supports your operations, with the flexibility to adapt as your business grows.

Upper Level



Suite 210
3,698 SF

Suite 200
5,139 SF

Space Available:

Upper Level 8,837 sq. ft.

■ Suite 200 5,139 sq. ft.

■ Suite 210 3,698 sq. ft.

Customize the Space to Suit Your Needs

We take the time to understand your business—how you work, what you need, and what helps your team succeed. Your new space should be inviting, functional, and reflect your personality. We work closely with you, our architectural and engineering partners, and Hampton's construction team to create a space personalized for you, your employees, and your customers.

The Hampton Difference

Choosing Hampton means joining a community where property management, construction, and support work as one. Here, you're more than a tenant—you're part of the Hampton Tenant Family.



Full-Service Partnership

With Hampton, you're backed by leaders who bring your business vision to life. Our Presidents, **Michelle Keogh (Properties)** and **Scott Lockard (Construction)**, leverage over 40 years of combined experience to deliver seamless and tailored leasing experiences.

- Proven expertise in shaping business spaces.
- Spaces designed to meet unique tenant needs.
- Collaborative process focused on tenant success.
- Adaptability for your business's evolving requirements.

Responsive, In-House Support

Our in-house teams for maintenance, landscaping, and management keep your space running smoothly. You'll also have a direct connection with a dedicated property manager, ensuring that your specific needs are handled with care.

- Quick response for any maintenance requests.
- Professional landscaping that enhances property aesthetics.
- Direct support tailored to each tenant's unique needs.
- Reliable, in-house service for complete peace of mind.



A Community Where Relationships Matter

We believe that *relationships really do matter*. By sponsoring events with local organizations and hosting tenant-focused gatherings and networking events, we encourage connection and a little bit of fun!

- Engage in events designed to bring our tenant community together.
- Build connections with neighboring businesses for mutual support.
- Access resources that encourage collaboration and growth.
- Feel at home in a welcoming, community-centered environment.



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ENTERPRISES
PROPERTIES & CONSTRUCTION

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Contact Us to Schedule Your Tour Today!

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