

Sandstone Office Building

3270 Folkways Blvd Lincoln, NE 68504



GREENLEAF
COMMERCIAL REAL ESTATE

FOR SALE

\$2,500,000

PRICE

\$169.68

PRICE/PSF



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402-467-2525
300 N 44th St, Ste 112
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Offering Summary

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OFFERING INFORMATION

Asking Price	\$2,500,000
Price PSF	\$169.68
Projected 2026 NOI	\$125,744.02
Current CAP Rate	5.03%
Stabilized NOI	\$189,650.02
Stabilized CAP Rate	7.59%

The Sandstone office building is a well maintained Class A office building originally built as a corporate headquarters in north Lincoln. Designed with modern finishes and a professional layout, the building features high end interior finishes thoughtfully designed common areas, and ample natural light, creating an attractive and functional work environment.



PROPERTY DATA

Building Size	19,518
Rentable Area	14,734 SF
Building Class	A
Year Built	2003
Lot Size (Acres)	1.66
Parcel ID	17-06-207-003-000
Zoning	I3—Employment Center District
Stories	2
Parking	67 stalls
Traffic Count	5,360 VPD/Folkways Blvd; 11,530 VPD/N 33rd St
Tenant Mix	Professional Services
Lease Type	NNN/Gross
Primary Use	Office
County	Lancaster
Neighborhood	NCCOM—North Central Lincoln

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Aerial Map

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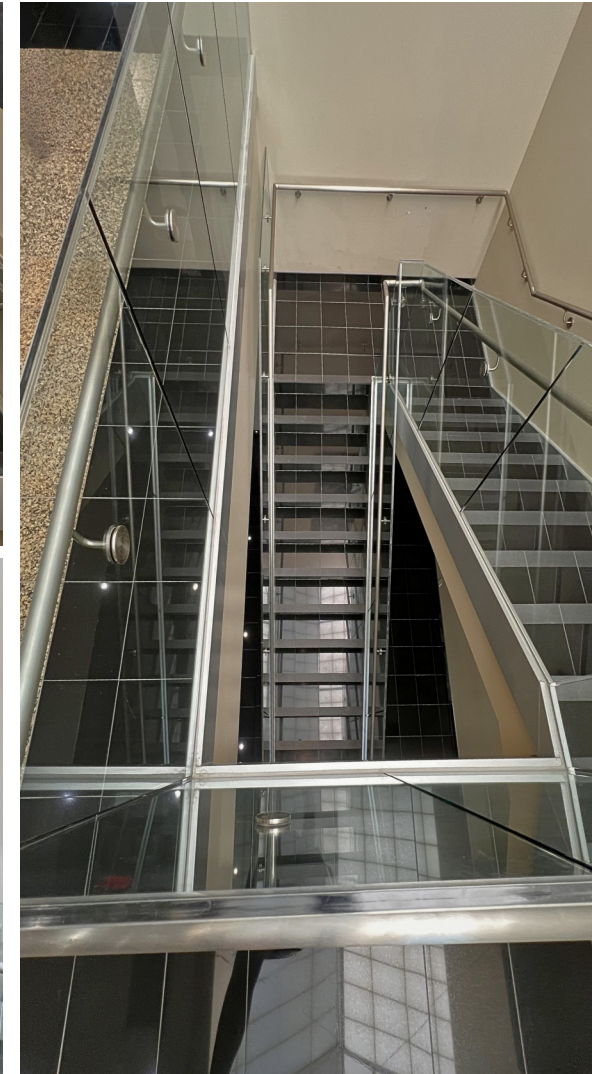
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Interior Building Photos

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Current Tenants' Suite Photos

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Available Suite Photos

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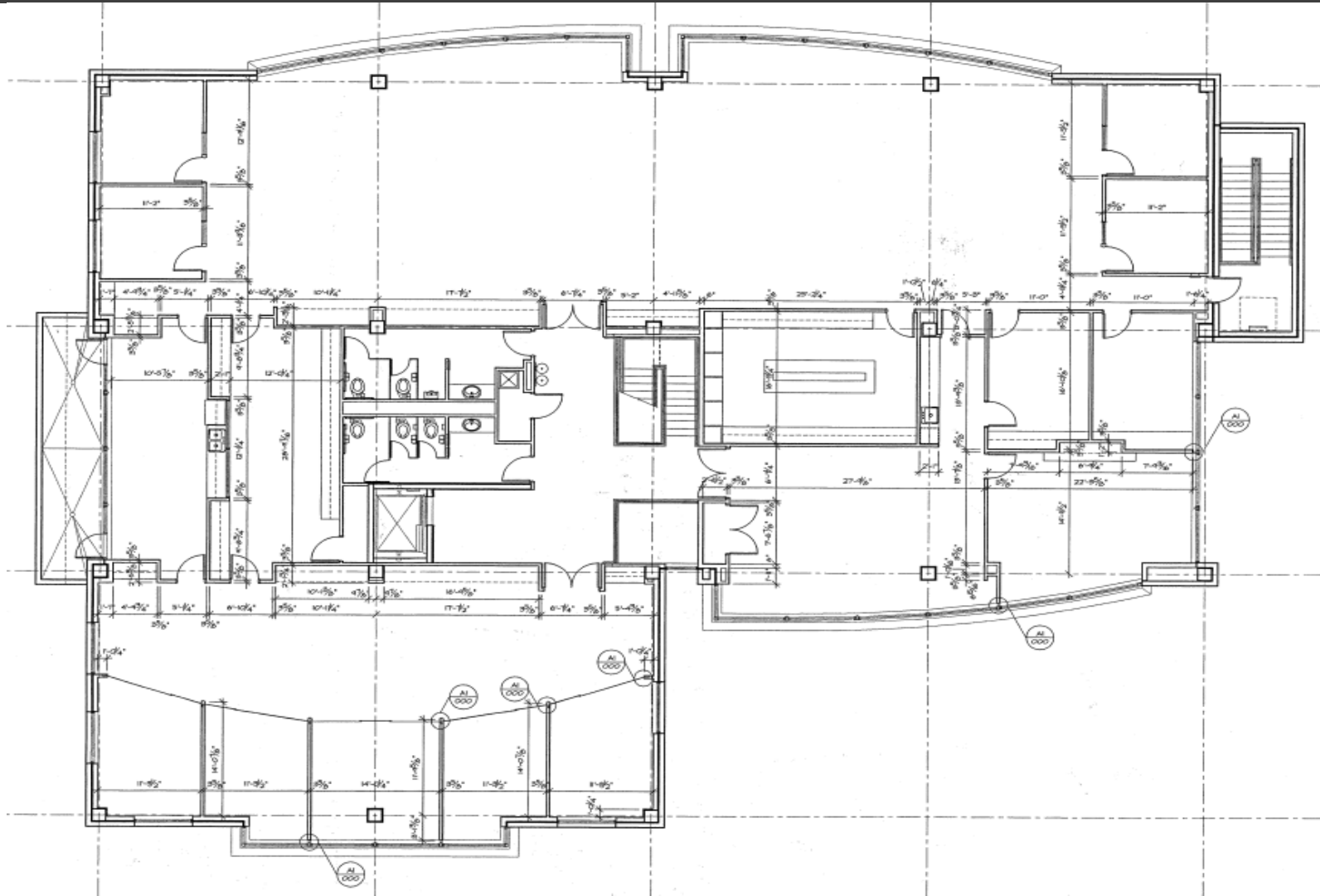
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Floor Plan—Second Floor

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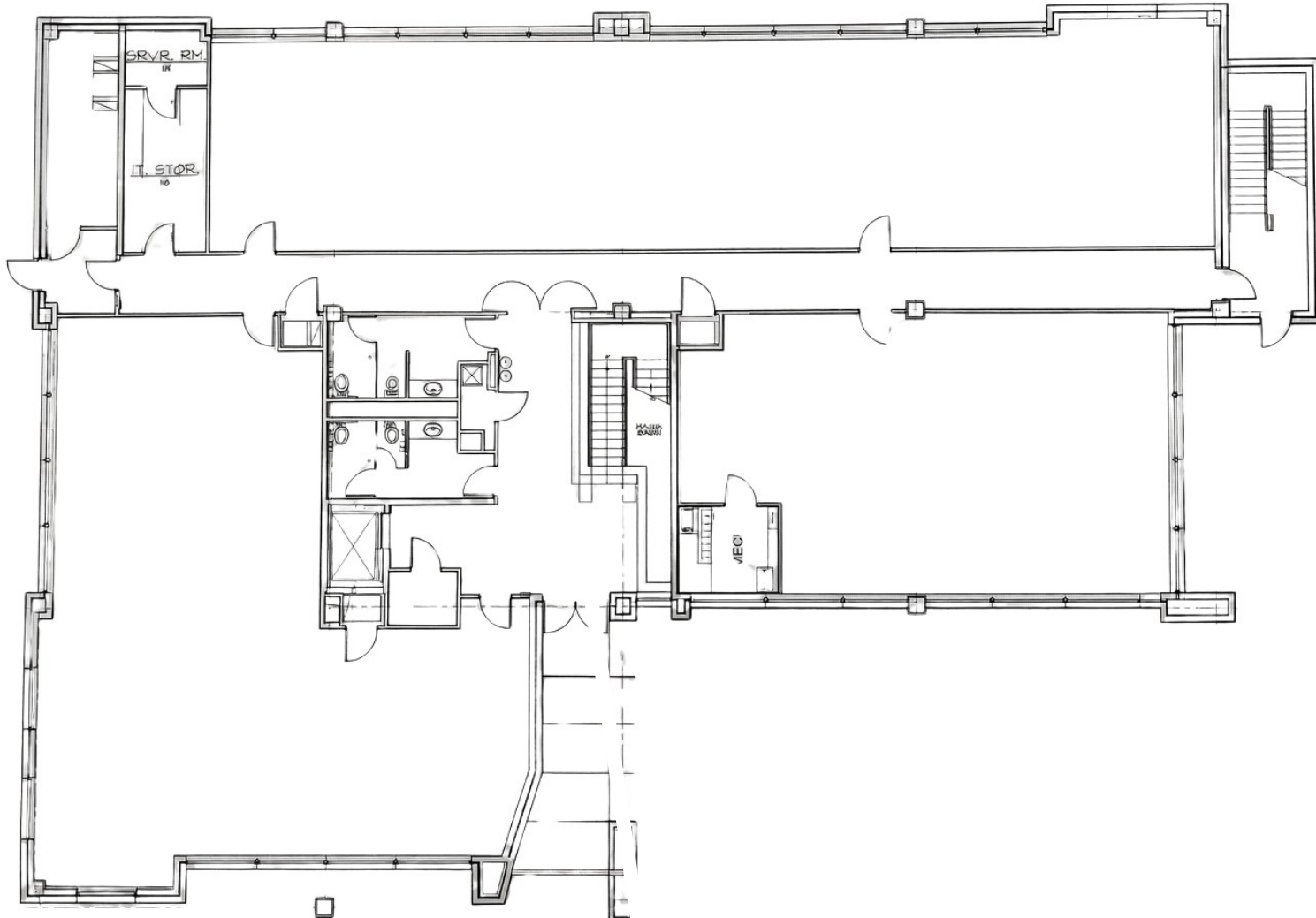
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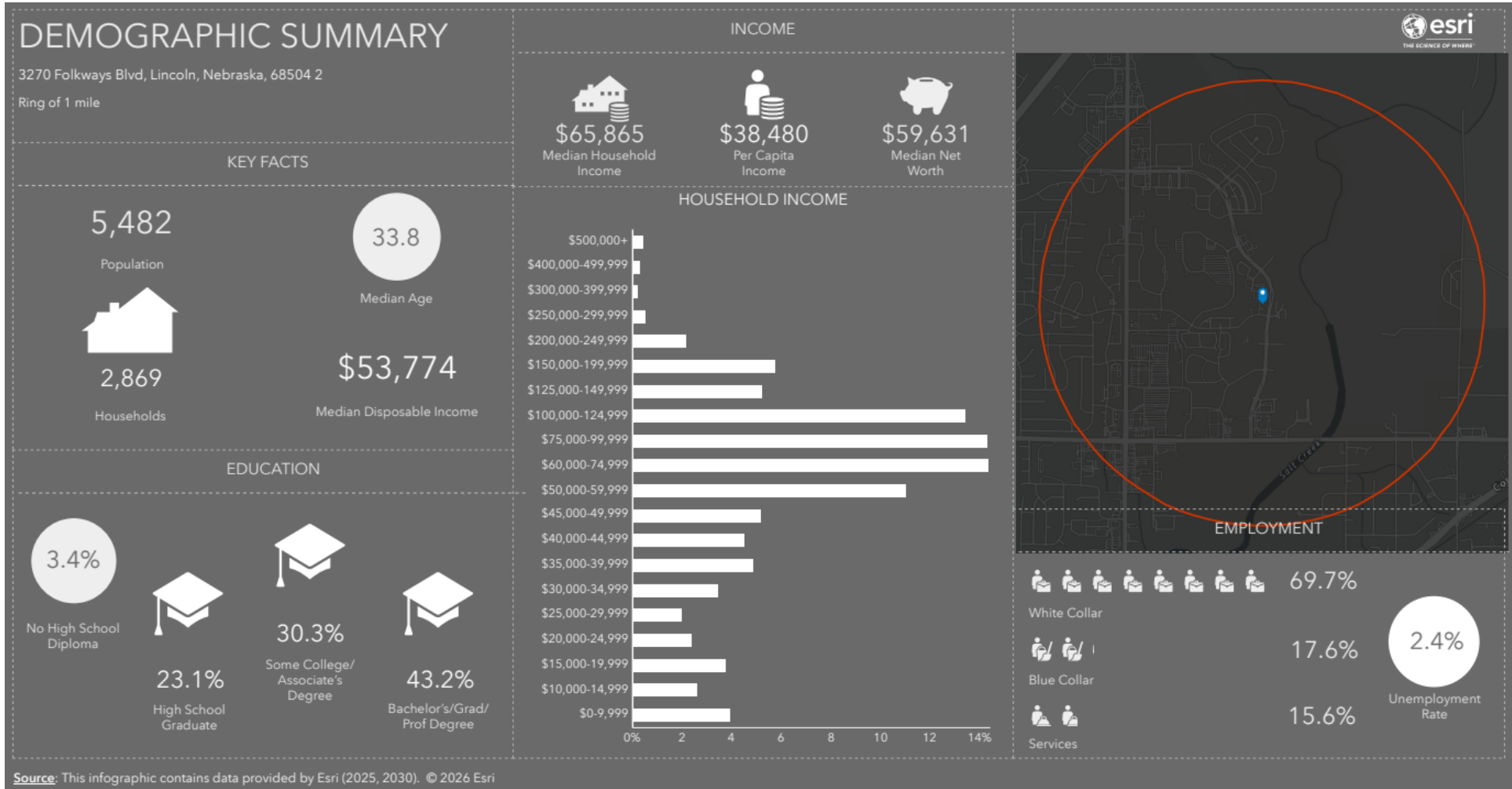
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Demographics—1 Mile Ring

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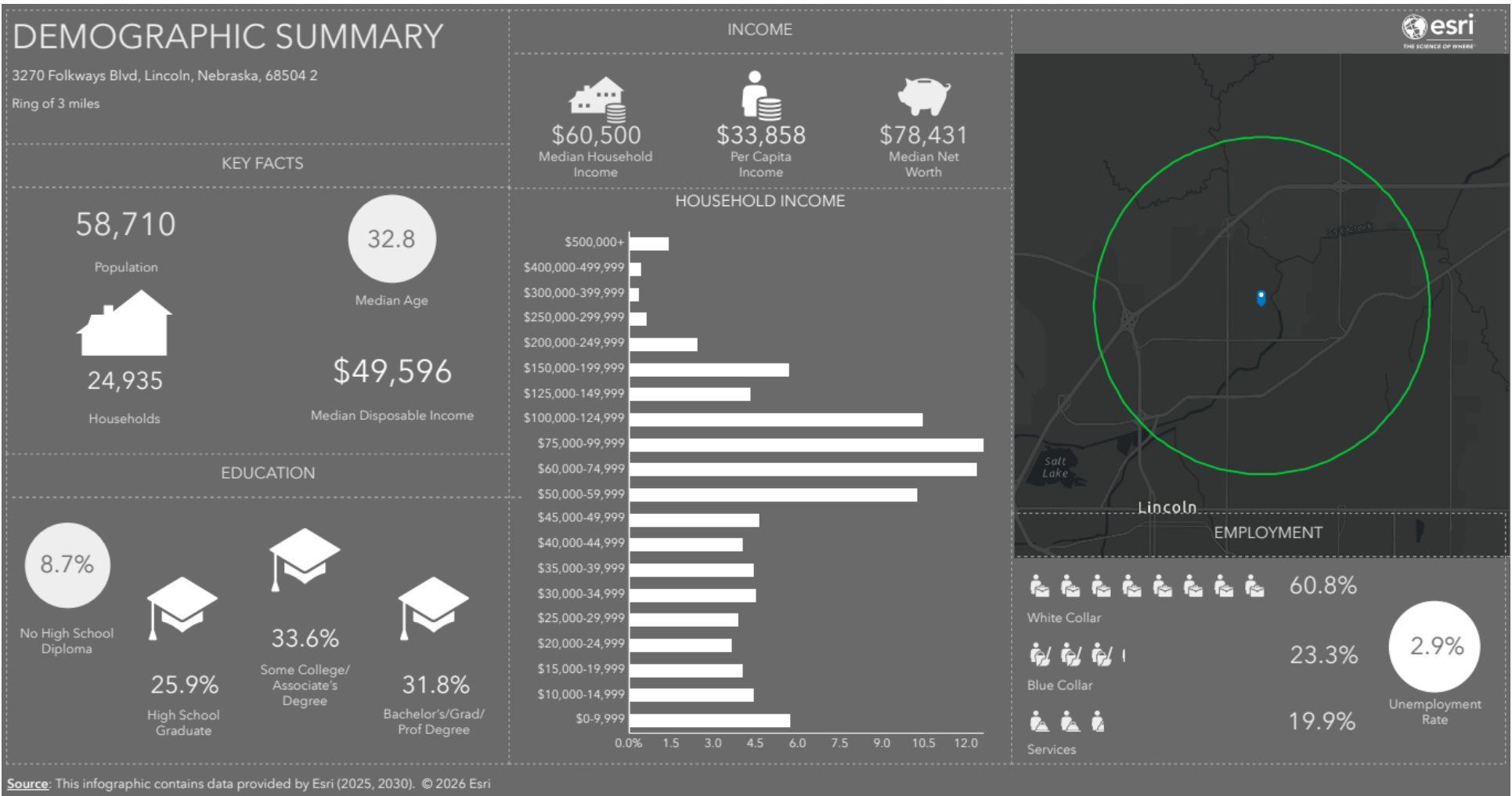
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Demographics—3 Mile Ring

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