



6016 S. 87TH STREET, SUITE 120

LINCOLN, NE 68516

**RETAIL / PROFESSIONAL OFFICE
FOR LEASE: \$20 PSF NNN**

Access the 3D/VR Tour at baroncre.com



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PROPERTY HIGHLIGHTS

BARON is pleased to exclusively represent the owner of 6016 S 87th Street, Suite 120, Lincoln, NE 68516. Built in 2021, 6016 S. 87th Street is home to Tarnick Chiropractic & Acupuncture and Becca Taylor Esthetics. Only Suite 120 remains, and it is available FOR LEASE. Don't miss this opportunity to design the perfect space for your business. The surrounding area continues to expand and grow as a bustling area loaded with residential housing, schools, restaurants, golf courses, retail stores, and offices. Email, call, or text the Seller's Agent for more information or to schedule a property tour.

- 900 SF retail / office space
- Located south of Old Cheney Road & east of S. 84th Street with great proximity to tons of residential housing, golf courses, schools, shopping centers and retail stores
- Join tenants Tarnick Chiropractic & Acupuncture and Becca Taylor Esthetics
- Building new as of 2021
- Negotiable Tenant Improvement Allowance

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SITE DETAILS

Total Site Area: 21,493 SF/0.49 Acres

Traffic Count: 21,660 EADT on 84th Street (2021)

Legal Description: Covenant Addition, Lot 2

Zoning District: RT - Residential Transition District

Parcel Number: 16-14-137-002-000

IMPROVEMENT DETAILS

Total Building Area: 2,820 SF

Year Built: 2021

Number of Floors: 1

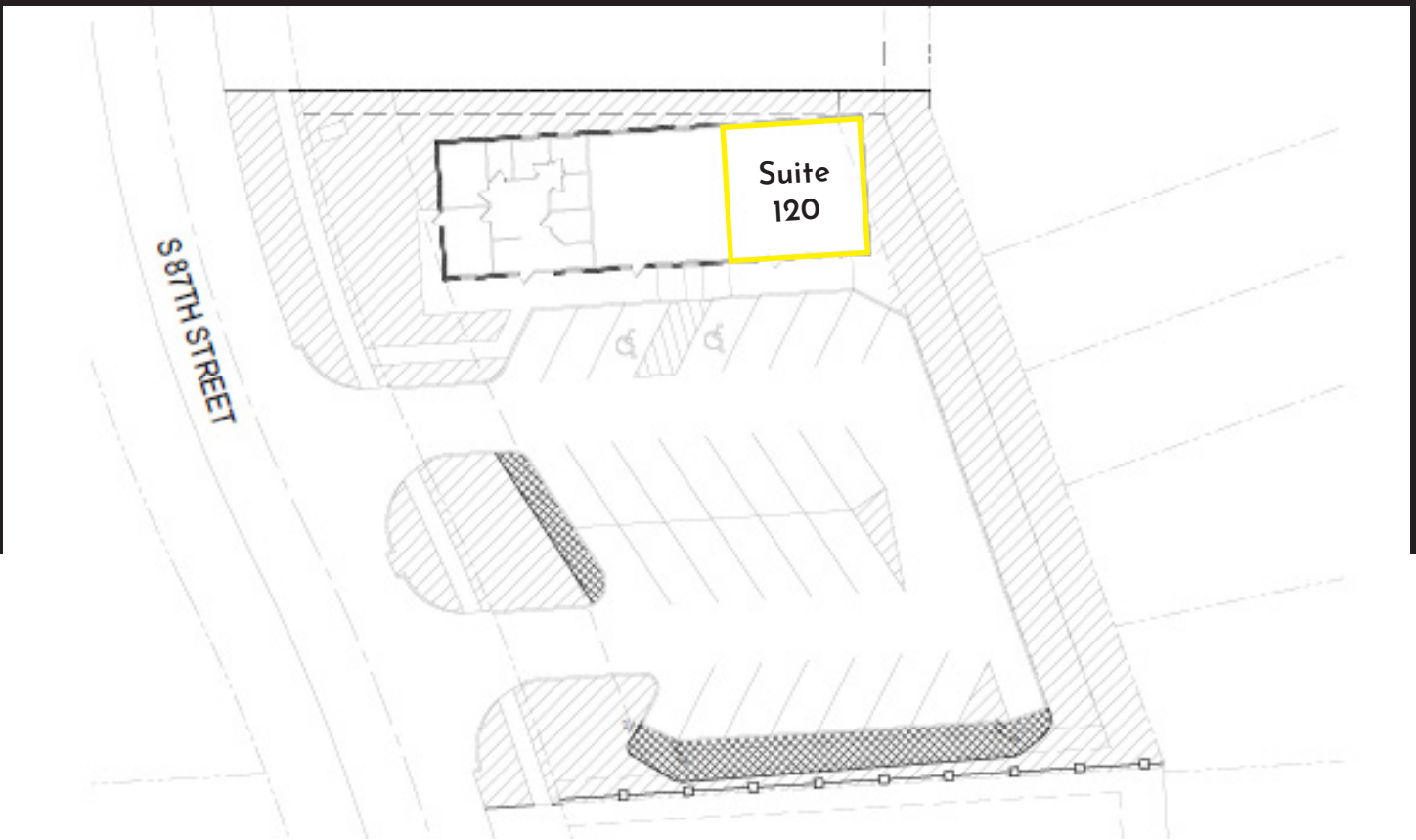
Foundation: Concrete slab

Framing: Wood

Exterior: Wood, siding, and stone veneer

Parking Type: Surface

Parking Ratio: 9.9 stalls per 1,000 SF



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LEASE SUMMARY

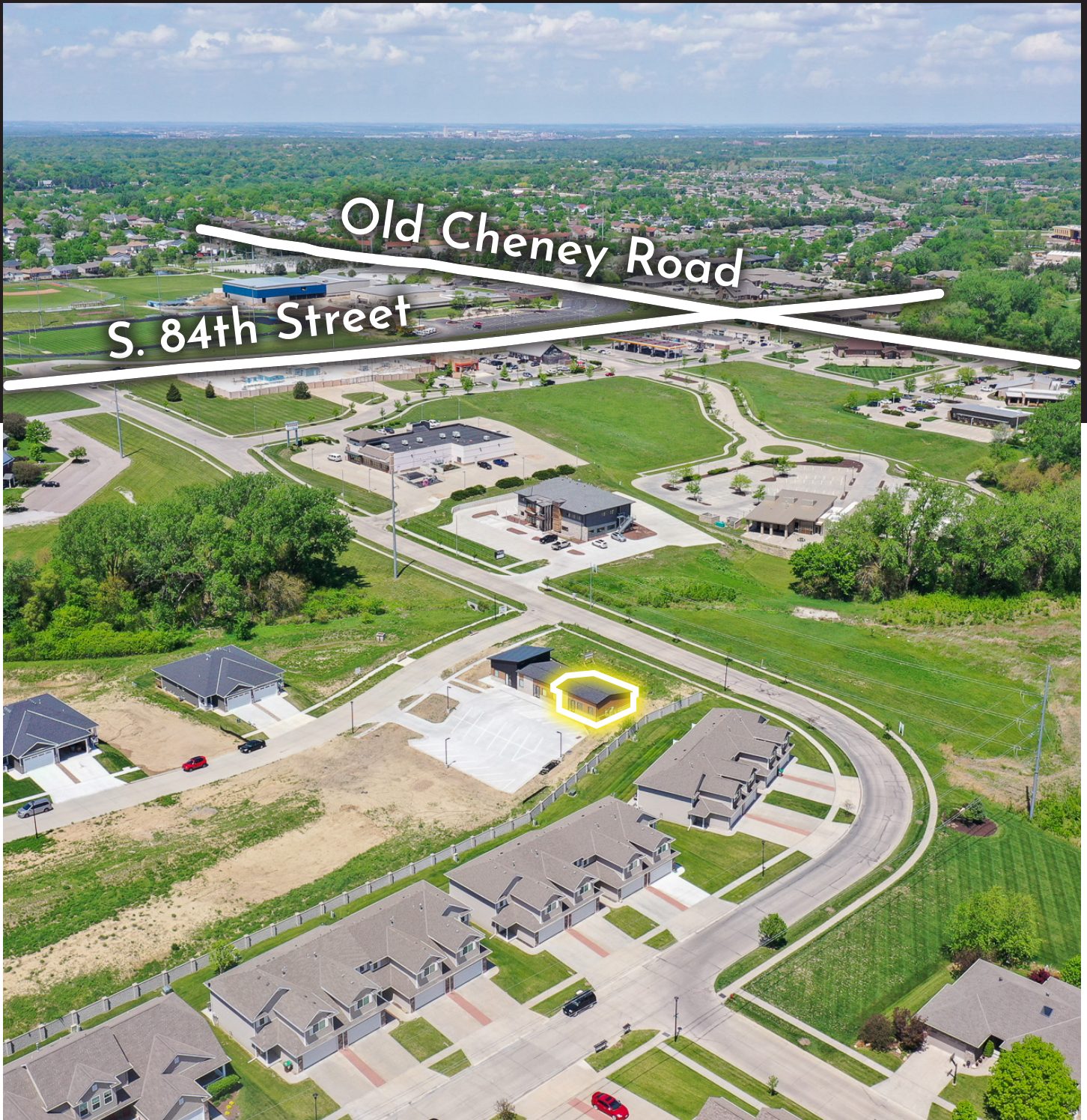
Tenant pays rent and all separately metered utilities servicing the space + NNN fees. All R.E. Taxes, building Insurance, and Common Area Maintenance are shared between Tenants. Tenant may make improvements with consent of the Landlord.

LEASE TERMS

Rental Rate: \$20.00 PSF
Rent Escalator: Negotiable
Operating Type: NNN
Estimated NNN Expenses: \$6.07 PSF
Lease Term: 5+ Years
Tenant Improvement Allowance: Negotiable

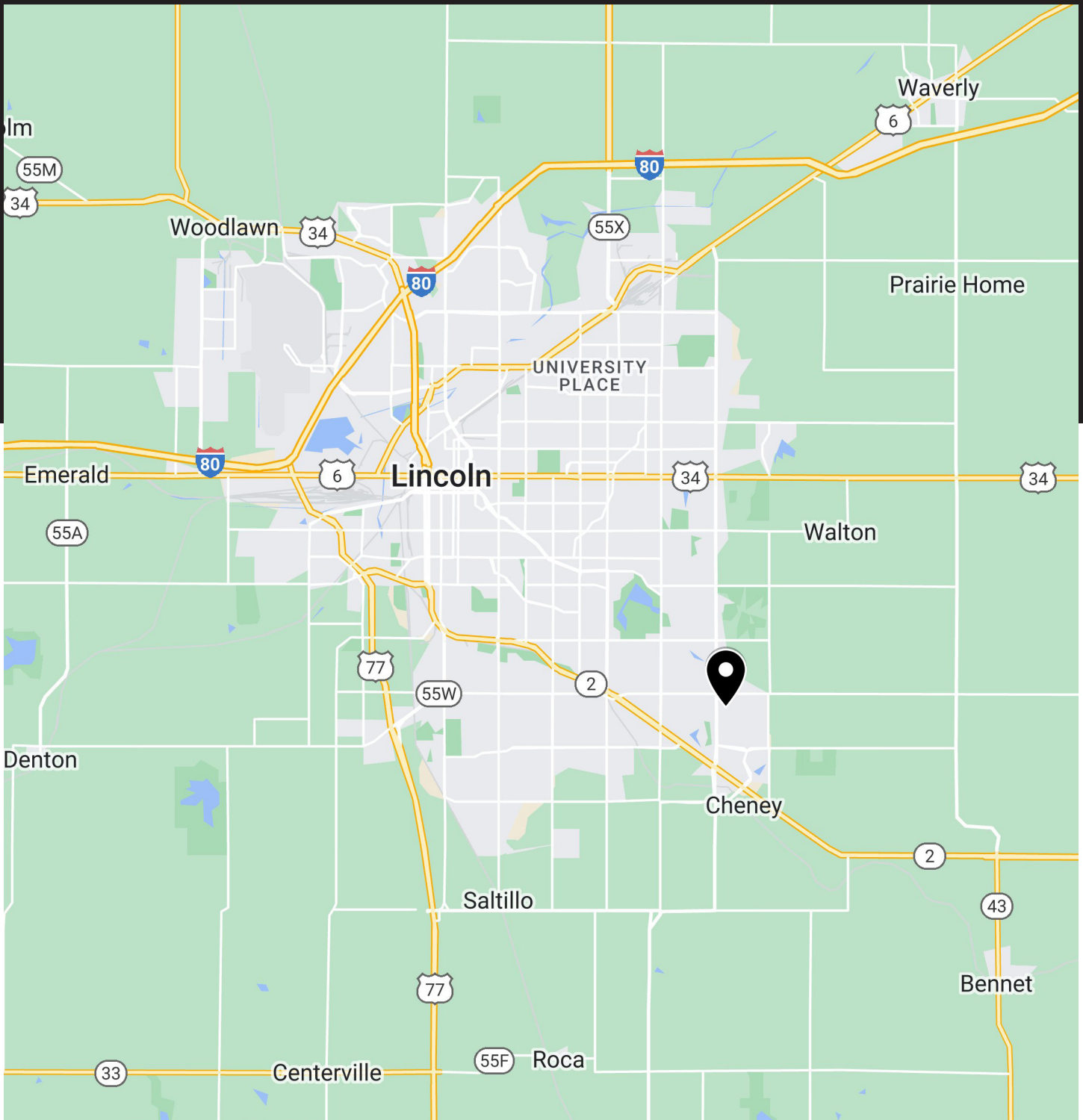
LEASE AVAILABILITY

Suite #	SF	Availability	Rent \$ PSF	NNN \$ PSF	\$ per month
100	1,020	Leased	Leased	\$6.07	Leased
110	900	Leased	Leased	\$6.07	Leased
120	900	Available	\$20.00	\$6.07	\$1,955.25



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Call, text, or email Landlord's Agent to inquire about the property today!