

317 SOUTH 12TH STREET

Lincoln, NE 68508



PROPERTY DESCRIPTION

This historic building offers affordable access to the vibrant energy of Downtown Lincoln. Just minutes from the University of Nebraska's Campus, State offices, and the Historic Haymarket, the space features distinctive architectural character that add warmth and authenticity. The location is easily accessible for both local and out-of-town clients, with metered on-street parking, nearby bike lanes, and the Carriage Park Garage conveniently located next door.

SPACES	LEASE RATE	SPACE SIZE
317 S 12th Street	\$10.00 SF/yr	2,112 SF

OFFERING SUMMARY

Lease Rate	\$10.00 SF/yr (NNN)
Total Available SF	2,112 SF
Building Size	8,638 SF
NNN	\$3.50 / SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	525	2,823	8,392
Total Population	927	5,257	21,421
Average HH Income	\$49,068	\$51,793	\$56,933



TOM GIFFORD
Broker
402.326.2413
TJGifford@SpeedwayProperties.com



KALI KLASSEN
Commercial Leasing Agent
402.323.3123
KmKlassen@SpeedwayProperties.com

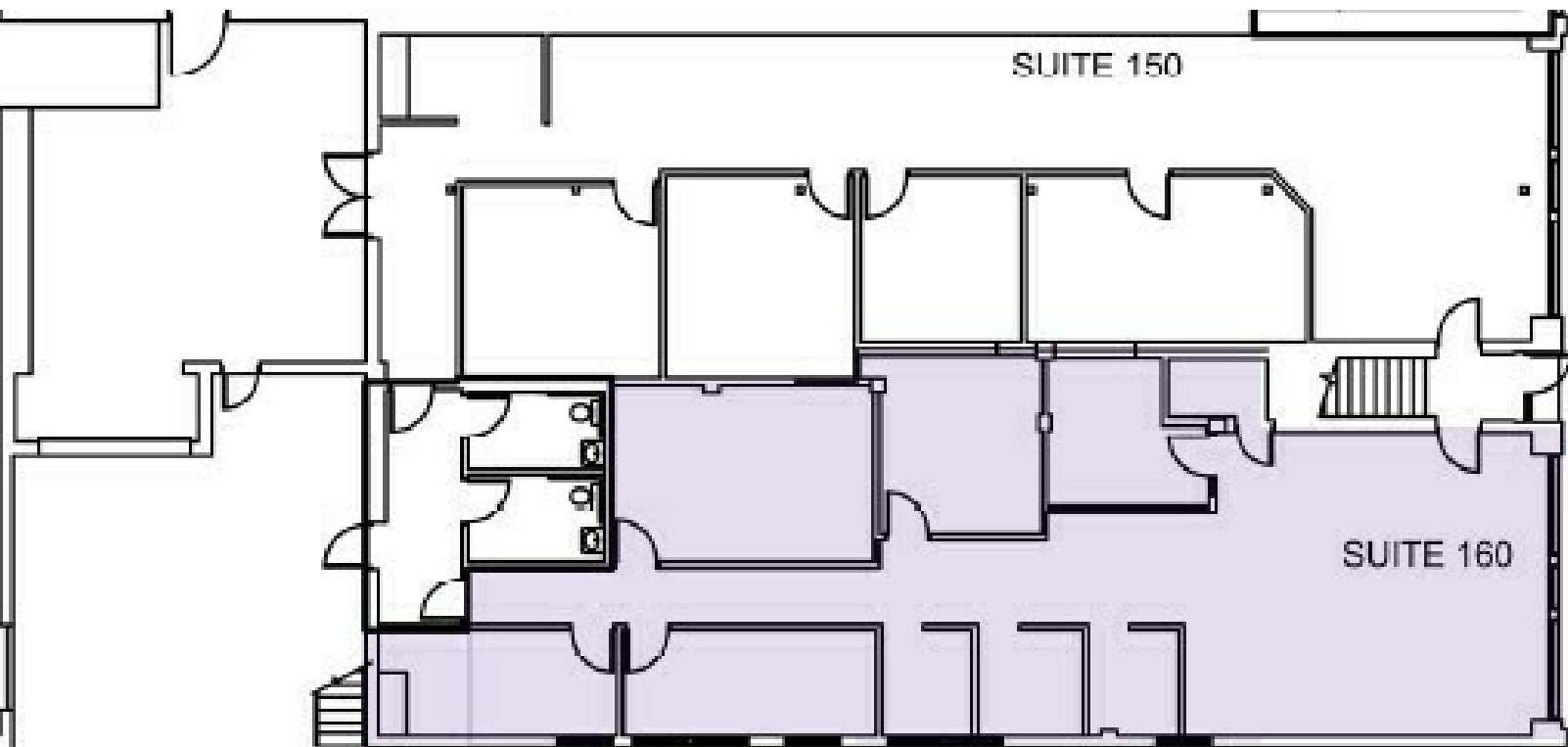


KERI BOWER
Commercial Leasing Agent
402.323.3127
kabower@speedwayproperties.com

Office Building For Lease

317 SOUTH 12TH STREET

Lincoln, NE 68508



TOM GIFFORD
Broker
402.326.2413
TJGifford@SpeedwayProperties.com



KALI KLASSEN
Commercial Leasing Agent
402.323.3123
KmKlassen@SpeedwayProperties.com



KERI BOWER
Commercial Leasing Agent
402.323.3127
kabower@speedwayproperties.com

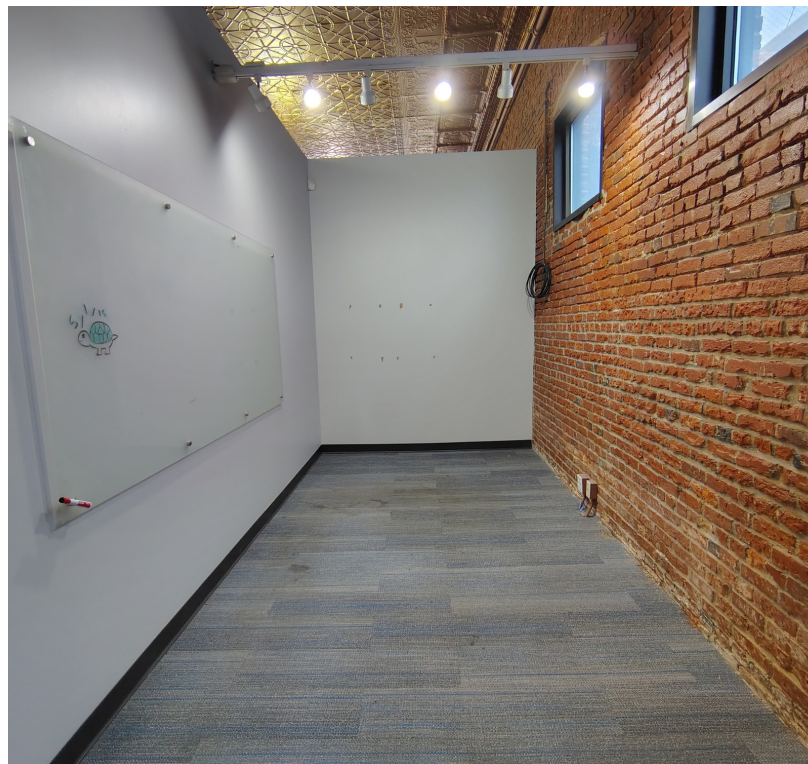


SpeedwayProperties.com

Office Building For Lease

317 SOUTH 12TH STREET

Lincoln, NE 68508



TOM GIFFORD
Broker
402.326.2413
TJGifford@SpeedwayProperties.com



KALI KLASSEN
Commercial Leasing Agent
402.323.3123
KmKlassen@SpeedwayProperties.com



KERI BOWER
Commercial Leasing Agent
402.323.3127
kabower@speedwayproperties.com

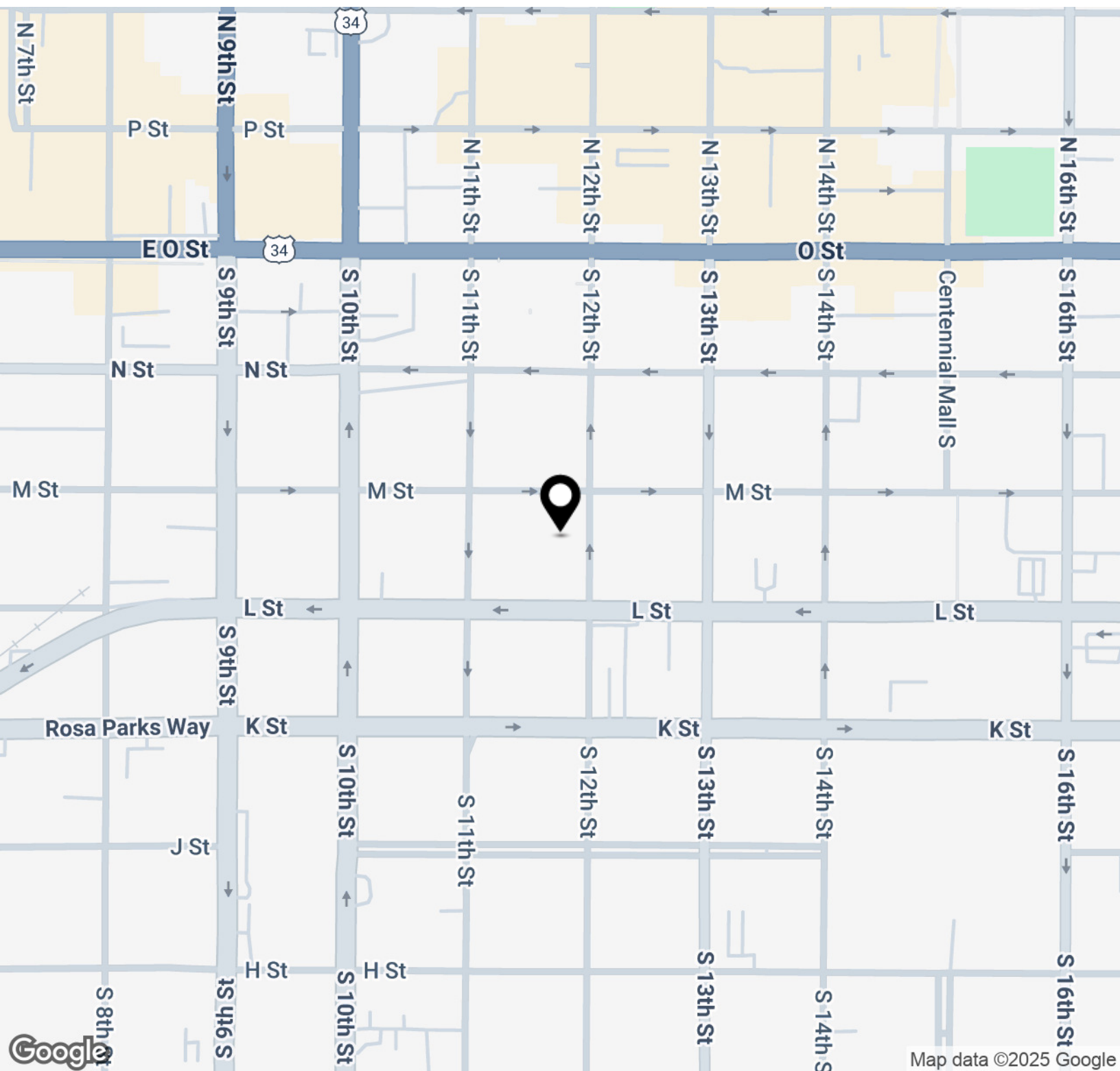


SpeedwayProperties.com

Office Building For Lease

317 SOUTH 12TH STREET

Lincoln, NE 68508



TOM GIFFORD
Broker
402.326.2413
TJGifford@SpeedwayProperties.com



KALI KLASSEN
Commercial Leasing Agent
402.323.3123
KmKlassen@SpeedwayProperties.com



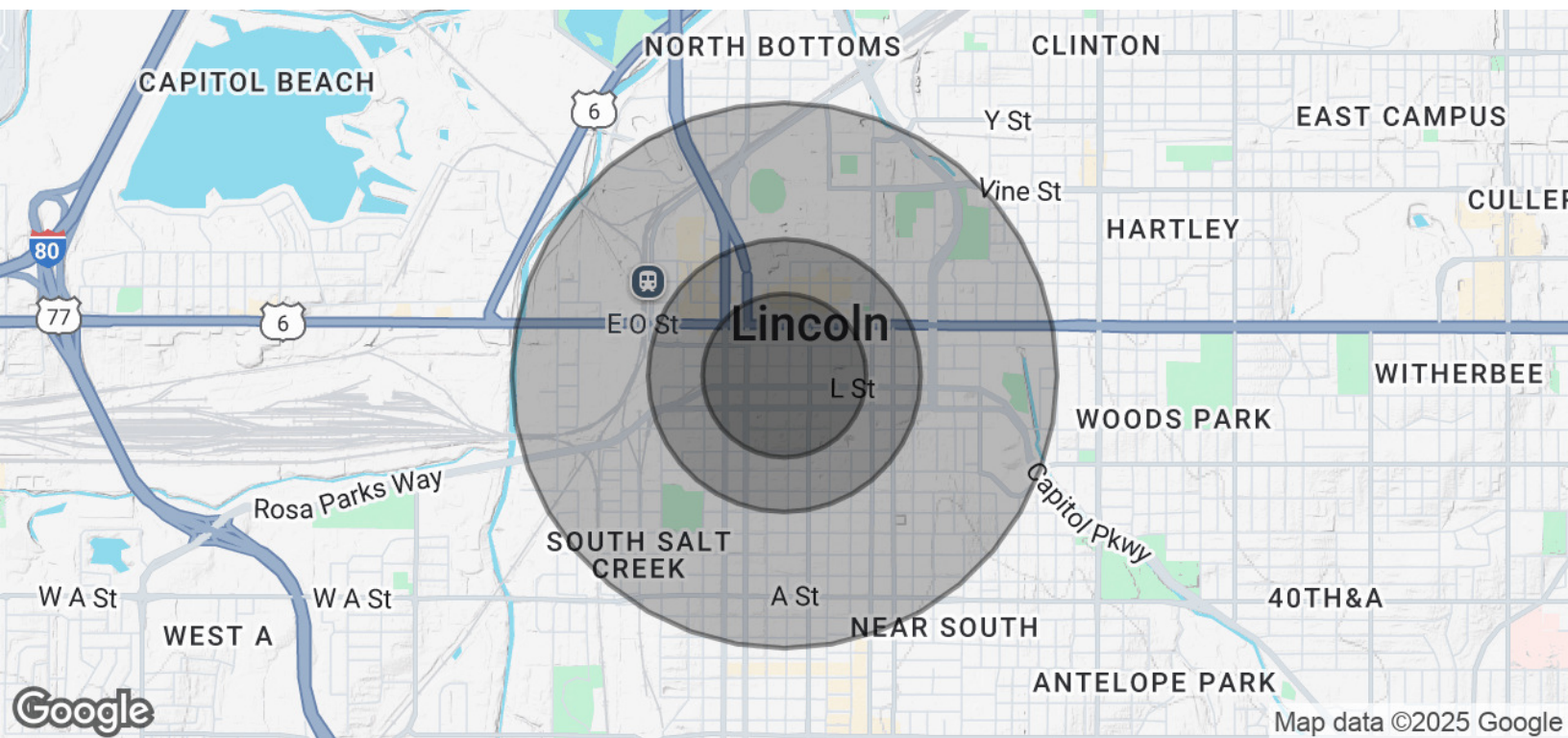
KERI BOWER
Commercial Leasing Agent
402.323.3127
kabower@speedwayproperties.com



SpeedwayProperties.com

317 SOUTH 12TH STREET

Lincoln, NE 68508



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	927	5,257	21,421
Average Age	32	34	31
Average Age (Male)	34	34	31
Average Age (Female)	31	33	30

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	525	2,823	8,392
# of Persons per HH	1.8	1.9	2.6
Average HH Income	\$49,068	\$51,793	\$56,933
Average House Value	\$343,418	\$251,686	\$232,982

Demographics data derived from AlphaMap



TOM GIFFORD
Broker
402.326.2413
TJGifford@SpeedwayProperties.com



KALI KLASSEN
Commercial Leasing Agent
402.323.3123
KmKlassen@SpeedwayProperties.com



KERI BOWER
Commercial Leasing Agent
402.323.3127
kabower@speedwayproperties.com