

1135 M STREET

Lincoln, NE 68508



PROPERTY DESCRIPTION

Located on the intersection of 12th and M street, this historic Star Printing building provides affordable access to the energy of Downtown Lincoln with close proximity to the University of Nebraska's City Campus, State offices, and the Historic Haymarket. This 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 next-door.

OFFERING SUMMARY

Lease Rate	\$8.00 - 10.00 SF/yr (NNN)
Total Available SF	30,833 SF
Building Size	60,787 SF
NNN	\$3.00 - 4.50 / SF

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	760	2,989	9,437
Total Population	1,343	5,523	22,920
Average HH Income	\$34,989	\$38,047	\$35,699

SPACES	LEASE RATE	SPACE SIZE
1135 M St Suite 120	\$10.00 SF/yr	3,491 SF
1135 M St Suite 220	\$10.00 SF/yr	3,702 SF
1135 M St Suite 310	\$10.00 SF/yr	14,678 SF
1135 M St Suite 410	\$10.00 SF/yr	4,319 SF
317 S 12th Ste 320	\$8.00 SF/yr	4,643 SF



KALI KLASSEN
 Commercial Leasing Agent
 402.323.3123
 KmKlassen@SpeedwayProperties.com

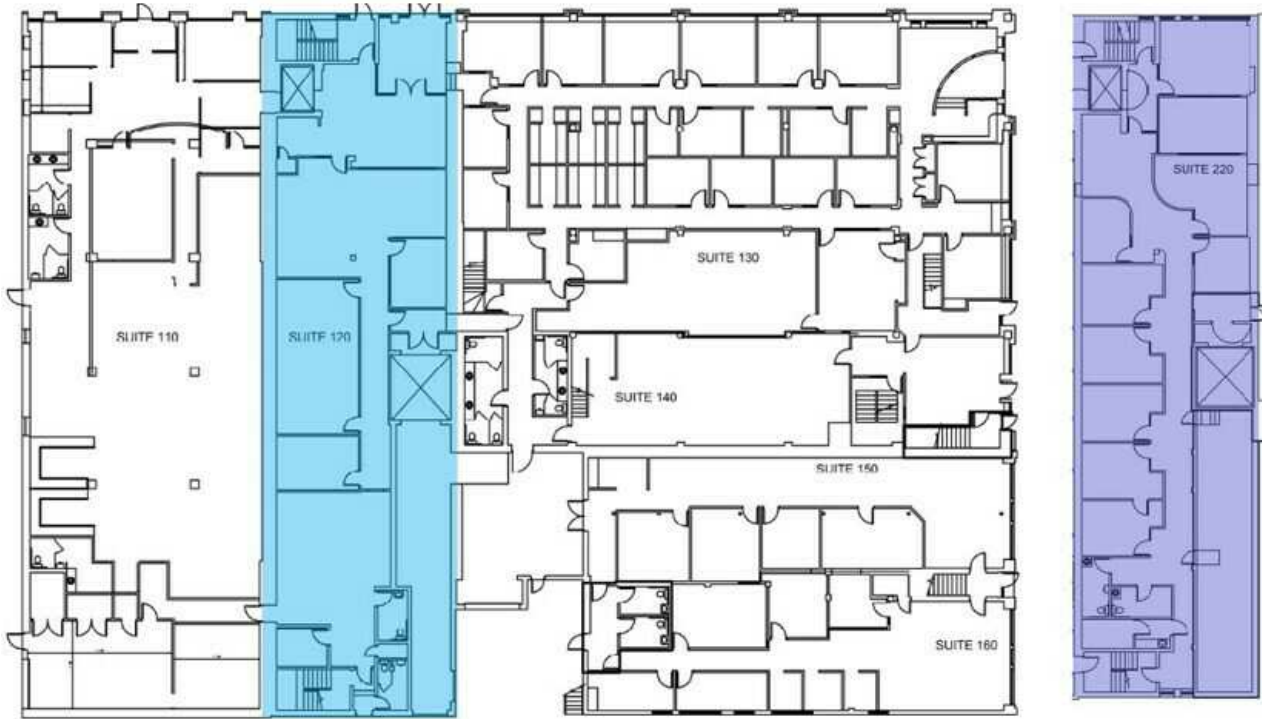


TOM GIFFORD
 Broker
 402.326.2413
 TjGifford@SpeedwayProperties.com



1135 M STREET

Lincoln, NE 68508



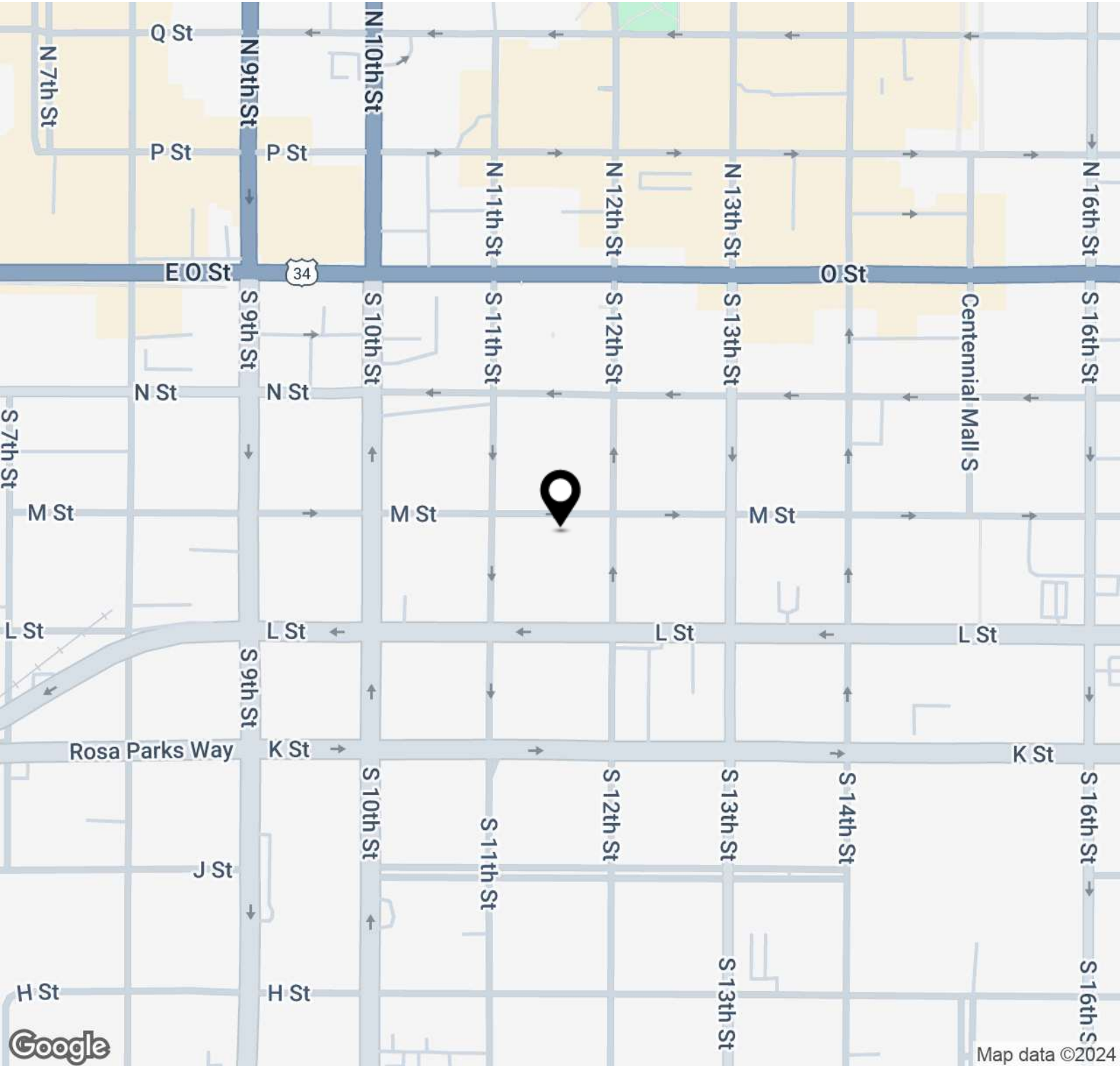
KALI KLASSEN
Commercial Leasing Agent
402.323.3123
KmKlassen@SpeedwayProperties.com



TOM GIFFORD
Broker
402.326.2413
TjGifford@SpeedwayProperties.com

1135 M STREET

Lincoln, NE 68508



KALI KLASSEN
Commercial Leasing Agent
402.323.3123
KmKlassen@SpeedwayProperties.com

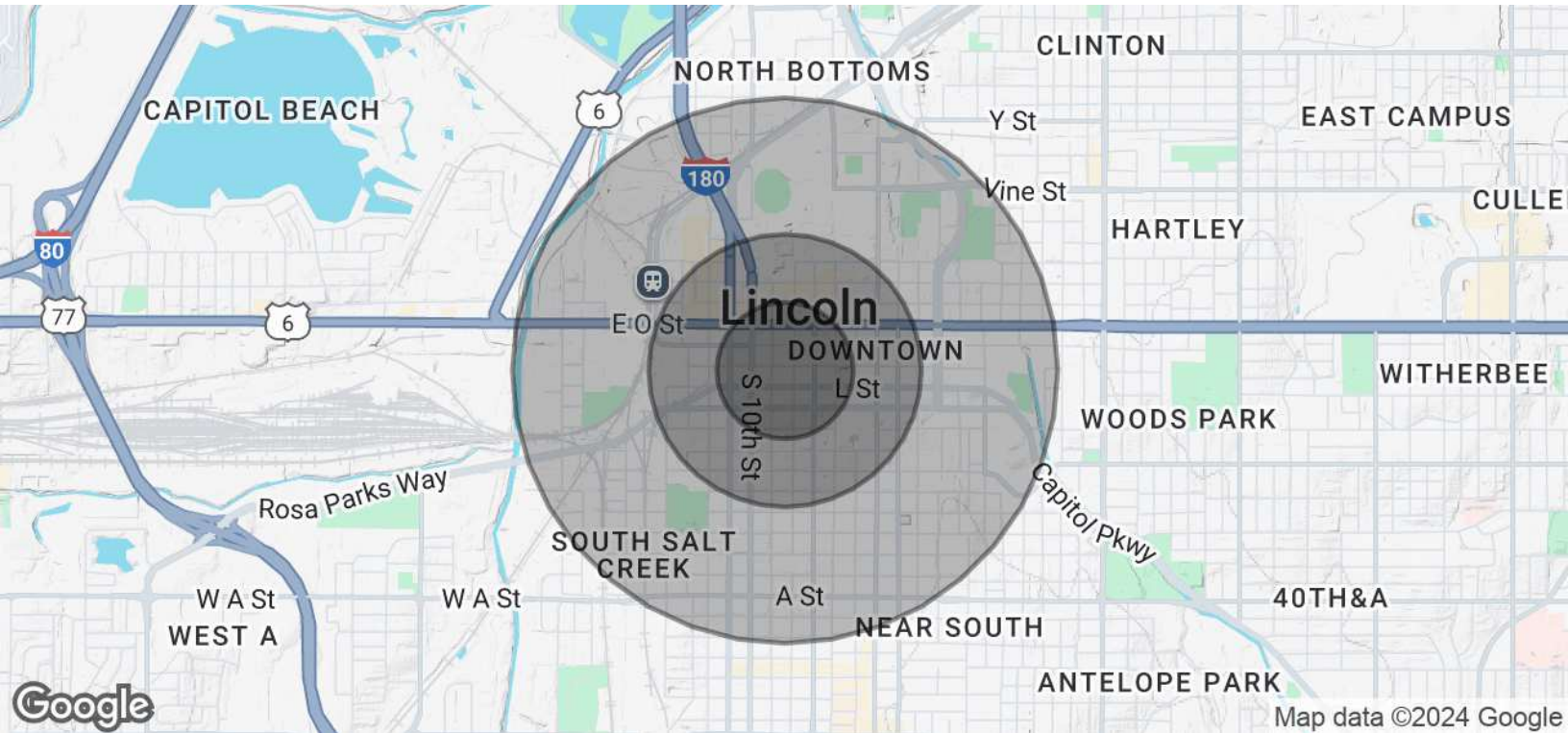


TOM GIFFORD
Broker
402.326.2413
TjGifford@SpeedwayProperties.com



1135 M STREET

Lincoln, NE 68508



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,343	5,523	22,920
Average Age	25.0	25.9	24.7
Average Age (Male)	25.2	26.5	25.7
Average Age (Female)	25.5	26.1	24.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	760	2,989	9,437
# of Persons per HH	1.8	1.8	2.4
Average HH Income	\$34,989	\$38,047	\$35,699
Average House Value	\$132,081	\$115,387	\$103,481

2020 American Community Survey (ACS)



KALI KLASSEN
 Commercial Leasing Agent
 402.323.3123
 KmKlassen@SpeedwayProperties.com



TOM GIFFORD
 Broker
 402.326.2413
 TjGifford@SpeedwayProperties.com

