



FOR SUBLEASE

Office | Medical | Turnkey

1101 S 70th Street #203 | 3,229 SF | \$16.00 PSF + NNN



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Property Description

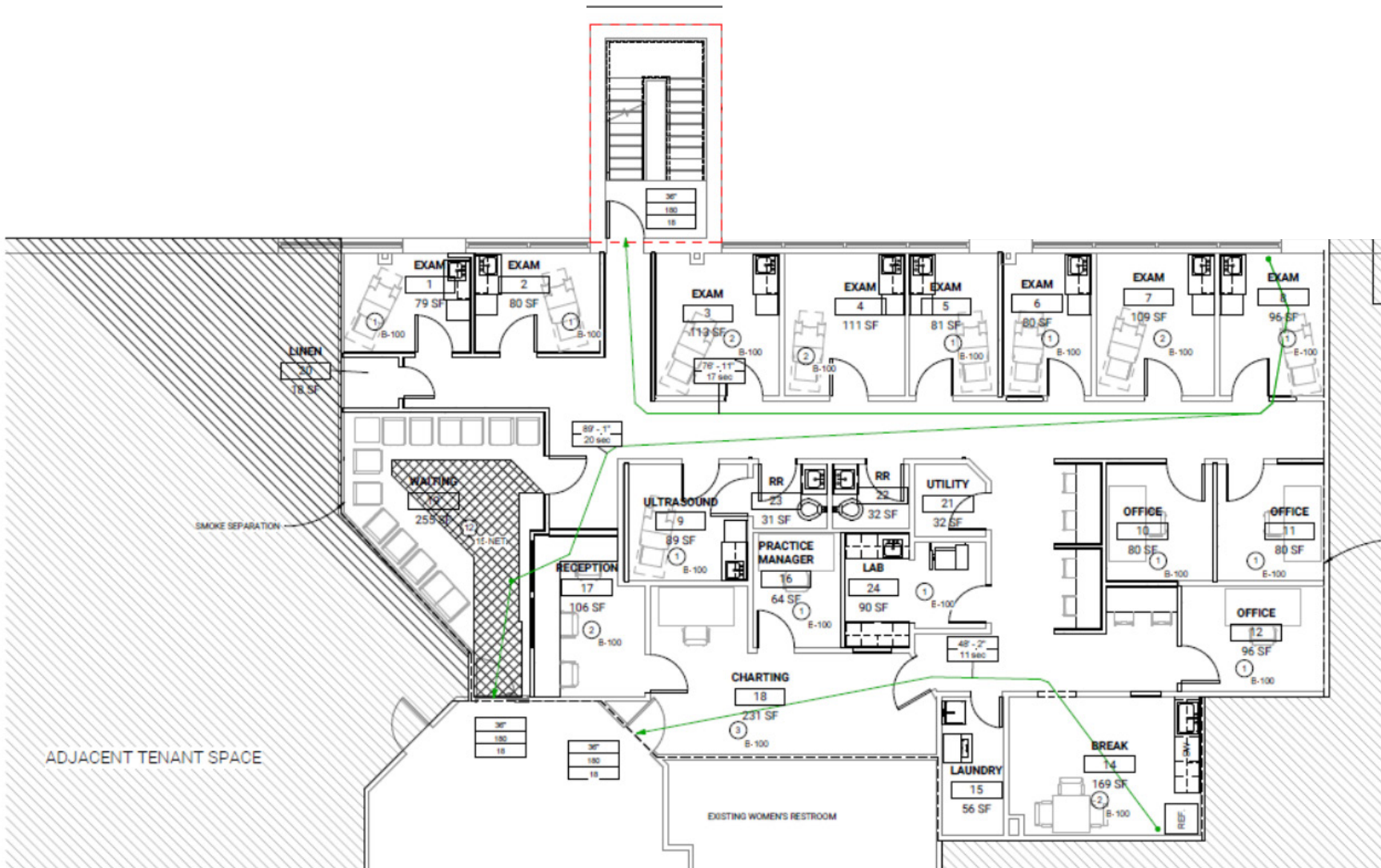
Turnkey Medical Office- Central Lincoln – 3,229 SF

Modern medical space remodeled in 2022 with contemporary finishes throughout. Located on the 2nd floor with ground-level access, the space features abundant natural light through the exam rooms. Includes 9 exam rooms with sinks, 3 provider offices, a lab, break room, and reception. Centrally located near Bryan Health and CHI Health St. Elizabeth’s, with excellent visibility and 30,020 vehicles per day. Ideal for medical or specialty care groups seeking a plug-and-play setup in a high-traffic corridor.

Total Building SF:	31,960 SF
Available SF:	3,229 SF
Land Area:	2.63 AC
Year Built:	1993
Building Class:	B
Zoning:	O-3
# of Floors:	2
Bldg Construction Type:	Stone/Brick
Traffic Count:	35,970 VPD
Parking Ratio:	3.4 per 1,000 SF









NOTE: All dimensions are approximations and are not guaranteed. Please field verify all measurements.