



Office Padsites for Lease Victory Park

VP
VICTORY PARK
VETERANS RESIDENCE

UNIQUE OPPORTUNITY TO BE A PART OF VICTORY PARK!

SEC Area 70th & O Street | Lincoln, NE 68510

Property Features

- Medical/office pad sites available with multiple configurations
- Located on desirable 70th Street Corridor and in expanding area of Lincoln
- Join new Veterans Administration Outpatient Clinic with more than 73,000 annual patient stops

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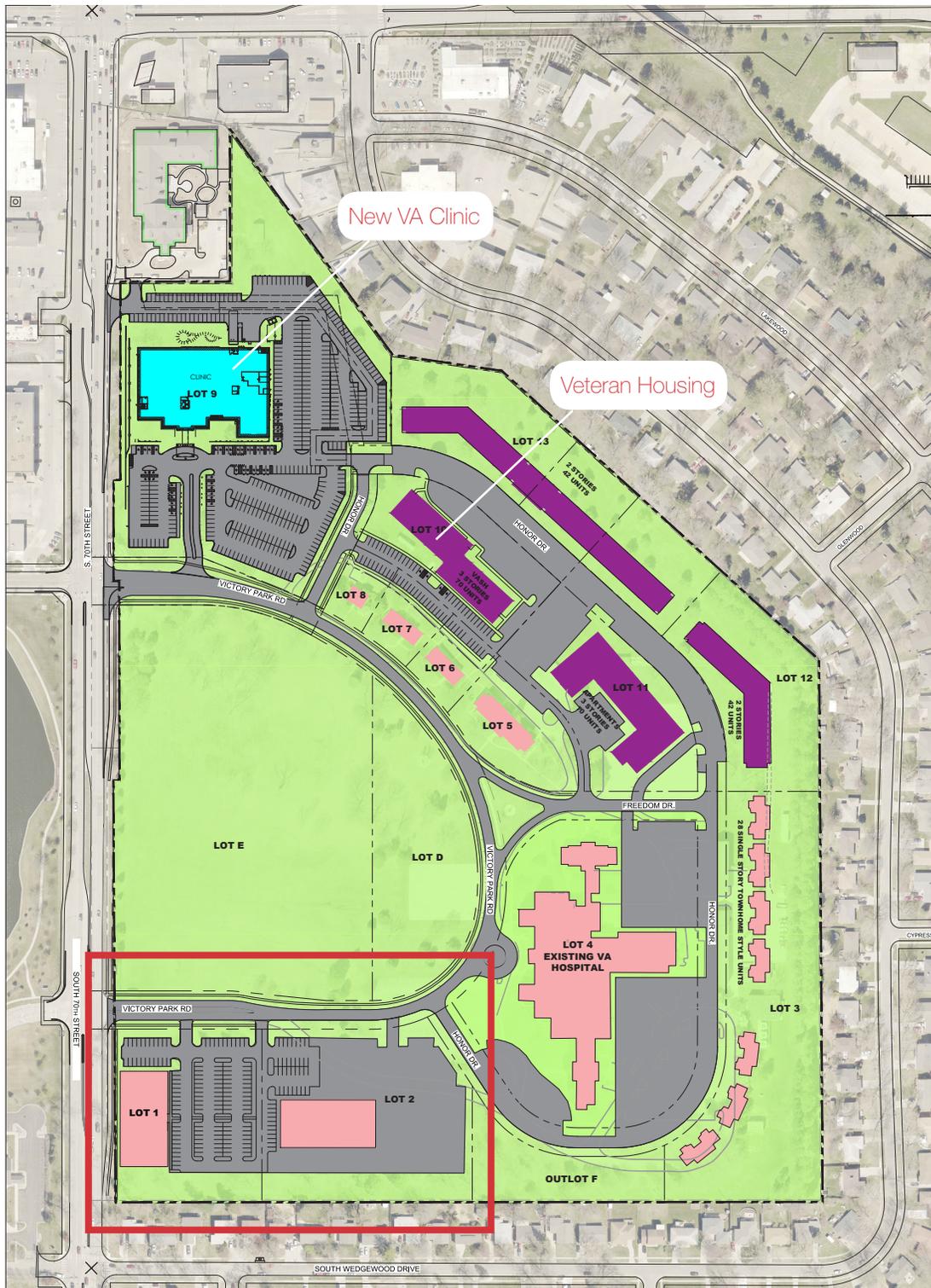


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EXCELLENT OPPORTUNITY

- » Victory Park is a comprehensive, planned redevelopment of the Lincoln Veterans Administration campus. The plan feature medical/office space. The development is anchored by the new 72,000 SF VA Outpatient Clinic.
- » Victory Park plan will include medical office buildings, 70-unit housing complex for homeless veterans, 300 units of rental housing for the veterans and adults 55 and older community.
- » The campus will offer a tenant the unique opportunity to lease space in modern facilities in a beautiful historic setting.

MULTIPLE CONFIGURATIONS AVAILABLE

- » O-3 Zoned padsites offer a tenant the opportunity to customize their layout with up to 80,000 SF available
- » Land available with long-term options or build-to-suit
- » Available on-site employee parking

HIGH TRAFFIC LOCATION ON MAIN CORRIDOR

- » Excellent visibility to 27,100 vehicles per day.
- » Easy access to main city north-south, east-west corridors
- » Improved access to services by the public with parking and handicapped accessibility
- » In close proximity to restaurants and regional/neighborhood shopping malls

PROVEN DEVELOPER

- » Burlington Capital is a full-service investment management organization with an extensive background in real estate ownership and development. Their portfolio includes over 300 properties in 39 states.



AREA OVERVIEW

Lincoln is a thriving community with a vibrant economy, robust business climate and an influx of talent. As the state capitol, Lincoln continues to rank high in quality of life, business environment and one of the best places to live. Its a major hub for people all around the state to come visit and find services.



MAJOR EMPLOYERS IN LINCOLN	# OF EMPLOYEES
Lincoln Public Schools	5,000-7,500
State of Nebraska	5,000-9,999
University of Nebraska	2,500-4,999
Bryan Health	2,500-4,999
Ameritas Life Insurance Corp.	1,000-2,499
B & R Stores, Inc.	1,000-2,499
BNSF Railway	1,000-2,499
Duncan Aviation	1,000-2,499
Kawasaki Motors Manufacturing Corp.	1,000-2,499
Madonna Rehabilitation Hospital	1,000-2,499



Photos courtesy of Lincoln Convention & Visitors Bureau