

FOR LEASE: Office/Retail

Great for Cellphone or Boutique!

1433 N 27th St.
Lincoln, NE 68521



Ste 4 - 1440 sf Leased	N 27th ST.
Ste 3 - 1500 sf	
Neighborhood Shopping Ctr	
Ste 2 - 1500 sf Leased	
Ste 1 - 1500 sf Leased	

PROPERTY DESCRIPTION

Build-to-Suit vanilla shell next to successful Nail Salon for insurance office, cellphone, retail boutique, or beauty products. Landlord will provide basic electrical, HVAC, one restroom, lighting, paintable walls, and two offices with five-year lease commitment

LOCATION DESCRIPTION

38,759 cars per day. Great for specialty retail seeking maximum visibility

PROPERTY HIGHLIGHTS

- Free Parking
- North Lincoln Police Station across the street
- Excellent signage and access

OFFERING SUMMARY

Price:	\$12/sf, NNN 5-year lease
Sizes:	Ste 3--1,500
Zoning:	B-3 Commercial District
Type:	Retail Service/Office

New construction, steady stream of retail customers!

Rent estimate with NNN (est. \$4.35/sf) included, approximately \$2044/month

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