

# FOR LEASE

2240 Fletcher Avenue Lincoln, NE 68521

Flex Space | Office Space | Retail-Commercial Space

1,500 - 9,000 SF | \$12.00 PSF + NNN

**\*\*Landlord willing to provide a white box layout or a tenant improvement allowance\*\***



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

## LISTING AGENTS:



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## 2240 Fletcher Ave.

### About The Property

#### Retail /Office/Flex Space

High-visibility space with floor-to-ceiling windows and 16-foot ceilings. Positioned on Fletcher Avenue, with easy access to Interstate 80, 27th Street, and close proximity to downtown. Ideal for office, retail, or service users. Co-tenant includes 7 Day Furniture. Landlord is flexible, offering a buildout to white shell for tenant finishes or a tenant improvement allowance.

#### Property Highlights

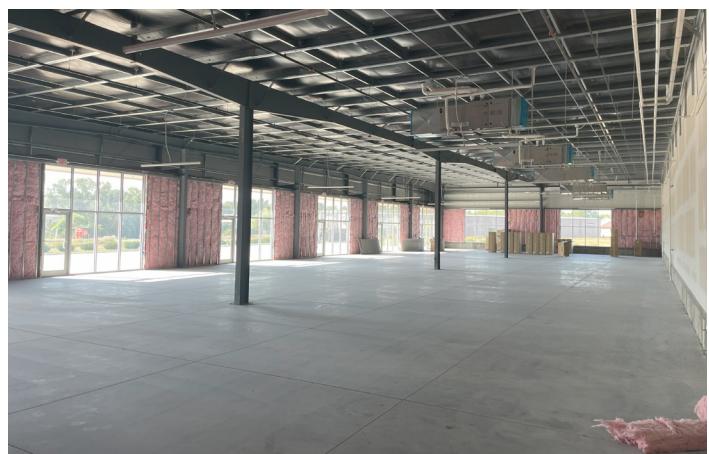
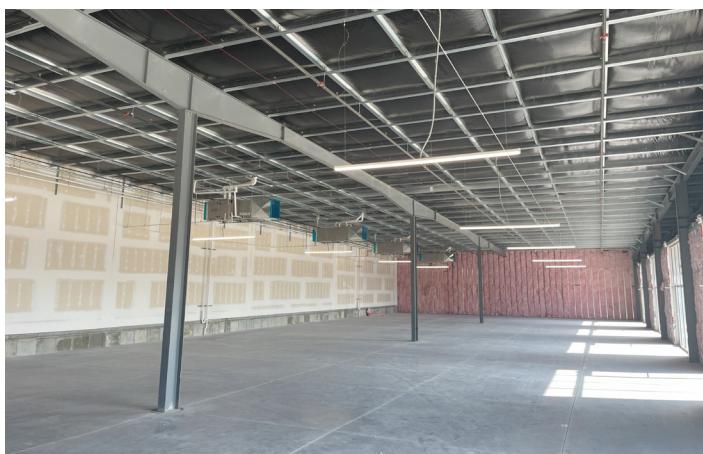
- 16-foot ceilings
- Ceiling to floor windows with lots of natural light
- High visibility and traffic along Fletcher Ave.
- Great signage opportunity
- Ideal for office, flex or service
- Landlord willing to white box the space or provide a Tenant Improvement Allowance

#### Building Details

► Total Building SF: 101,850	► Parking Stalls: 88	► Year built: 2019
► Acres: 7.55	► Metal Building with Brick	► Power: Three
► Zoning: H-4	► Heating and Cooling	► Sprinklers

## 2240 Fletcher Ave.

### Interior Photos



## 2240 Fletcher Ave.

Aerial



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