

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 Bulding SF: 101,850 | ▶ Parking Stalls: 88 | ▶ Year built: 2019 |
| ▶ Acres: 7.55 | ▶ Metail 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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