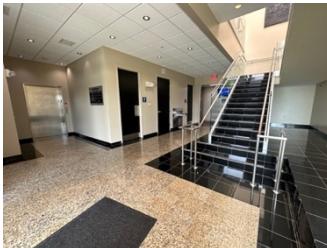


FOR SALE: UPSCALE NORTH LINCOLN OFFICE BUILDING

Convenient To I-80/Ashland/Omaha

Sandstone Building
3270 Folkways Blvd,
Lincoln, NE 68504



PROPERTY DESCRIPTION

Stunning lobby, open spaces, floor to ceiling window light, high-end finish interior and common spaces. 2nd floor balconies with scenic views. Patio grill area. **14,734** rentable sf, current tenants' leases through 2029.

LOCATION DESCRIPTION

Convenient access to LNK airport, UNL campus and I-80.

PROPERTY HIGHLIGHTS

- New medical tenants moving into area
- Property surrounded with green space, convenient parking
- **3279** sf premium vacant space currently available for lease for owner occupier or tenant

OFFERING SUMMARY

Price:	\$2.5 Million, \$128.09/sf
Size:	19,518 sf
Zoning:	I-3 Employment Center District
Type:	Professional Office
<ul style="list-style-type: none">• Built 2003• 2025 income forecast: \$182,555: 2025 expense forecast: \$87,369. Full financials available with signed non-disclosure.	

Robin Eschliman

402-420-3239 • Mobile 402-432-0215
robin@ecrproperty.com

Ted Eschliman

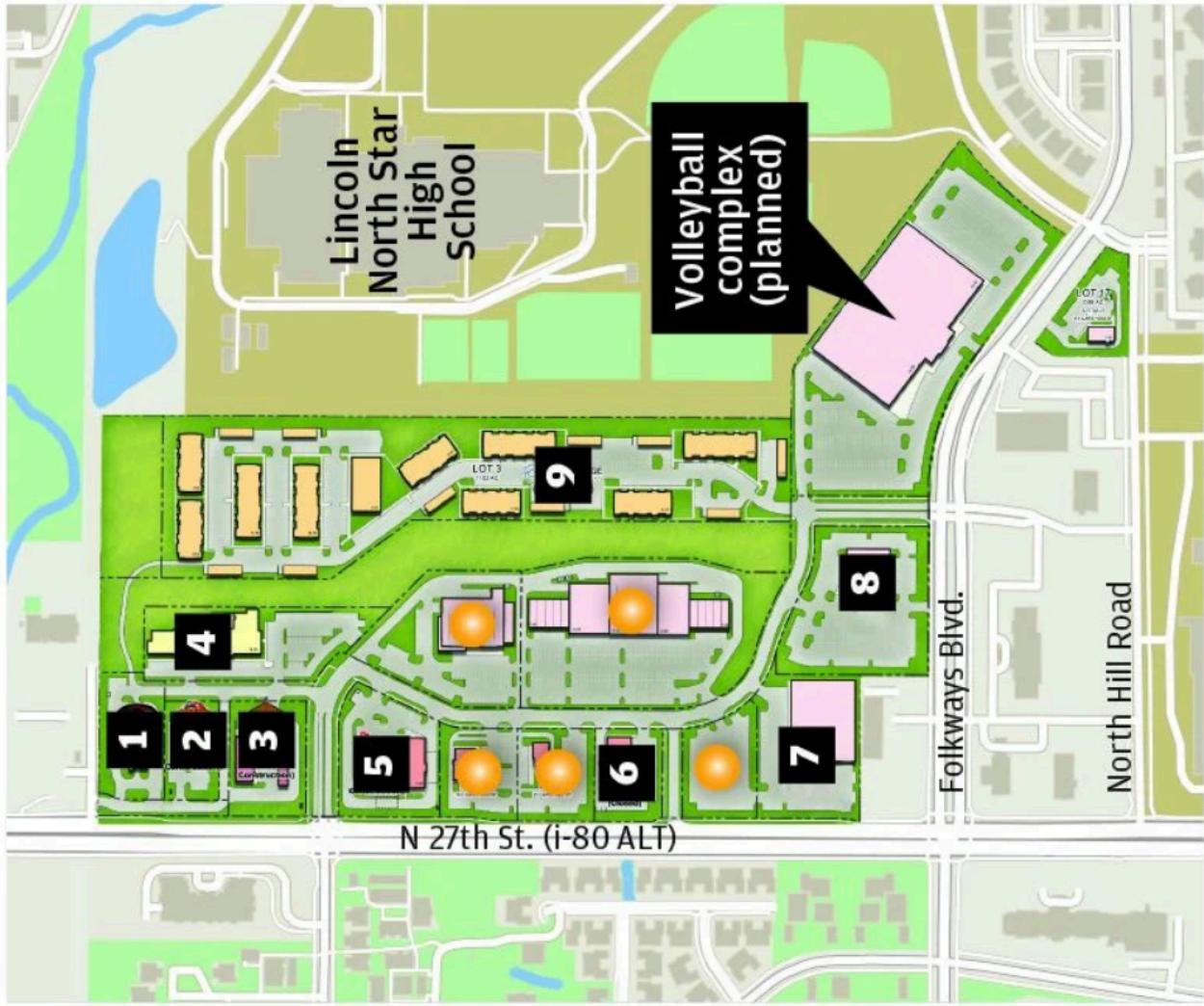
402-420-3239 • Mobile 402-432-6404
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By appt: 4435 O Street, Suite 111 • Lincoln, NE 68510 • www.ecrproperty.com
By mail: 2856 Ohanlon, Suite 101 • Lincoln, NE 68510



Volleyball complex planned

A new nonprofit and the city of Lincoln are partnering to build a \$16 million youth volleyball facility on the edge of the North Star Crossing development using a turnback tax to help pay for it.



PLANNED BUSINESSES

- 1 Tommy's Express Car Wash
- 2 Brakes Plus
- 3 Casey's General Store
- 4 Staybridge Suites
- 5 Chick-fil-A
- 6 Discount Tire
- 7 National retailer
(not announced)
- 8 Goodwill
- 9 Kings Ridge Apartments

Available lots

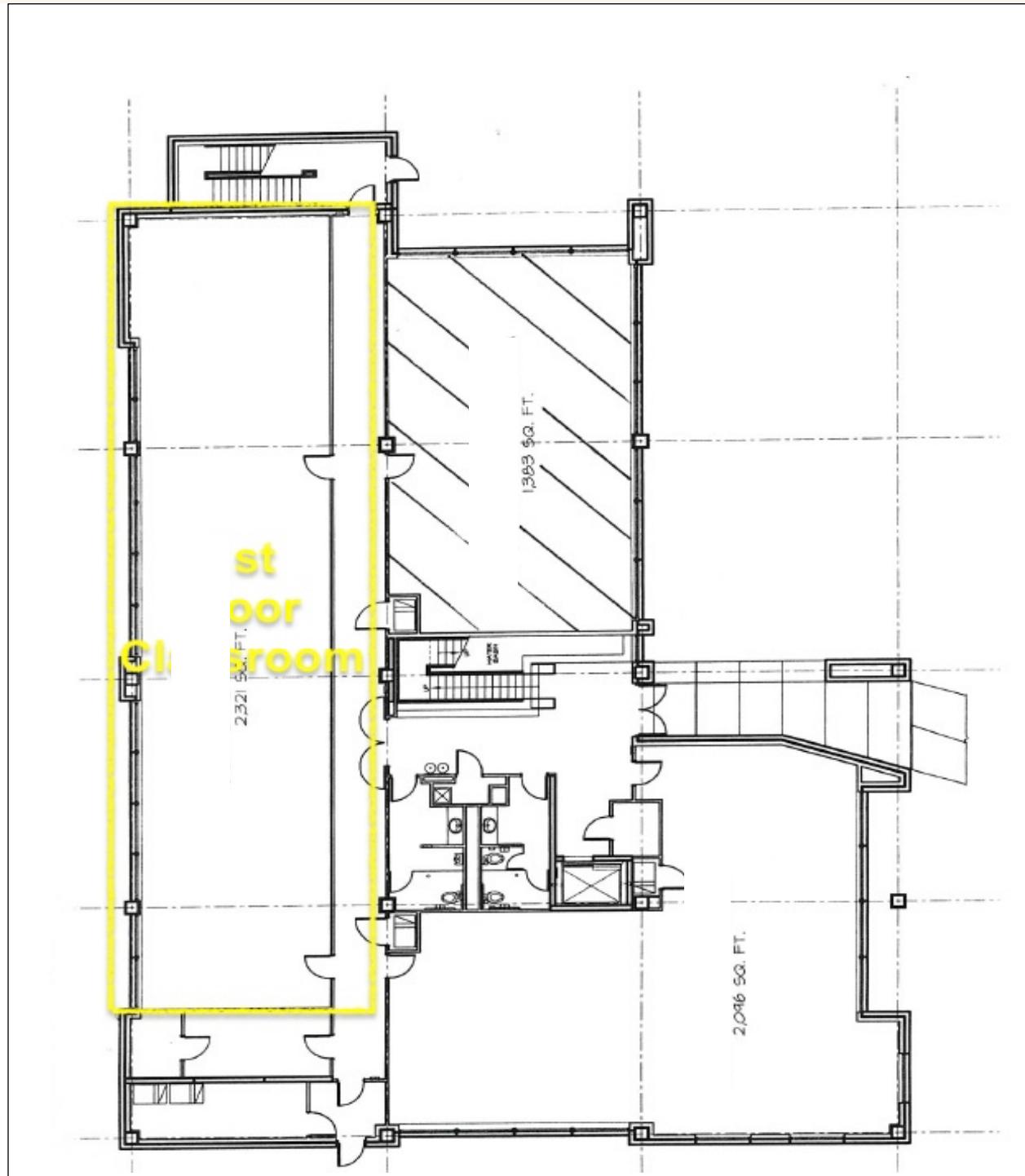
Source: City of Lincoln

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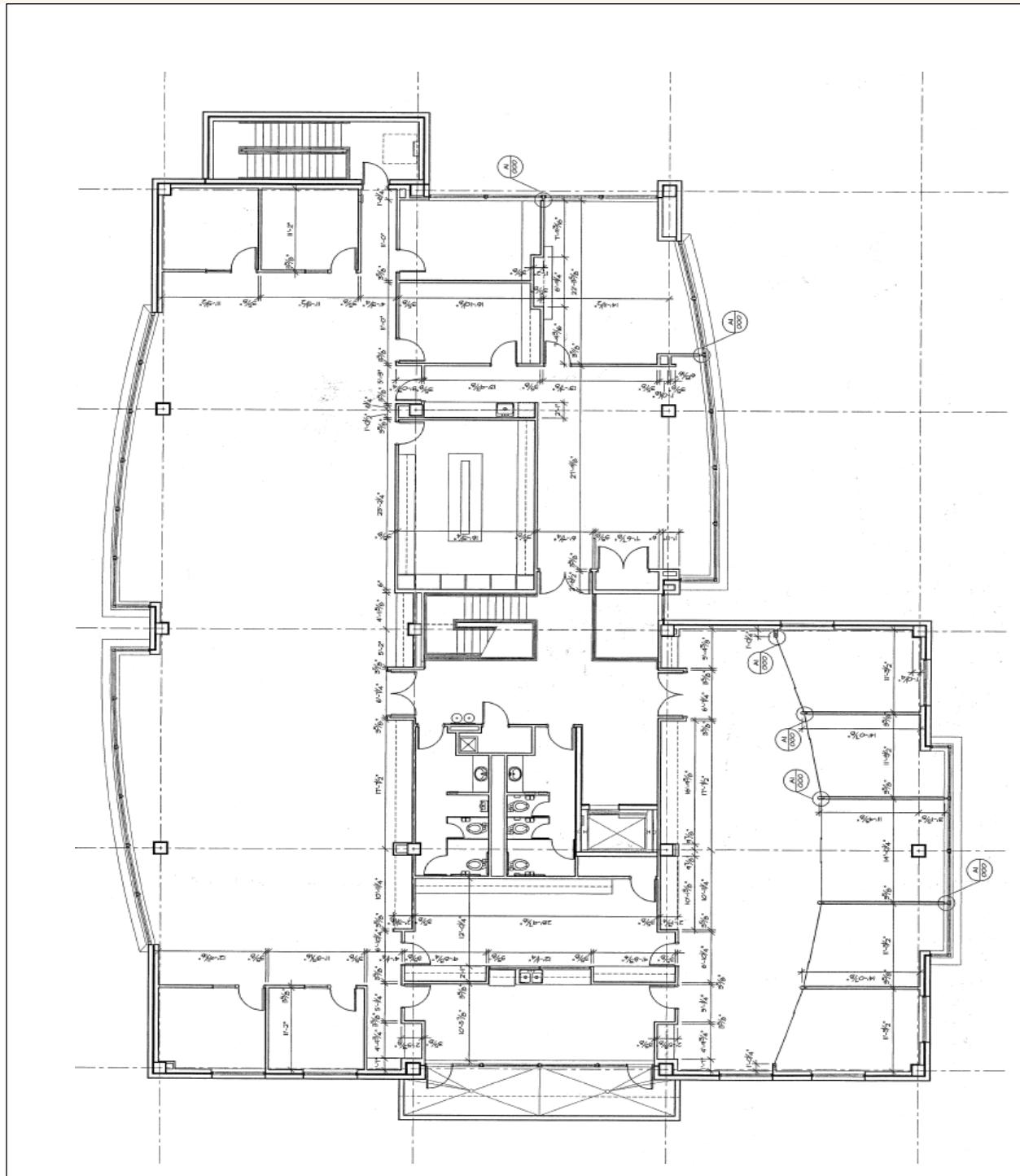
The sport's popularity continues to surge, more girls are trying out

1st Floor—Footprint



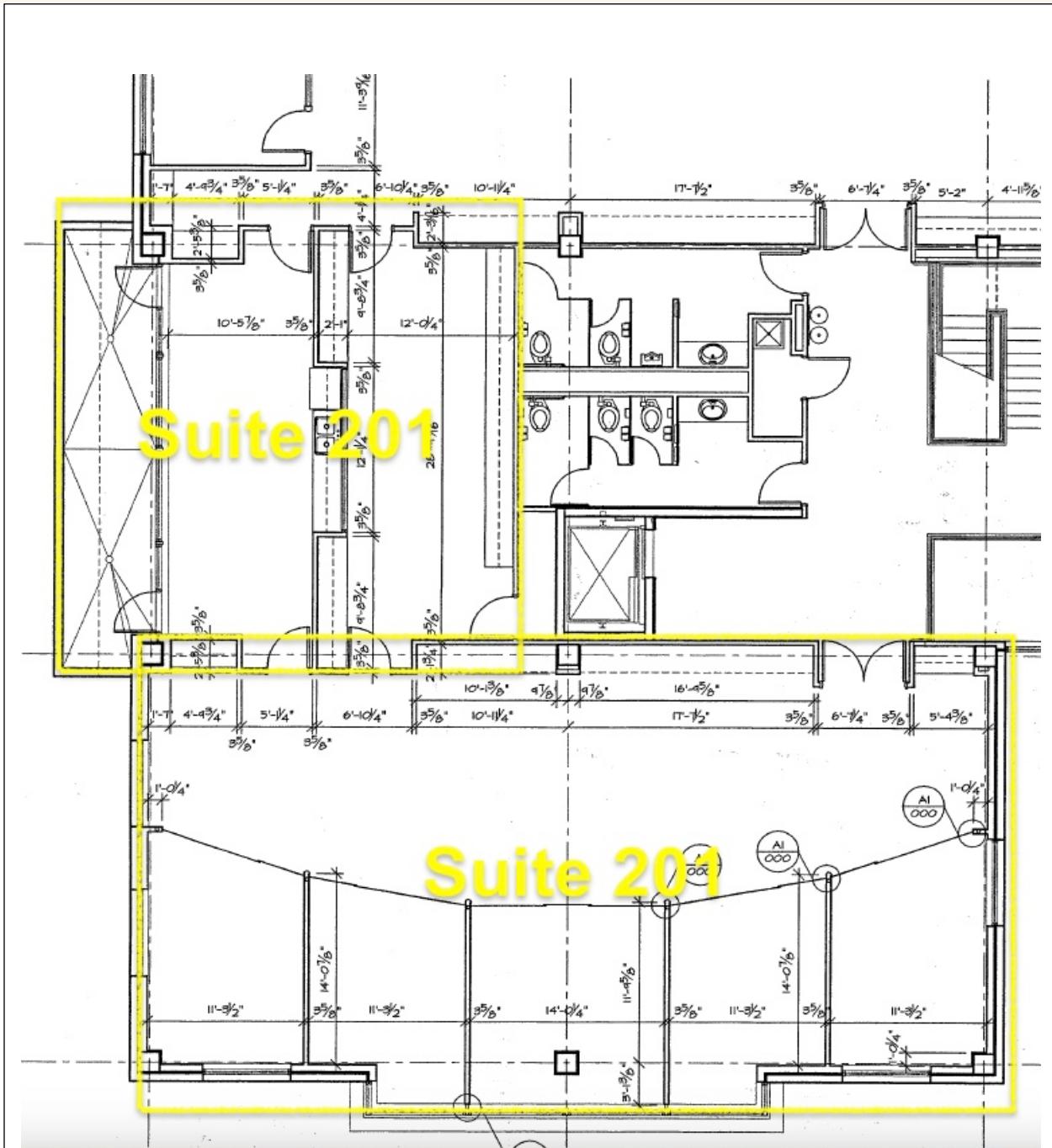
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Suite 200, 2nd Floor Only—Footprint



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Suite 201 Only—Footprint



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