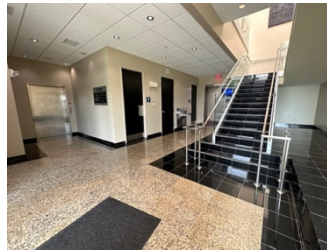


# FOR SALE: UPSCALE NORTH LINCOLN OFFICE BUILDING

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

<b>Price:</b>	\$2.5 Million, \$128.09/sf
<b>Size:</b>	19,518 sf
<b>Zoning:</b>	I-3 Employment Center District
<b>Type:</b>	Professional Office

- Built 2003
- 2025 income forecast: \$182,555: 2025 expense forecast: \$87,369. Full financials available with signed non-disclosure.

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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

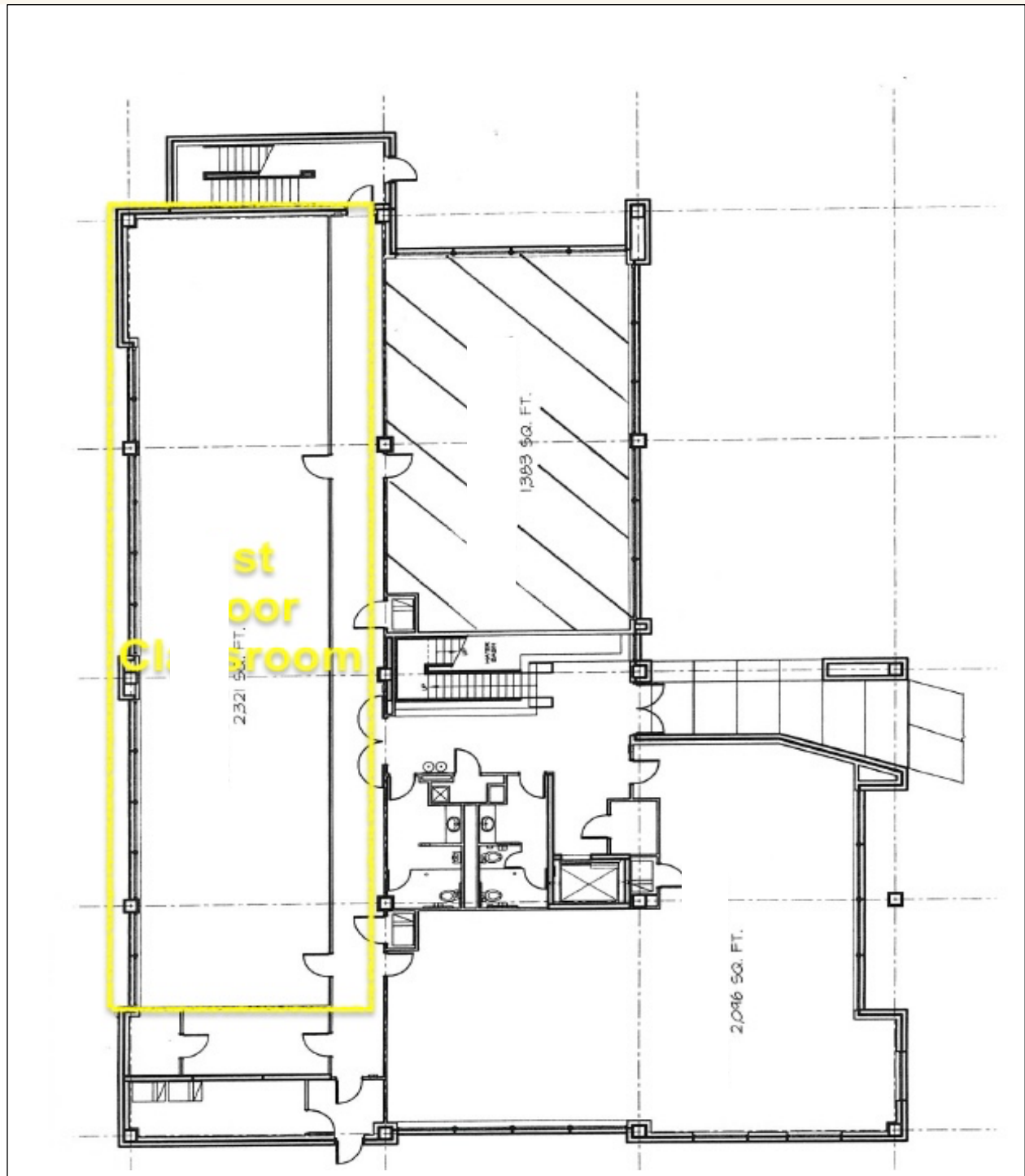


Source: City of Lincoln



"As the sport's popularity continues to surge, more girls are trying out

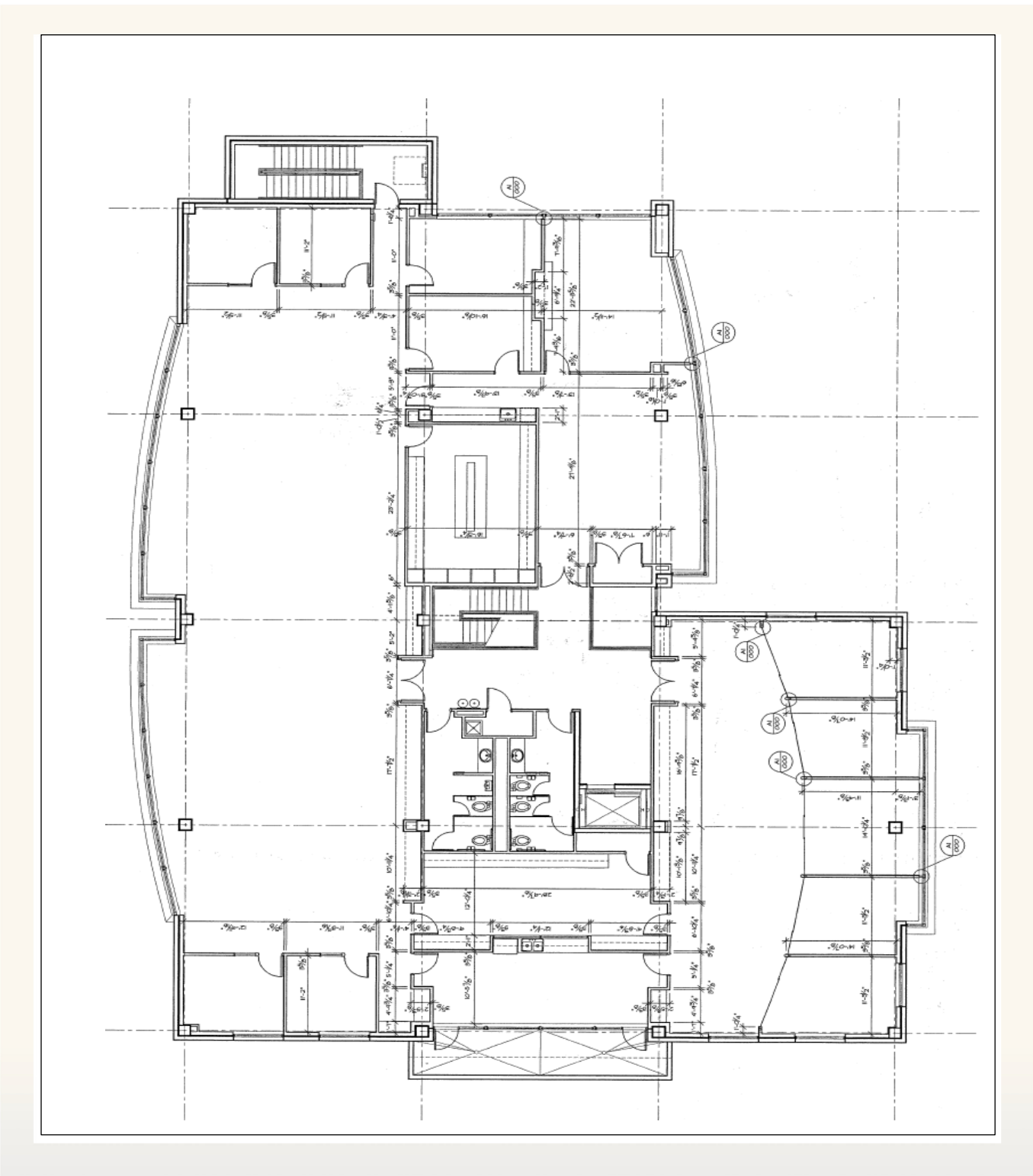
## 1<sup>st</sup> Floor—Footprint



While data presented herein has been obtained reliable, no warranty is made for the accuracy or completeness of such information, and it is subject to changes in price or other conditions or withdrawal without notice.

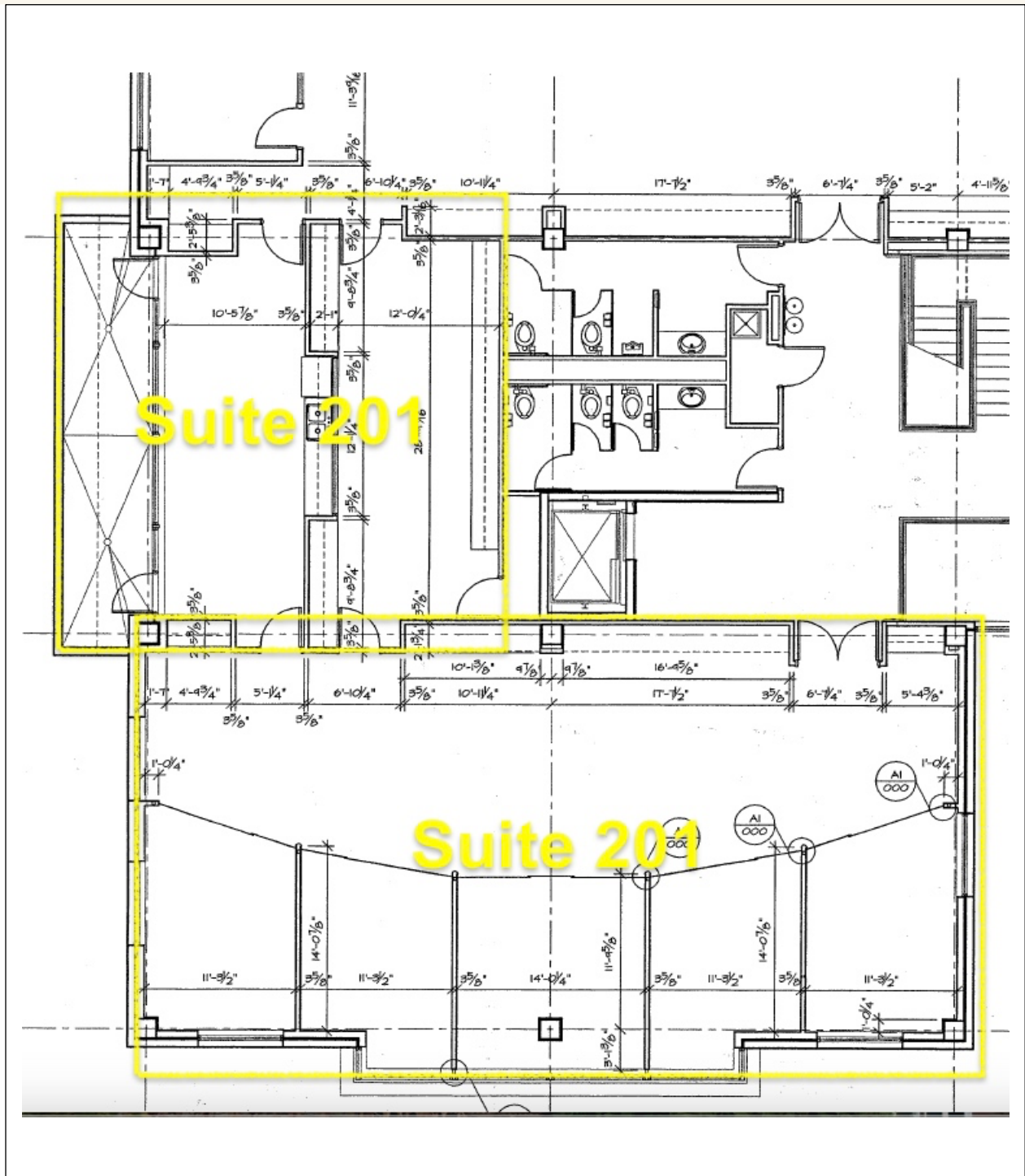


Suite 200, 2<sup>nd</sup> Floor Only—Footprint



While date presented herein has been obtained reliable, no warranty is made for the accuracy or completeness of such information, and it is subject to changes in price or other conditions or withdrawal without notice.

## Suite 201 Only—Footprint



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