



Park One
2900 S, 70th Street,
Lincoln, NE

Asking Price: \$13,900,000

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Executive Summary

Park One represents an attractive opportunity to acquire a well-located Class A suburban office property in one of Lincoln's most desirable professional office corridors. The property offers stable office tenancy, quality building features, and immediate proximity to lifestyle amenities that enhance tenant attraction and retention.

Strategic Investment Opportunity

- 100% Occupied
- Long-term lease in place-75% of building leased thru spring 2035
- Class A suburban office building located in the established southeast Lincoln office market
- Modern architectural design with attractive curb appeal and professional tenant environment
- Recent common area renovations completed in 2023 improving tenant experience and building competitiveness

Property Information

Property Address:

2900 S. 70th Street
Lincoln, NE

Asking Price:

\$13,900,000

Cap Rate:

7.0%

Rentable Square Feet:

62,519

Price/SF:

\$222.33

Occupancy:

100%

Number of Floors:

4

Parking Stalls:

304 Surface Stalls
14 Private Garage Stalls

Zoning:

O-3

Land Area:

6.10 Acres

Parking Ratio:

Approx 5:1

Year Built:

2000



Site Aerial



Google Earth
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