



FOR LEASE

## OFFICE | COMMERCIAL

201 N 7th Street | Lincoln, NE | 192 SF - 7,638 SF | \$17.50 PSF Gross Lease



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## Property Description

Lincoln Station offers a prime location in the heart of the Haymarket District, one of Lincoln's most sought-after areas. Offering a diverse range of commercial space options in a vibrant mixed-use building. This historic structure combines modern office space and a Gross Lease. The first floor of the building offers a banquet hall, retail spaces, and a popular restaurant, making it a hub of activity for both businesses and visitors.

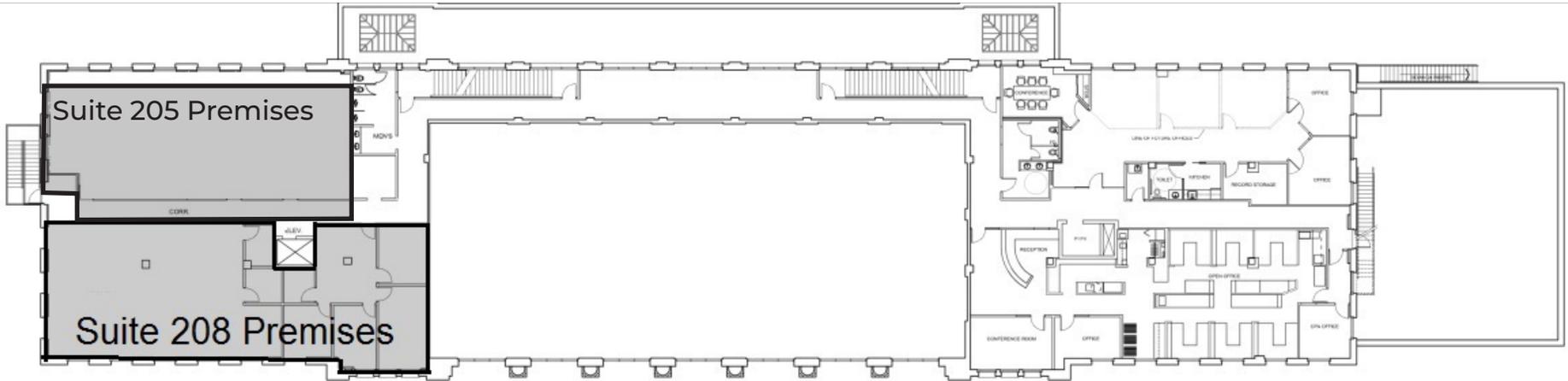
## Key Features

- Prime downtown and Haymarket location with high visibility and easy access.
- Ample parking and great foot traffic from surrounding businesses and events.
- Modern office spaces with flexible floorplans, suitable for a range of businesses
- Common area kitchenette on third floor
- Common area restrooms
- On-site parking at an additional cost



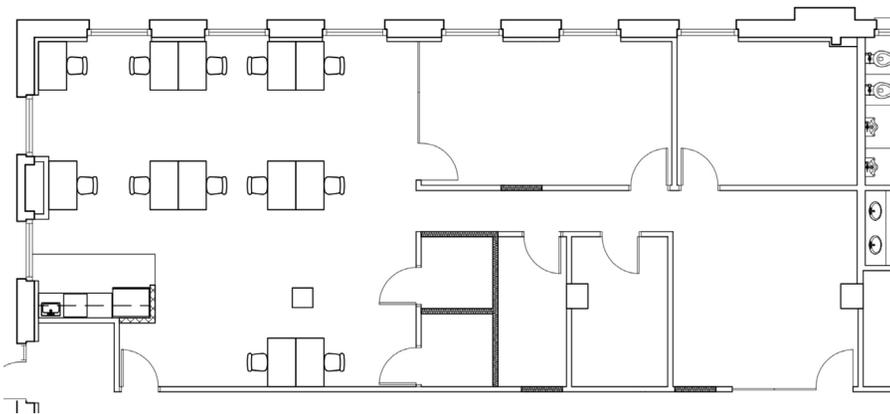
Potential signage available on building

**Contact us today for more information or to schedule a tour!**

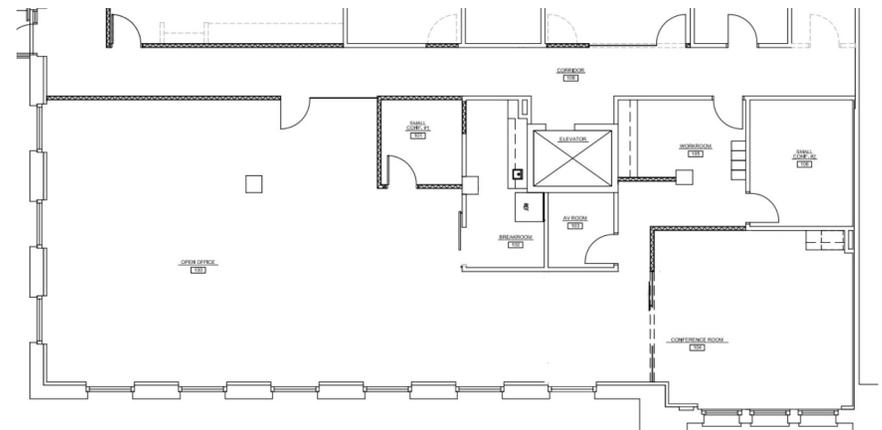


SUITE	SIZE (SF)	FEATURES
Suite 205	1,908 SF	2 offices, reception, conference room, space for cubicles, kitchenette
Suite 208	2,478 SF	2 offices, kitchenette, conference room, copy/work area, open layout

**\*\* Both suites are directly across from one another, making it an excellent opportunity to lease together for larger office needs or expansion\*\***

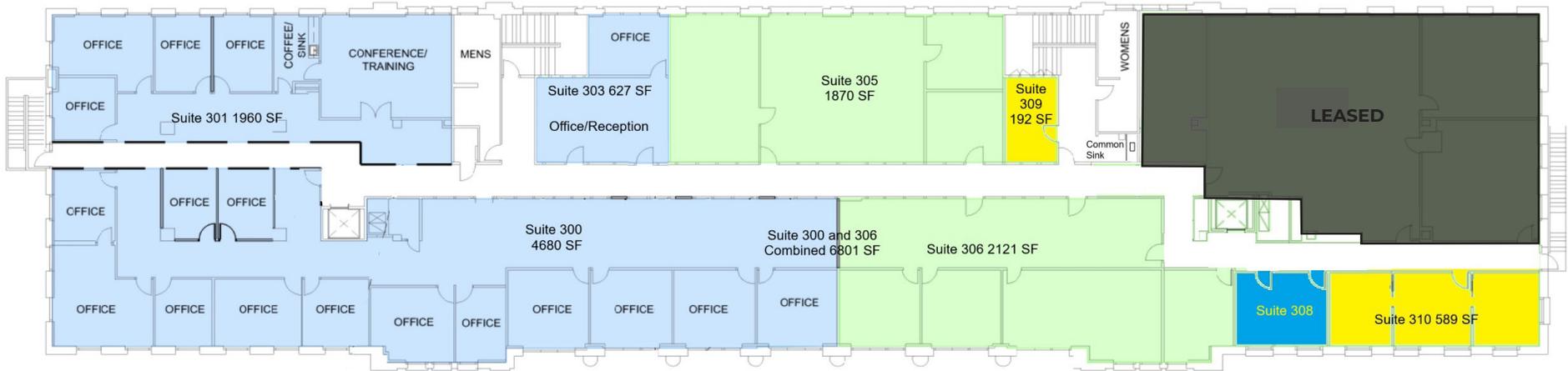


**Suite 205**



**Suite 208**

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



 **THIRD FLOOR LEASING PLAN**  
 SCALE: 1/16" = 1'-0"

SUITE	SIZE (SF)	FEATURES
Suite 300	4,680 SF	13 spacious offices, open layout
Suite 301	1,960 SF	4 offices, conference/training room, reception area, kitchenette
Suite 303	627 SF	2 offices
Suite 305	1,870 SF	2 offices, conference/office area, reception, ready to be finished
Suite 306	2,121 SF	3 offices, currently set up for a conference room, ready to be finished
Suite 309	192 SF	Single executive suite, ideal for single office use or for a small business
Suite 310	589 SF	3 offices, one able to be used as reception

**\*\*All suites can be combined together, potentially up to 7,638 SF of continuous space\*\***

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