

FOR LEASE - ATRIUM BUILDING

1200 N STREET, LINCOLN, NE 68508

OFFICE | 501 - 85,992 SF | \$17.00 SF/YR (MG)



PRESENTED BY:

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PROPERTY DESCRIPTION

Century-old Downtown Lincoln office building undergoing major transformation! Full floors available with new floor to ceiling windows, glass atrium and a rooftop deck. Skywalks to the Atrium connect to downtown buildings and 800 stall parking garage. Tenant pays janitorial.

PROPERTY HIGHLIGHTS

- Large and small offices available
- Rooftop deck and meeting space
- 800 stall parking garage via skywalk

LOCATION DESCRIPTION

The Atrium is located just off of O Street in the heart of downtown Lincoln. Surrounded by numerous local and national retailers, hotels, Memorial Stadium & Pinnacle Bank Arena.

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (MG)
Available SF:	501 - 85,992 SF
Building Size:	242,835 SF

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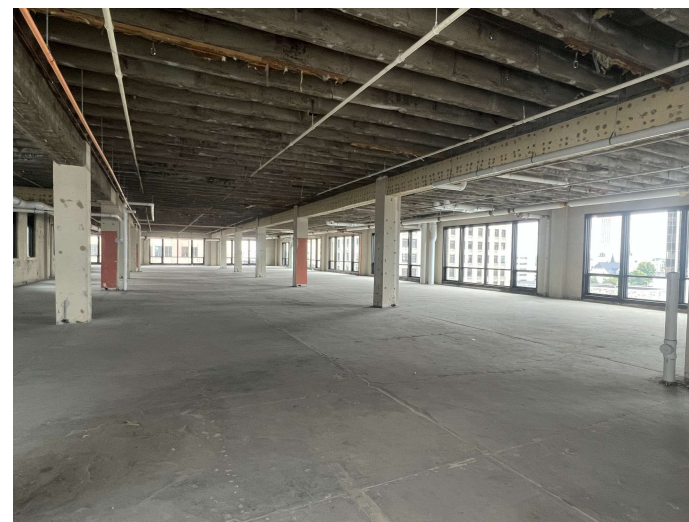
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AVAILABLE SPACES

SUITE	SIZE (SF)
101A	1,495 - 4,885 SF
101B	597 - 4,885 SF
101C	501 - 4,885 SF
101D	2,292 - 4,885 SF
202	1,327 - 1,959 SF
203	632 - 1,959 SF
205	1,860 SF
212	1,426 - 2,181 SF
214	755 - 2,181 SF
4th Floor	4,000 - 26,356 SF
5th Floor	1,961 - 26,408 SF
6th Floor	4,000 - 26,323 SF



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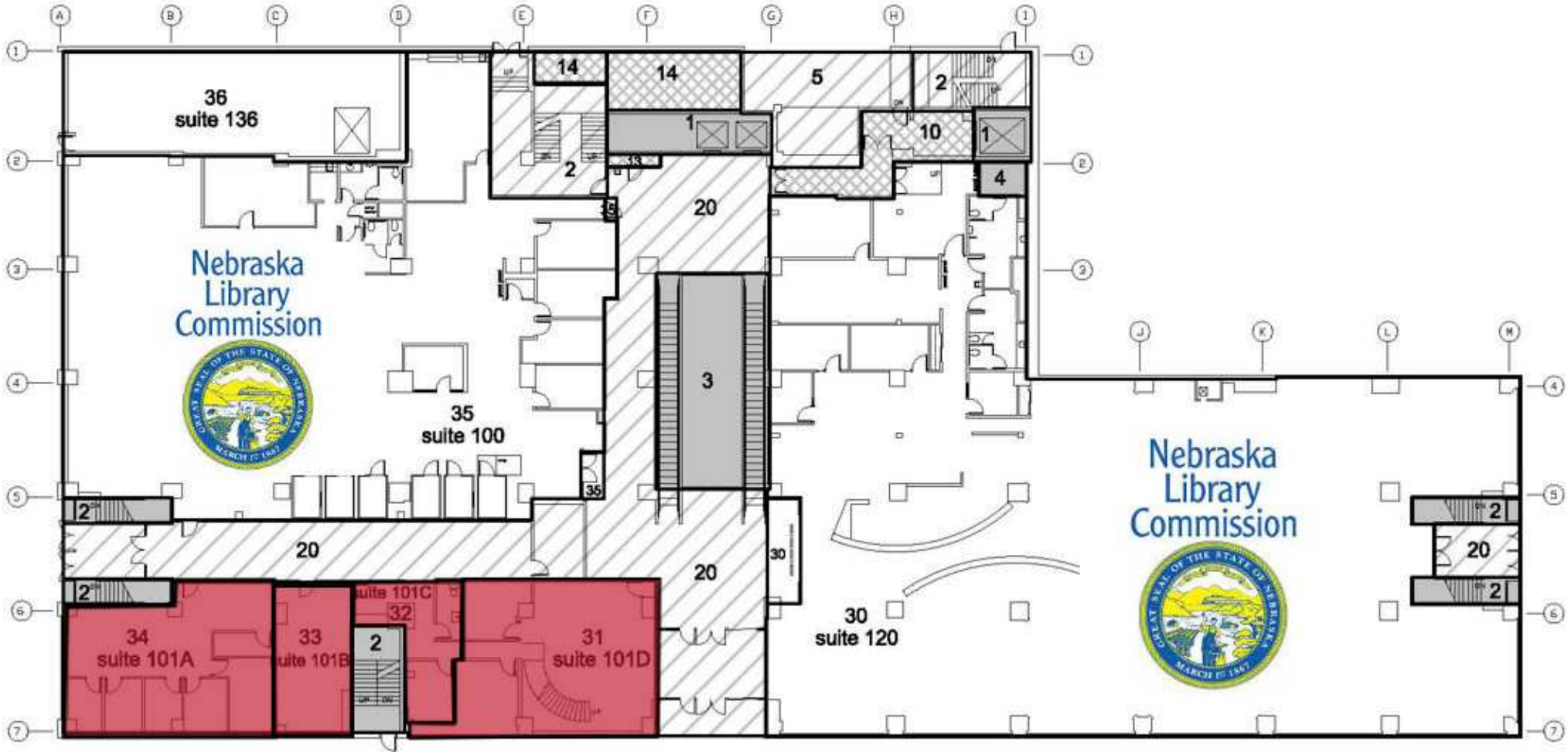
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FOR LEASE - 1ST FLOOR
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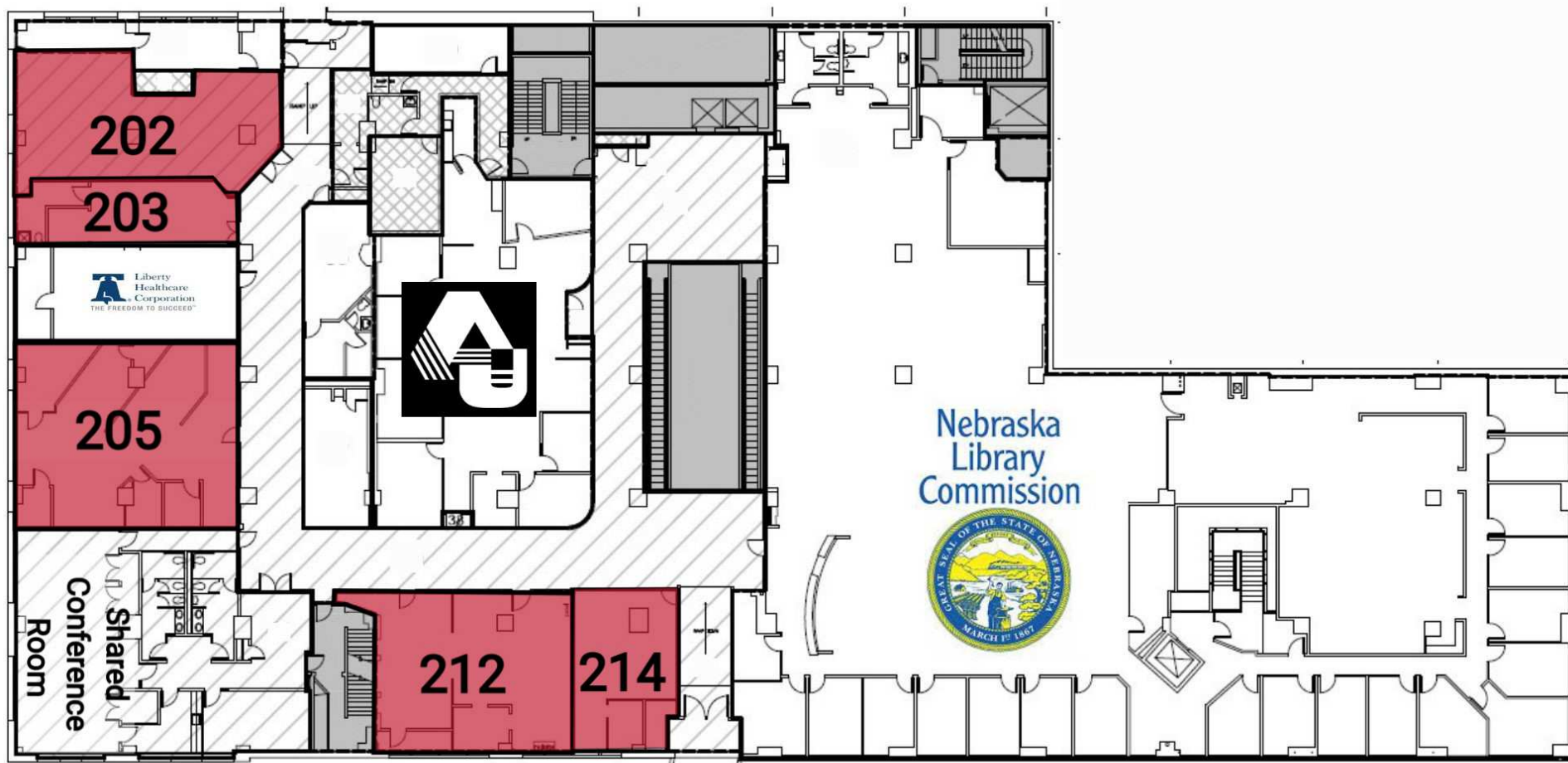
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FOR LEASE - 2ND FLOOR

1200 N STREET, LINCOLN, NE 68508

Office | 501 - 26,408 SF | \$17.00 SF/yr (MG)



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FOR LEASE - 4TH FLOOR
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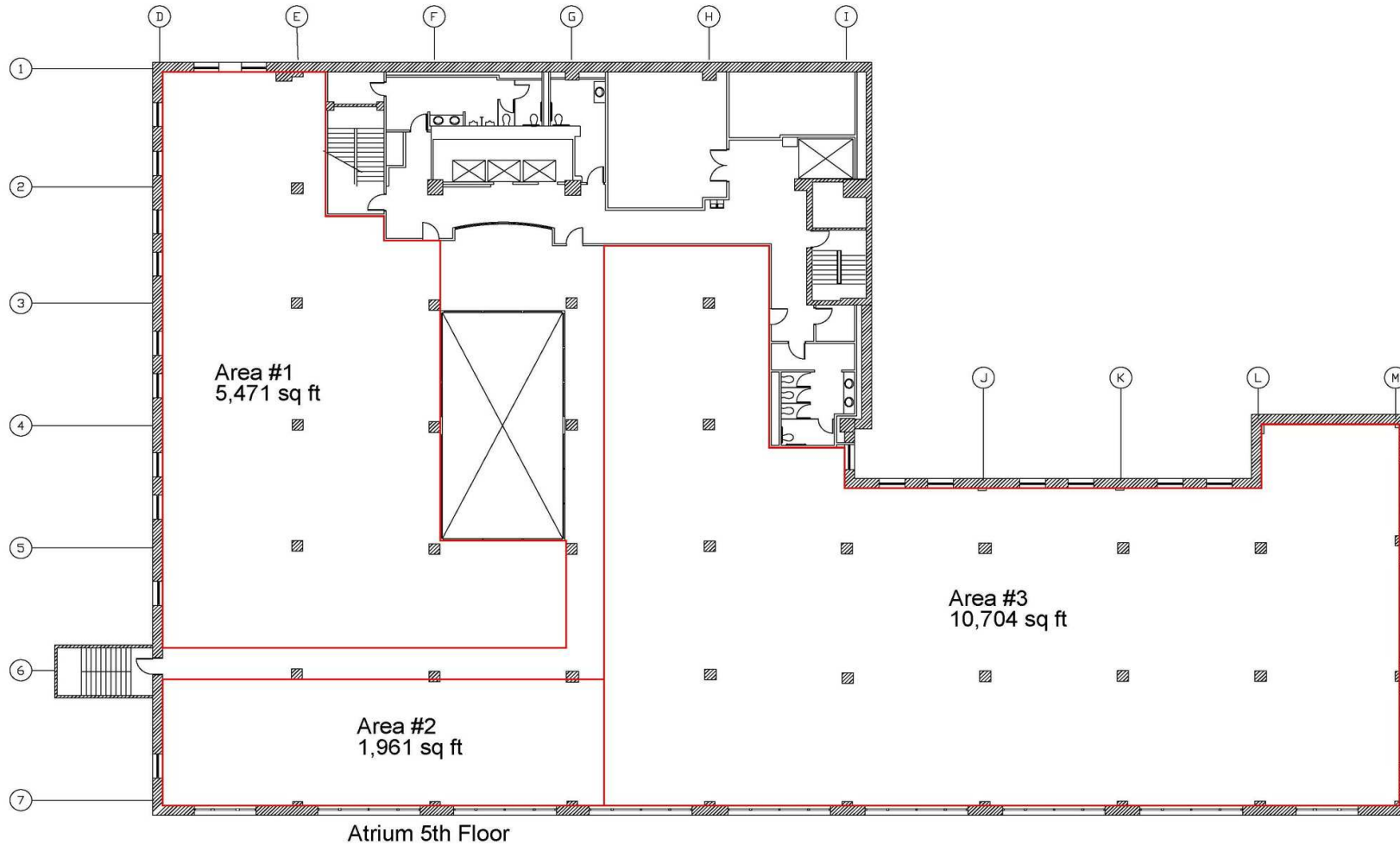
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FOR LEASE - 5TH FLOOR

1200 N STREET, LINCOLN, NE 68508

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Potential Demise Shown

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FOR LEASE - 6TH FLOOR
1200 N STREET, LINCOLN, NE 68508
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Available
4,000 - 26,323 SF

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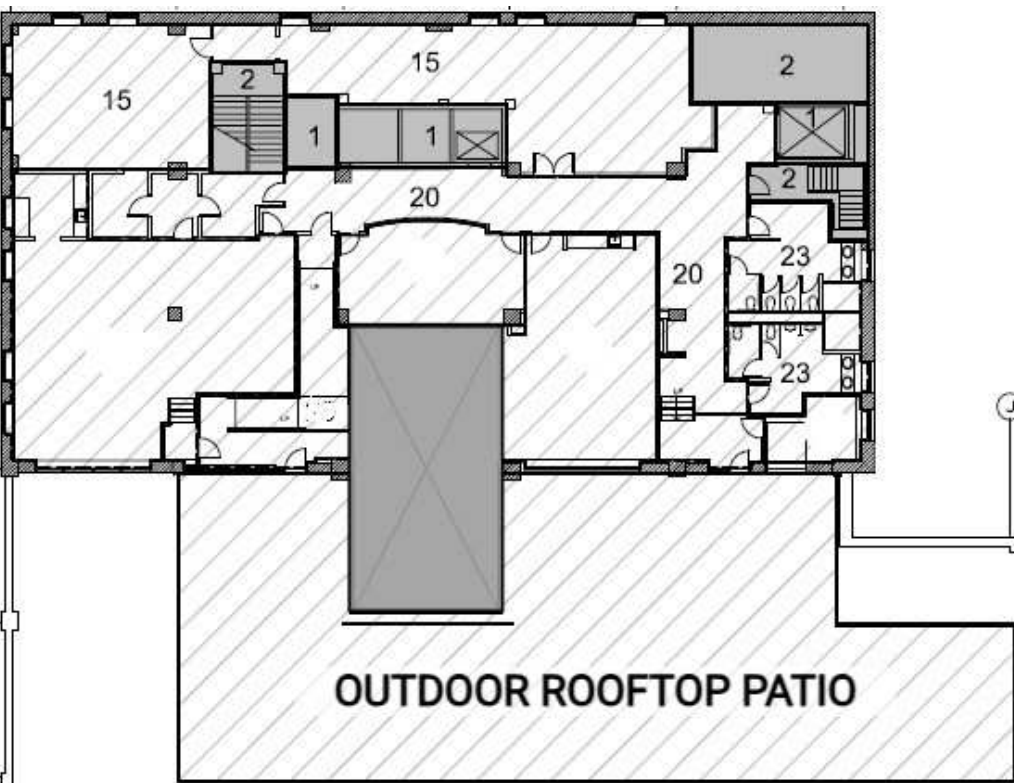
FOR LEASE - 7TH FLOOR COMMON SPACES

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COMMERCIAL REAL ESTATE SERVICES



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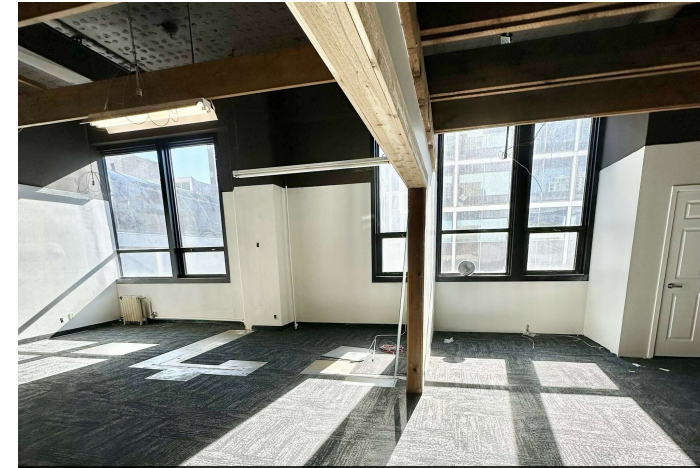
COMMERCIAL REAL ESTATE SERVICES



Suite 101A



Suite 202



Suite 212



Suite 101A



Suite 205



Suite 214

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Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



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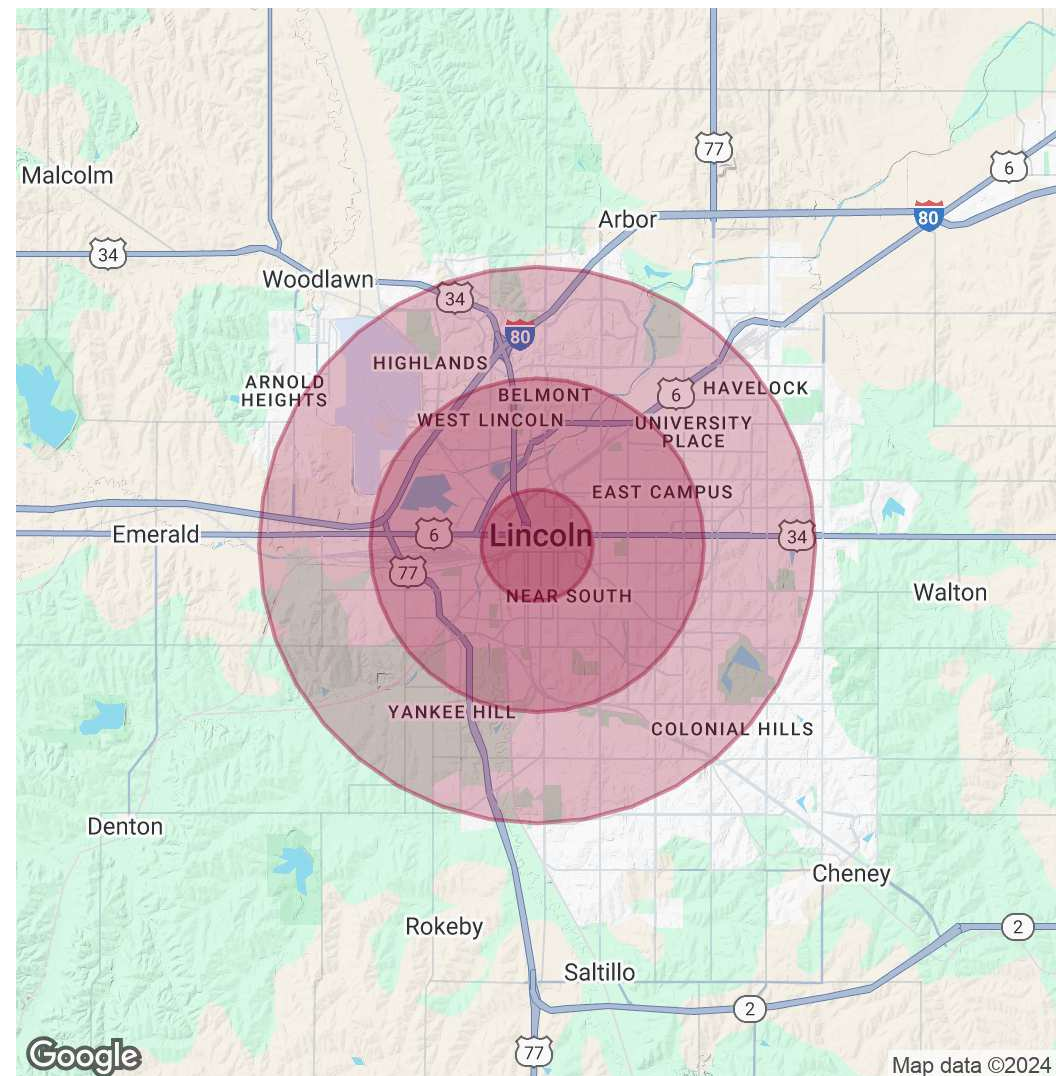
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,077	113,257	218,962
Average Age	24.8	29.4	31.4
Average Age (Male)	25.0	29.2	30.7
Average Age (Female)	24.1	29.5	32.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,517	44,408	88,575
# of Persons per HH	3.2	2.6	2.5
Average HH Income	\$30,044	\$46,595	\$52,448
Average House Value	\$117,572	\$146,343	\$152,553

* Demographic data derived from 2020 ACS - US Census



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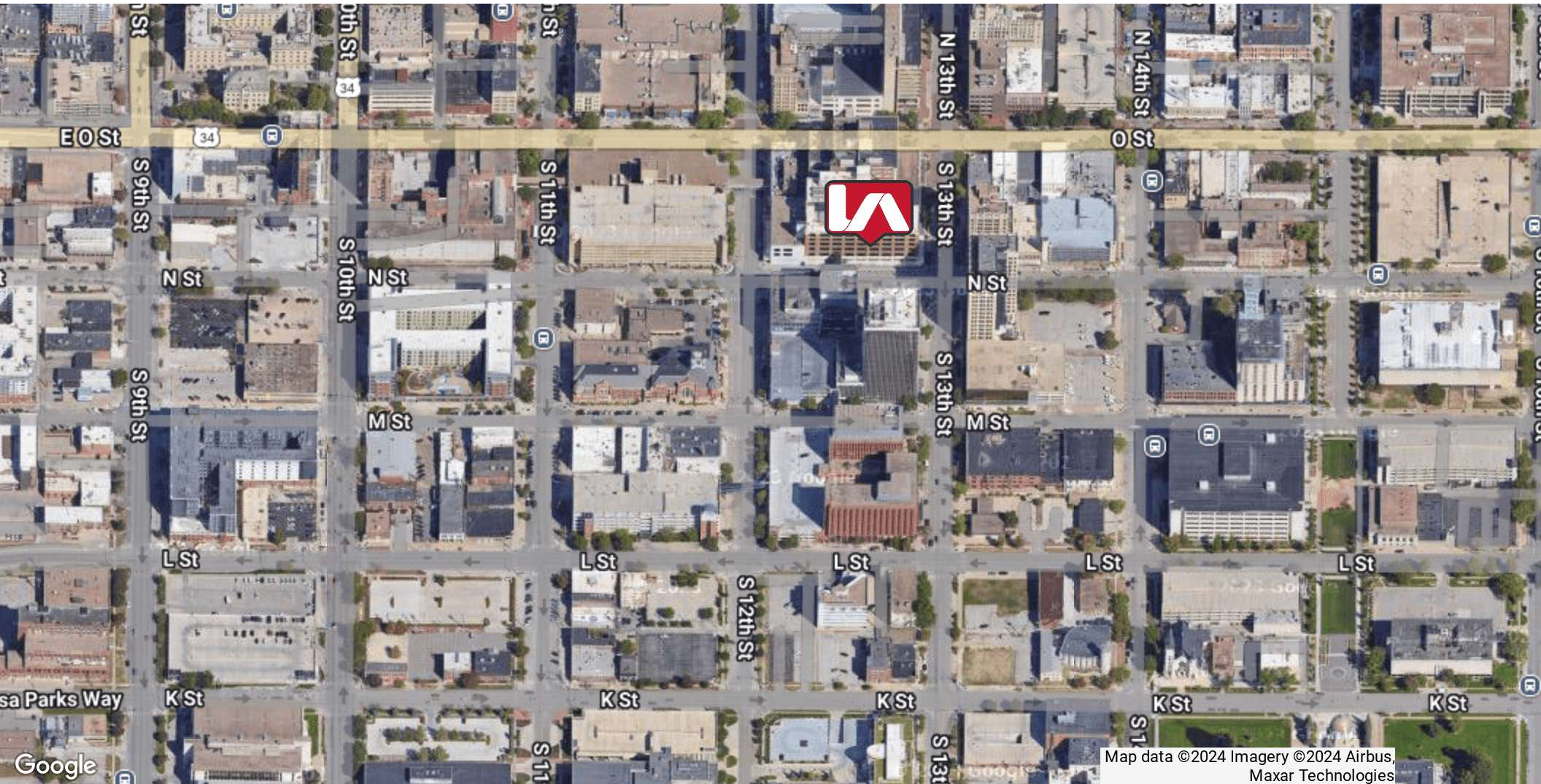
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