

FIRETHORN

C O R P O R A T E C E N T E R



OVERVIEW

Firethorn Corporate Center offers the perfect setting for your office. Conveniently located at the 87th & Van Dorn roundabout, our prime location provides easy access to Firethorn Golf Club, Hillcrest Country Club, and a wealth of amenities in East Lincoln. With 3 pad sites available, we cater to medical offices, corporate offices, government offices, small business offices, and more. Our flexible options include build-to-suit, leaseback, ground lease, or even potential joint ventures to grant ownership to interested companies. Create an office space ranging from 2,200 S.F. to 50,000 S.F. in Lincoln's most exclusive office park.

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CORPORATE CENTER



PROPERTY DETAILS

Location:	At the 87th & Van Dorn roundabout
Development Size:	3 pad sites for build-to-suit, leaseback, ground lease or JV partnership
Zoning:	O3
Use:	Office Park District

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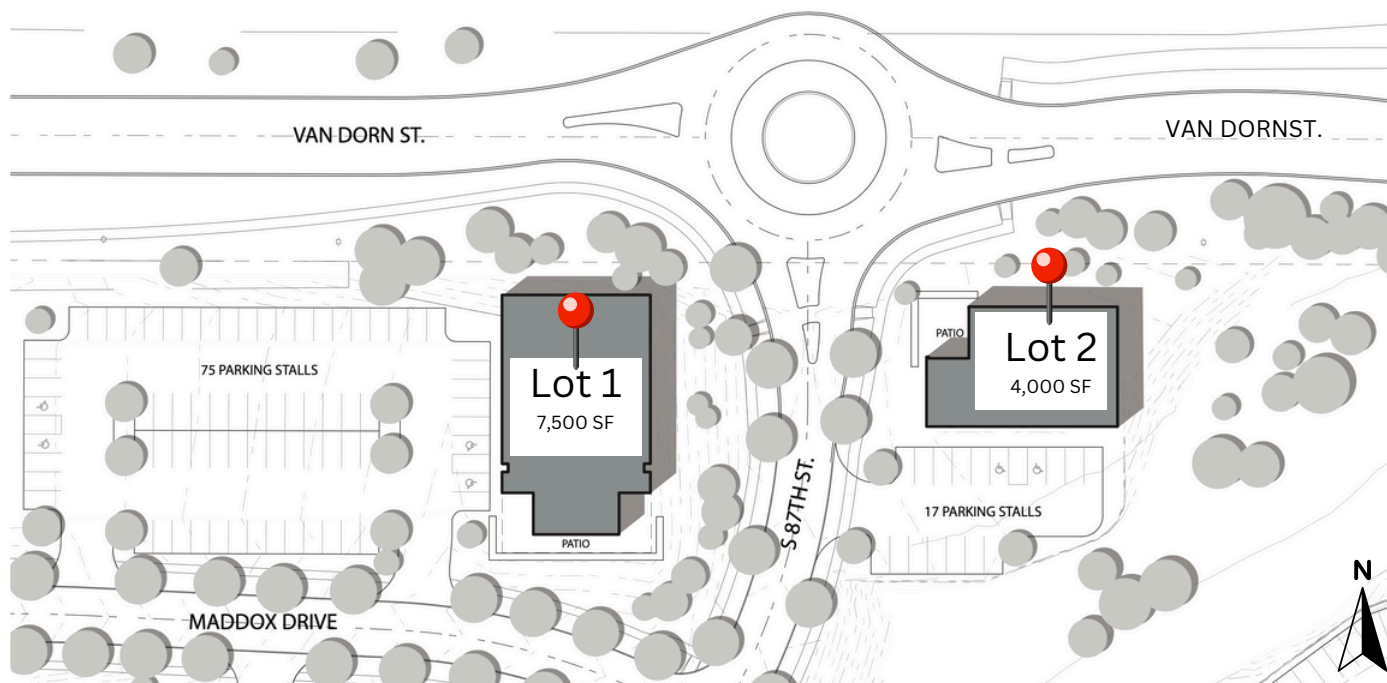
CONCEPT RENDERINGS

The concept renderings have been developed to visually represent potential architectural designs for a building on both the 7,500 square foot pad and the 4,000 square foot pad. Additionally, there is a concept for a 50,000 square foot building on the larger pad site located across from The Resort.



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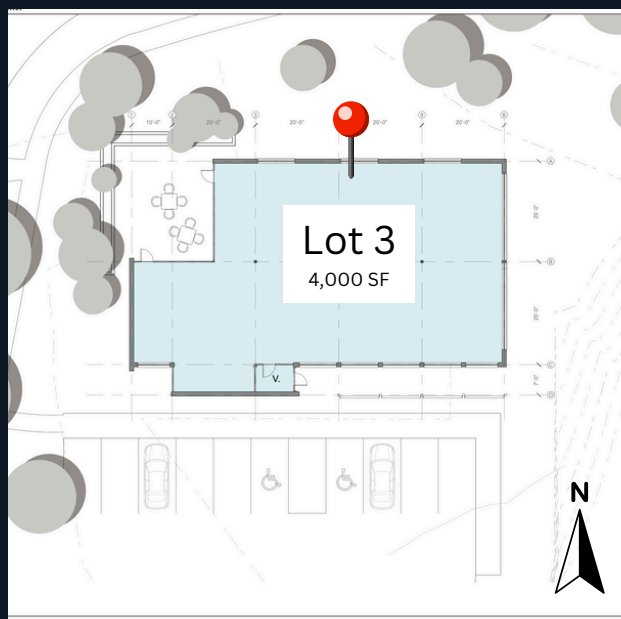


*PROPOSED BUILDING SIZES

Lot 1 SWC of 87th & Van Dorn, up to a 7,500 SF office building

Lot 2 SEC, up to 4,000 SF office building

Lot 3 Across from the resort, up to 50,000 SF office building**

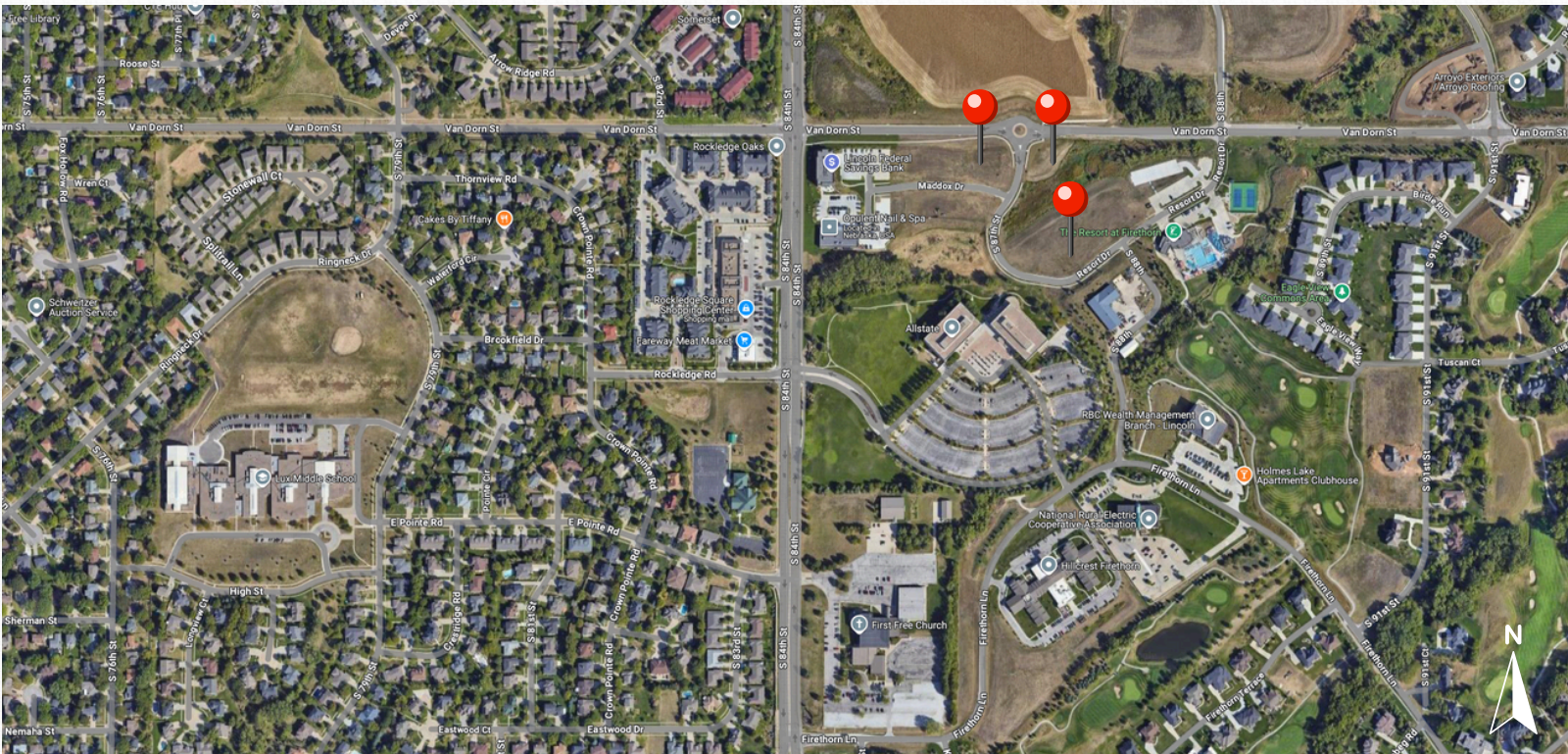


*Overall concept site plan showing max bldg sizes and parking allocations

** A building of up to 50,000 SF can be constructed on the pad site across from the Resort, and it can be even larger if underground parking is necessary. If a 10,000 SF or 25,000 SF office building is required, the site can be subdivided to accommodate the need.

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DEMOGRAPHICS

	<u>1 Miles</u>	<u>5 Miles</u>
Total Population:	4,233	92,992
Average H.H Income:	\$101,130.75	\$69,718.79
Estimated Households (2023):	3,689	50,526

DISCLAIMER

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor



ABOUT US

White Development Company specializes in commercial and residential real estate services, including acquisitions and joint ventures. Our expertise lies in residential and commercial land development, as well as commercial property development. With a proven track record, we have a strong reputation for completing significant projects and collaborating with investors and landowners to deliver exceptional mixed-use developments.

