

OWNER MOTIVATED



FOR LEASE  
PRICE REDUCTION

**3340 Eastpark  
Circle**

Lincoln, NE 68504

\$9.25 PSF, NNN  
4,200-16,800 SF  
(Space can be demised)

LISTING AGENTS:



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**LINE**  
PARTNERS

## 3340 Eastpark Circle

Square footage will be devisible from 4,200 – 16,800 SF. Outside storage available depending on Tenant and need for an additional \$1.00 PSF. Could easily be fenced.

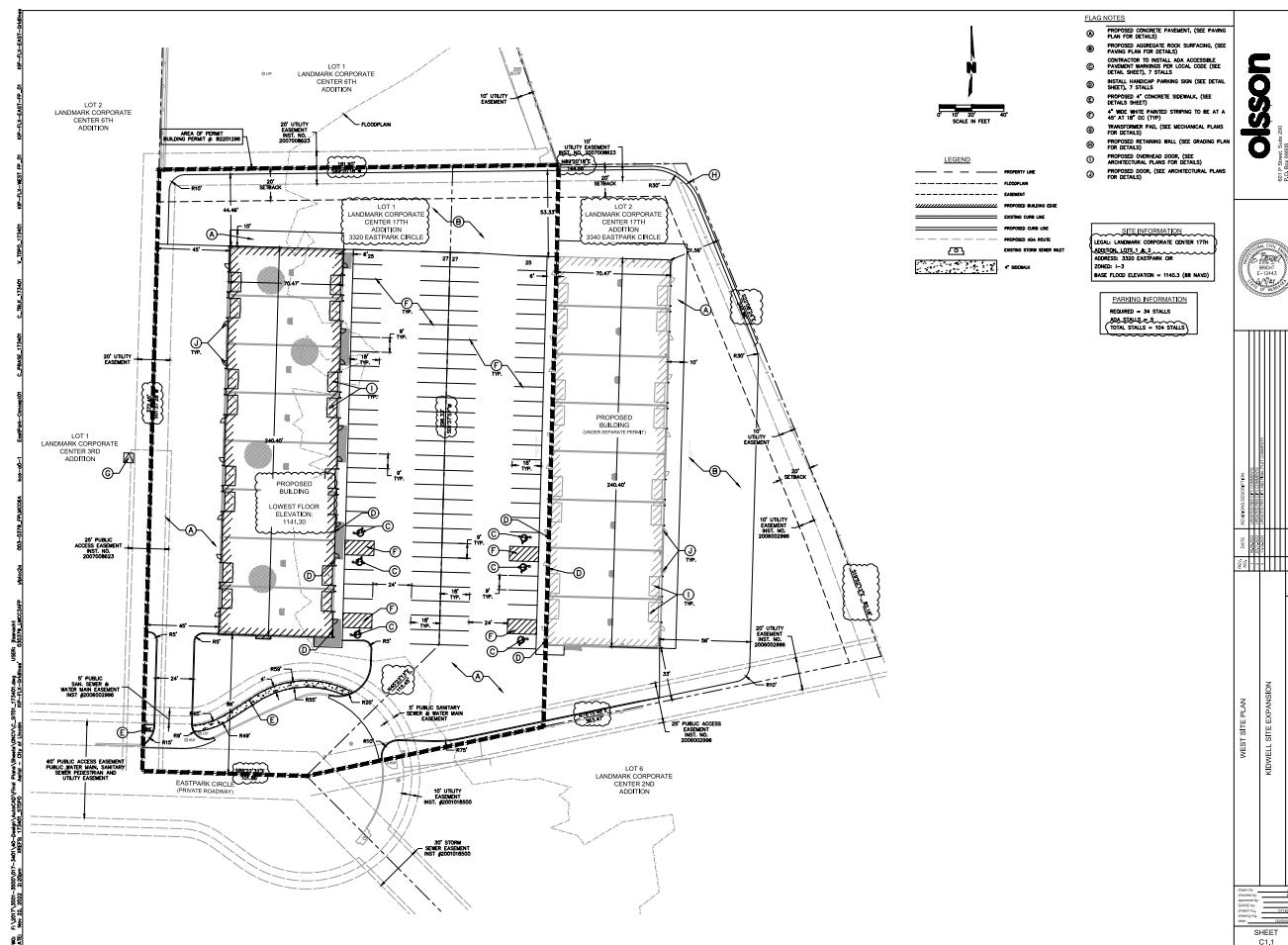
This property consists of two 16,800 SF buildings facing each other with common area parking. There are currently 120 stalls planned between the two buildings.

They will be available for pre-leasing. The building is located in a highly desirable area with easy access to HWY 77 and I-80.

Can drive around the entire East building.

This building offers drive through bays with OH Doors being on the East and West sides of the building in each bay, other than the end cap on the North Side.

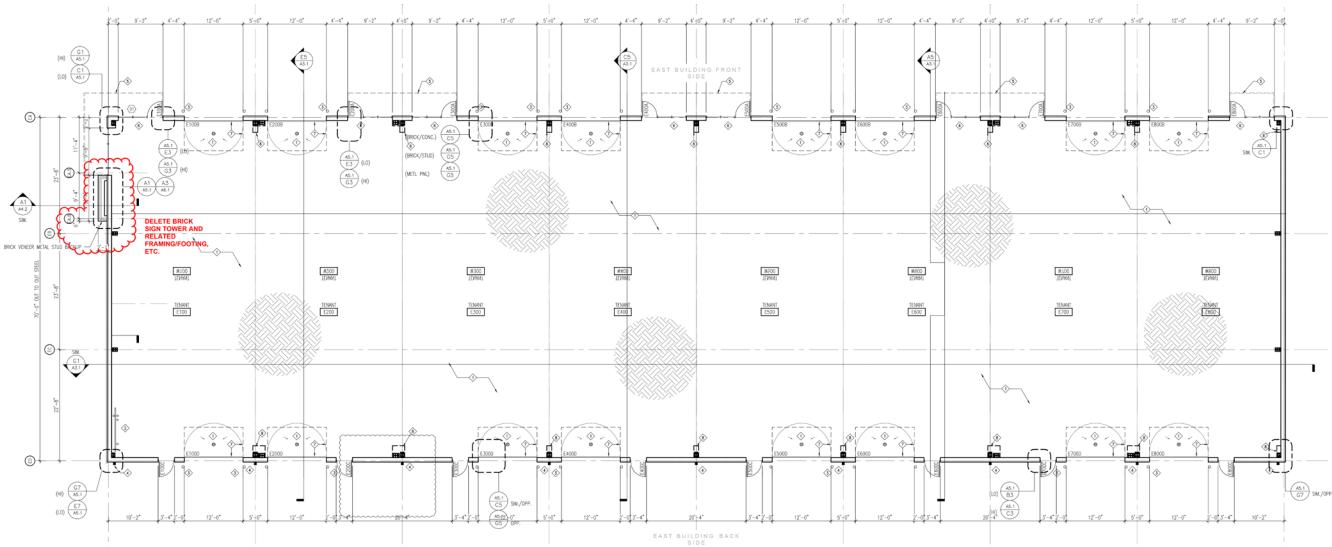
Landlord shall deliver the space per "Landlord Delivery".



# 3340 Eastpark Cir | Renderings



# 3340 Eastpark Cir | Floorplan



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

## Delivery Requirements

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### **Landlord shall deliver the Premises as follows:**

1. Landlord shall deliver the building to Tenant as a shell, with overhead doors and 8 door openings as shown, a poured interior concrete floor, and the common parking/exclusive stalls in front of the Premises poured.
2. Delivery will be in broom clean condition, free of debris, hazardous material, and any signage or window graphics.
3. With building foundation, structural system and roof framing structurally sound.
4. With unfinished concrete floor to be structurally sound, absent of all floor coverings, level, smooth, and clean.
5. Landlord will provide main sprinkler system service into the building.
6. With 3 suspended gas furnaces to serve the building shell, standard plumbing stubbed ready for build out (if we can make decisions on plumbing locations prior to floor pour, this could reduce any extra costs), 240v single phase electrical service (can be upgraded in size and to 3 phase as part of Tenant's Improvements) for tenant's exclusive use, as well as a Landlord/"House Panel" for any common area lighting, etc..
7. Insulated storefront and windows to be delivered with glazing and seals in good condition and windows free of moisture, currently planned at four (4) – 10 ft by 10 ft storefronts.
8. With all facades, fascia and exterior portions of the building structurally sound, weather tight, in good repair, free of signage, and all holes patched and painted to match existing.
9. Kidwell to bid and perform all electrical and low voltage work.
10. Landlord to discuss price of demising wall depending on credibility of Tenant, or Demising wall will be amortized into the rental rate number.