

FOR LEASE - ATRIUM BUILDING

1200 N STREET, LINCOLN, NE 68508

OFFICE | 501 - 23,356 SF | \$17.00 SF/YR (MG)



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

Grace Newton

402.980.0111

gnewton@lee-associates.com

Daniel Dutton

402.677.1247

ddutton@lee-associates.com

Daniel J. Goaley

402.690.0400

dgoaley@lee-associates.com

Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

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



FOR LEASE

1200 N STREET, LINCOLN, NE 68508

Office | 501 - 26,356 SF | \$17.00 SF/yr (MG)



PROPERTY DESCRIPTION

Century-old Downtown Lincoln office building undergoing major transformation! Full floor 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. Join new tenants Elevator and Haberdash.

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 - 26,356 SF
Building Size:	242,835 SF

CONTACT

Grace Newton

gnewton@lee-associates.com
C 402.980.0111

Daniel Dutton

ddutton@lee-associates.com
C 402.677.1247

Daniel J. Goaley

dgoaley@lee-associates.com
C 402.690.0400

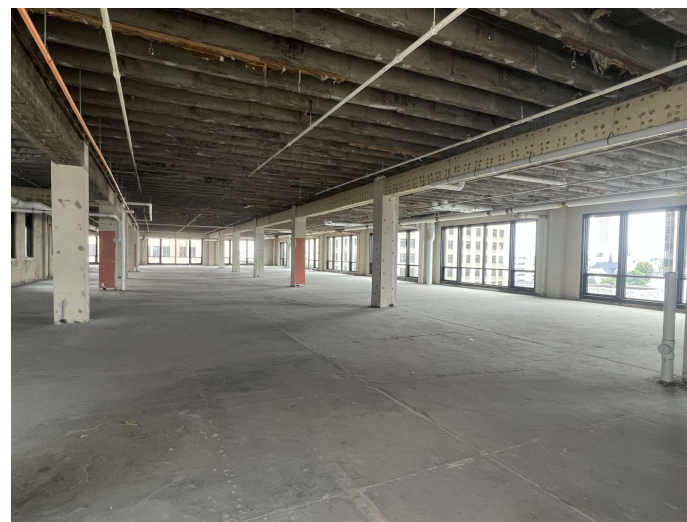
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

FOR LEASE
1200 N STREET, LINCOLN, NE 68508
Office | 501 - 26,356 SF | \$17.00 SF/yr (MG)



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



CONTACT

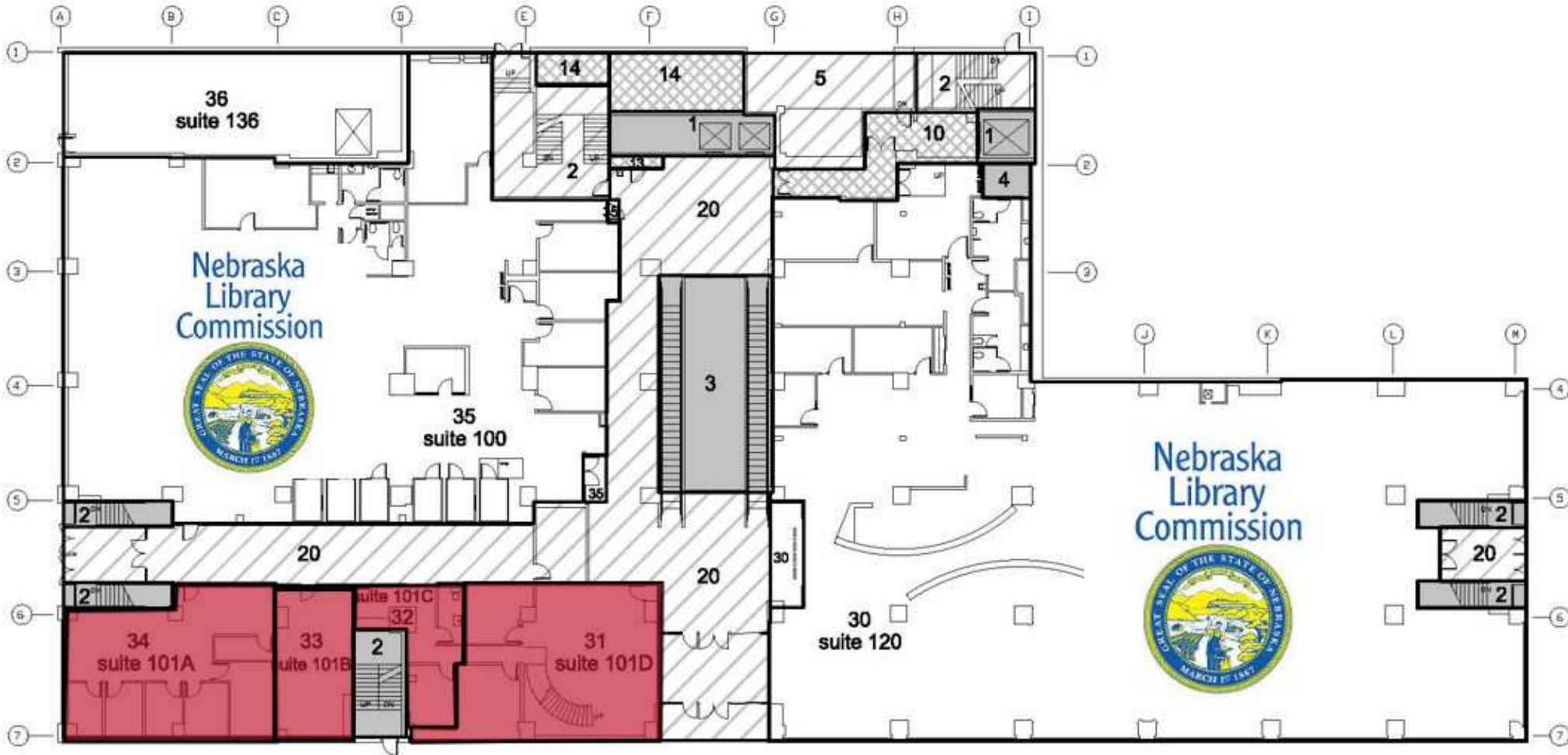
Grace Newton
gnewton@lee-associates.com
C 402.980.0111

Daniel Dutton
ddutton@lee-associates.com
C 402.677.1247

Daniel J. Goaley
dgoaley@lee-associates.com
C 402.690.0400

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

FOR LEASE - 1ST FLOOR
1200 N STREET, LINCOLN, NE 68508
Office | 501 - 26,356 SF | \$17.00 SF/yr (MG)



CONTACT

Grace Newton

gnewton@lee-associates.com
C 402.980.0111

Daniel Dutton

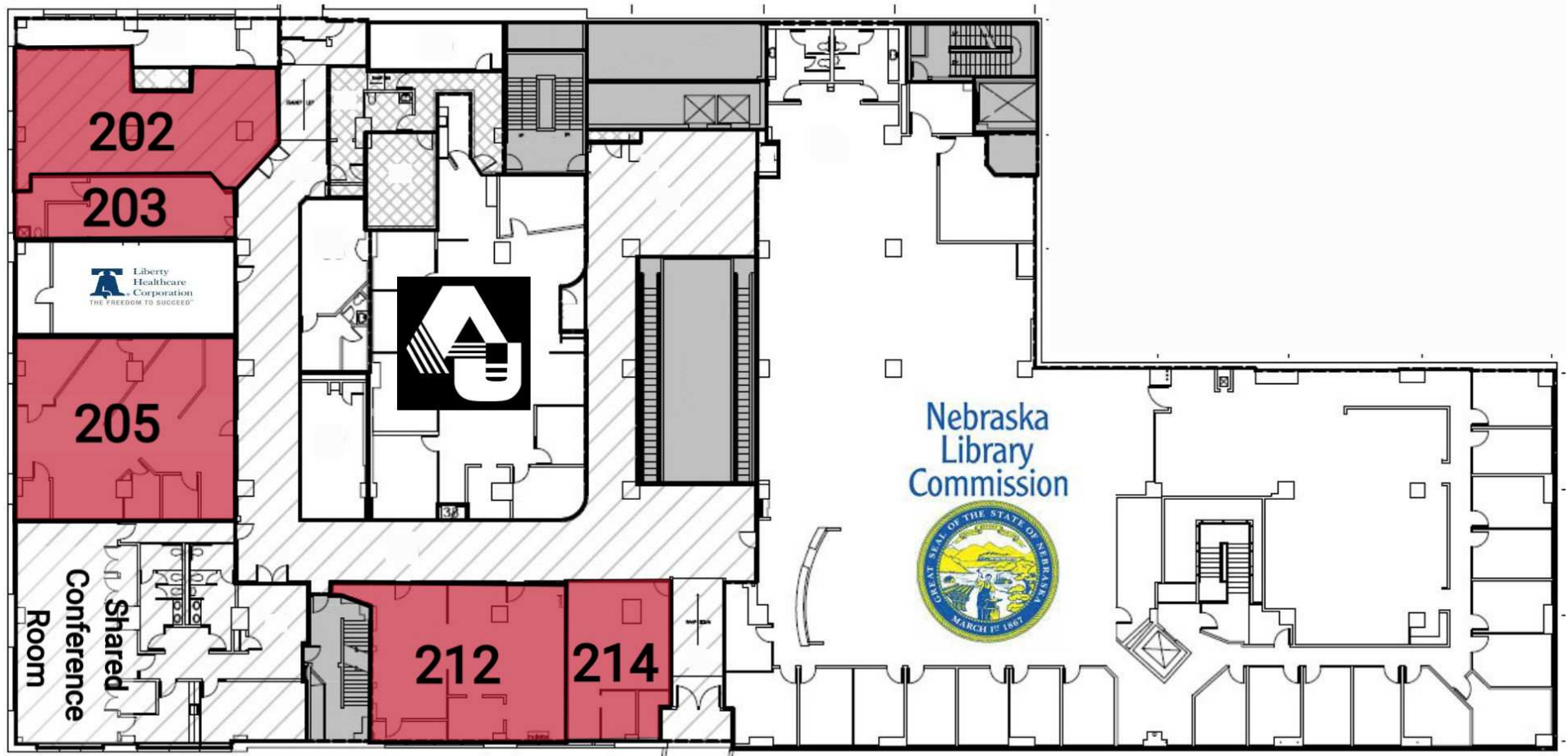
ddutton@lee-associates.com
C 402.677.1247

Daniel J. Goaley

dgoaley@lee-associates.com
C 402.690.0400

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

FOR LEASE - 2ND FLOOR
1200 N STREET, LINCOLN, NE 68508
Office | 501 - 26,356 SF | \$17.00 SF/yr (MG)



CONTACT

Grace Newton

gnewton@lee-associates.com
C 402.980.0111

Daniel Dutton

ddutton@lee-associates.com
C 402.677.1247

Daniel J. Goaley

dgoaley@lee-associates.com
C 402.690.0400

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

FOR LEASE - 4TH FLOOR
1200 N STREET, LINCOLN, NE 68508
Office | 501 - 26,356 SF | \$17.00 SF/yr (MG)



CONTACT

Grace Newton
gnewton@lee-associates.com
C 402.980.0111

Daniel Dutton
ddutton@lee-associates.com
C 402.677.1247

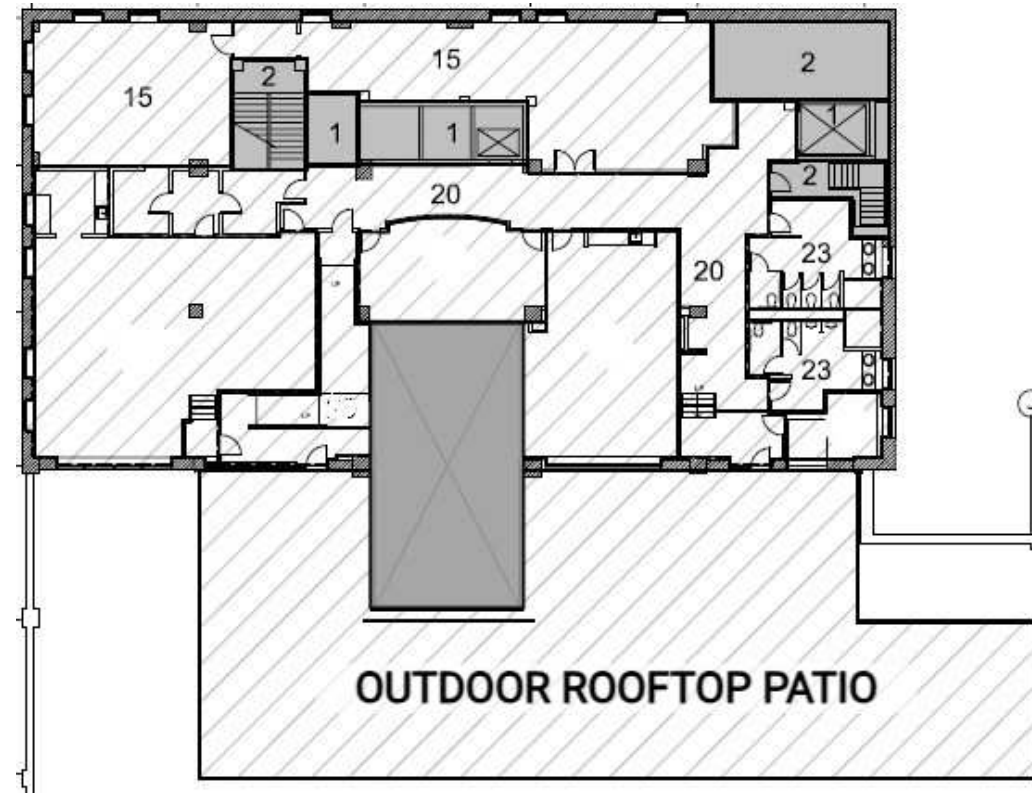
Daniel J. Goaley
dgoaley@lee-associates.com
C 402.690.0400

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

FOR LEASE - 7TH FLOOR COMMON SPACES

1200 N STREET, LINCOLN, NE 68508

Office | 501 - 26,356 SF | \$17.00 SF/yr (MG)



CONTACT

Grace Newton

gnewton@lee-associates.com
C 402.980.0111

Daniel Dutton

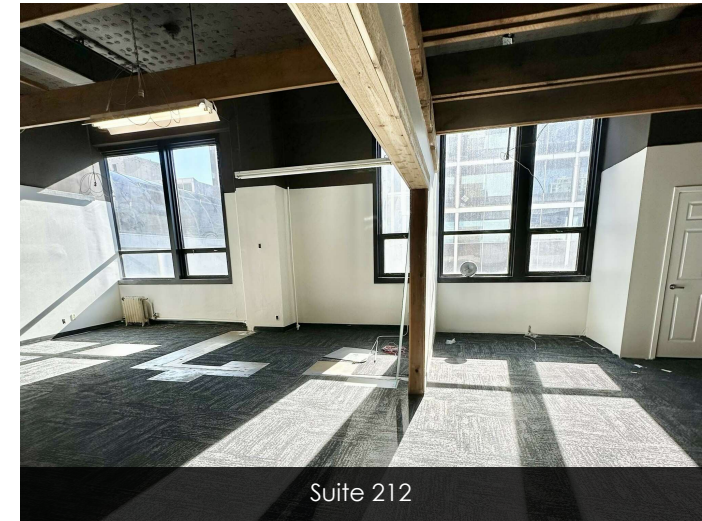
ddutton@lee-associates.com
C 402.677.1247

Daniel J. Goaley

dgoaley@lee-associates.com
C 402.690.0400

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

FOR LEASE
1200 N STREET, LINCOLN, NE 68508
Office | 501 - 26,356 SF | \$17.00 SF/yr (MG)



CONTACT

Grace Newton
gnewton@lee-associates.com
C 402.980.0111

Daniel Dutton
ddutton@lee-associates.com
C 402.677.1247

Daniel J. Goaley
dgoaley@lee-associates.com
C 402.690.0400

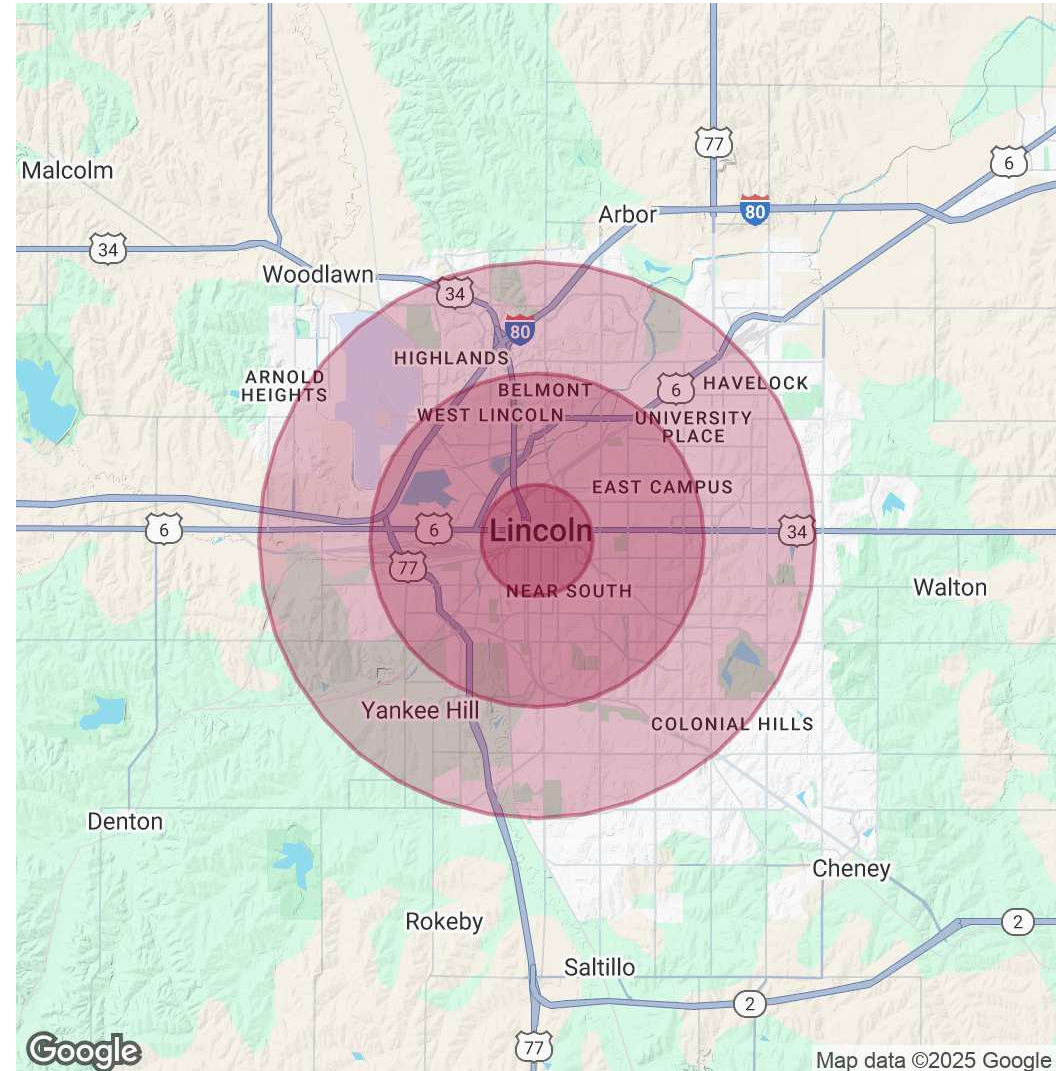
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

FOR LEASE
1200 N STREET, LINCOLN, NE 68508
Office | 501 - 26,356 SF | \$17.00 SF/yr (MG)

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



CONTACT

Grace Newton
 gnewton@lee-associates.com
 C 402.980.0111

Daniel Dutton
 ddutton@lee-associates.com
 C 402.677.1247

Daniel J. Goaley
 dgoaley@lee-associates.com
 C 402.690.0400

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

FOR LEASE

1200 N STREET, LINCOLN, NE 68508

Office | 501 - 26,356 SF | \$17.00 SF/yr (MG)

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



CONTACT

Grace Newton

gnewton@lee-associates.com
C 402.980.0111

Daniel Dutton

ddutton@lee-associates.com
C 402.677.1247

Daniel J. Goaley

dgoaley@lee-associates.com
C 402.690.0400

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

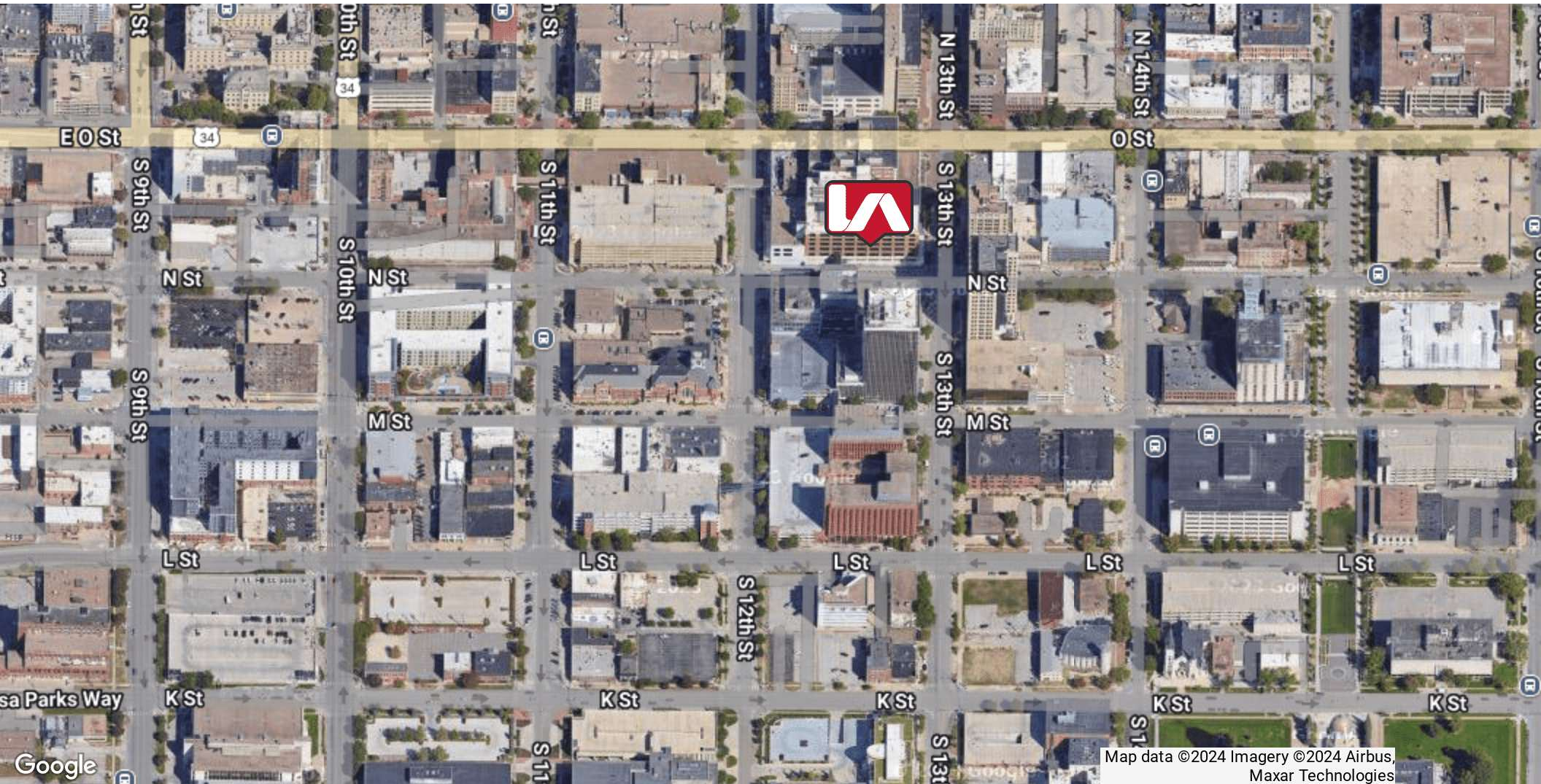
Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



FOR LEASE

1200 N STREET, LINCOLN, NE 68508

Office | 501 - 26,356 SF | \$17.00 SF/yr (MG)



CONTACT

Grace Newton

gnewton@lee-associates.com
C 402.980.0111

Daniel Dutton

ddutton@lee-associates.com
C 402.677.1247

Daniel J. Goaley

dgoaley@lee-associates.com
C 402.690.0400

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

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

