

# Lincolnshire SQUARE

## AVAILABLE FOR LEASE



7121 A Street, Suite 101  
Lincoln, NE 68510

**Square Feet:** 850 Sq. Ft.

**Lease Rate:** \$15.50 PSF (Modified Gross)

**Property Type:** Office / Medical

**Zoning:** O3 - Office Park

**Parking:** 4 stalls per 1,000 Sq. Ft.

**Building Size:** 8,314 Sq. Ft.

**Cross Streets:** 70<sup>th</sup> & A Street

Lincolnshire Square is an established office park located on the corner of 70<sup>th</sup> and A streets, with direct access to I-80, hospitals, schools, shopping, dining, and entertainment. Offering a wide range of office sizes, this development provides the perfect opportunity for those businesses just starting or looking to expand.

Leasing with Hampton is a long standing relationship from signing your lease, designing your space, providing property management, and supporting you along the way!

### KEY FEATURES

- Centrally Located
- Beautiful Landscaping
- Ample Parking

Demographics	1 Mile	3 Miles	5 Miles
Population	11,767	94,208	212,958
Households	5,333	40,926	87,206
Median HH Income	\$70,723	\$59,923	\$55,293
Traffic Counts	29,300 ADT		



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Hampton Enterprises - Properties & Construction

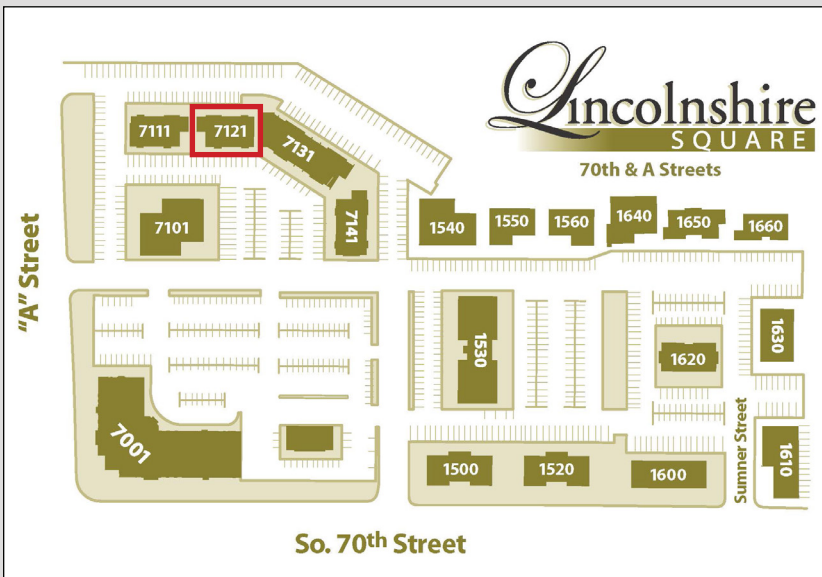
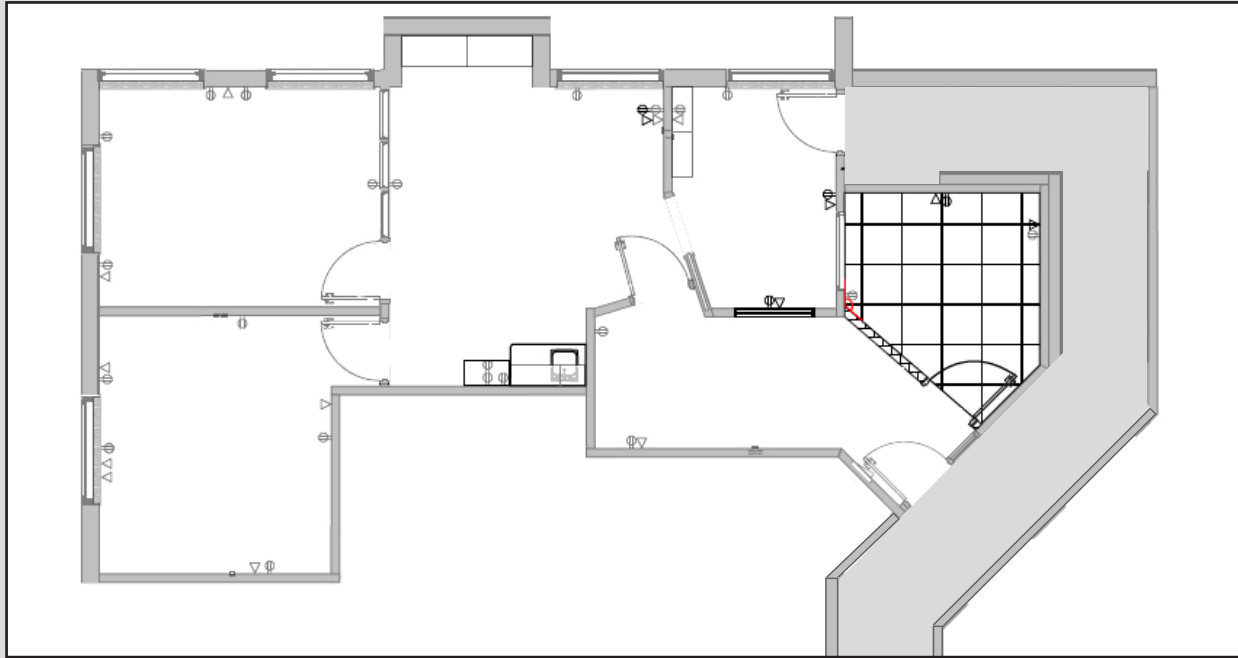
(402) 489-8858

[hampton1.com](http://hampton1.com)

3400 Plantation Drive, Suite 110 • Lincoln, NE 68516



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850 Sq. Ft.



With Hampton, you are able to customize  
a space to meet your business needs.  
Contact us today to set up a tour:  
(402) 489-8858  
[leasing@hampton1.com](mailto:leasing@hampton1.com)



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