

CLASS A OFFICE SPACE - SOUTHWEST LINCOLN FOR LEASE



**1633 NORMANDY CT.
LINCOLN, NE 68512**

PROPERTY TYPE: Office

SPACE OPTIONS: SUITES A-C: 6,000 SF
SUITE A: 2,500 SF
SUITE B: 2,000 SF
SUITE C: 1,500 SF

ZONING: B2 - Planned Neighborhood
Business District

LEASE RATE: \$13.50/SF/YR NNN

AVAILABLE: Immediately



PROPERTY HIGHLIGHTS

- Prominent Southwest Lincoln Location
- S. 16th Street and Old Cheney Road
- Easy Wayfinding
- Close to Many Amenities
- Adjacent to Walk/Bike Trail
- Building Signage Opportunities
- Ample Surface Parking
 - 25+ Stalls in Immediate Area of Building
- Ground-Level Access & Entrances
- Configurable Space
- Suite A: Perimeter Offices (4), Open Area for Modular Furniture, Breakroom/Kitchenette, Unisex Restrooms (2)
- Suite B: Perimeter Offices (3), Interior Offices (3), Open Area for Modular Furniture, Breakroom/Kitchenette, Unisex Restrooms (2)
- Suite C: Perimeter Offices (2), Interior Office (1), Breakroom/Kitchenette, Unisex Restrooms (2)



**PRISM
COMMERCIAL**
a Berkshire Hathaway Affiliate

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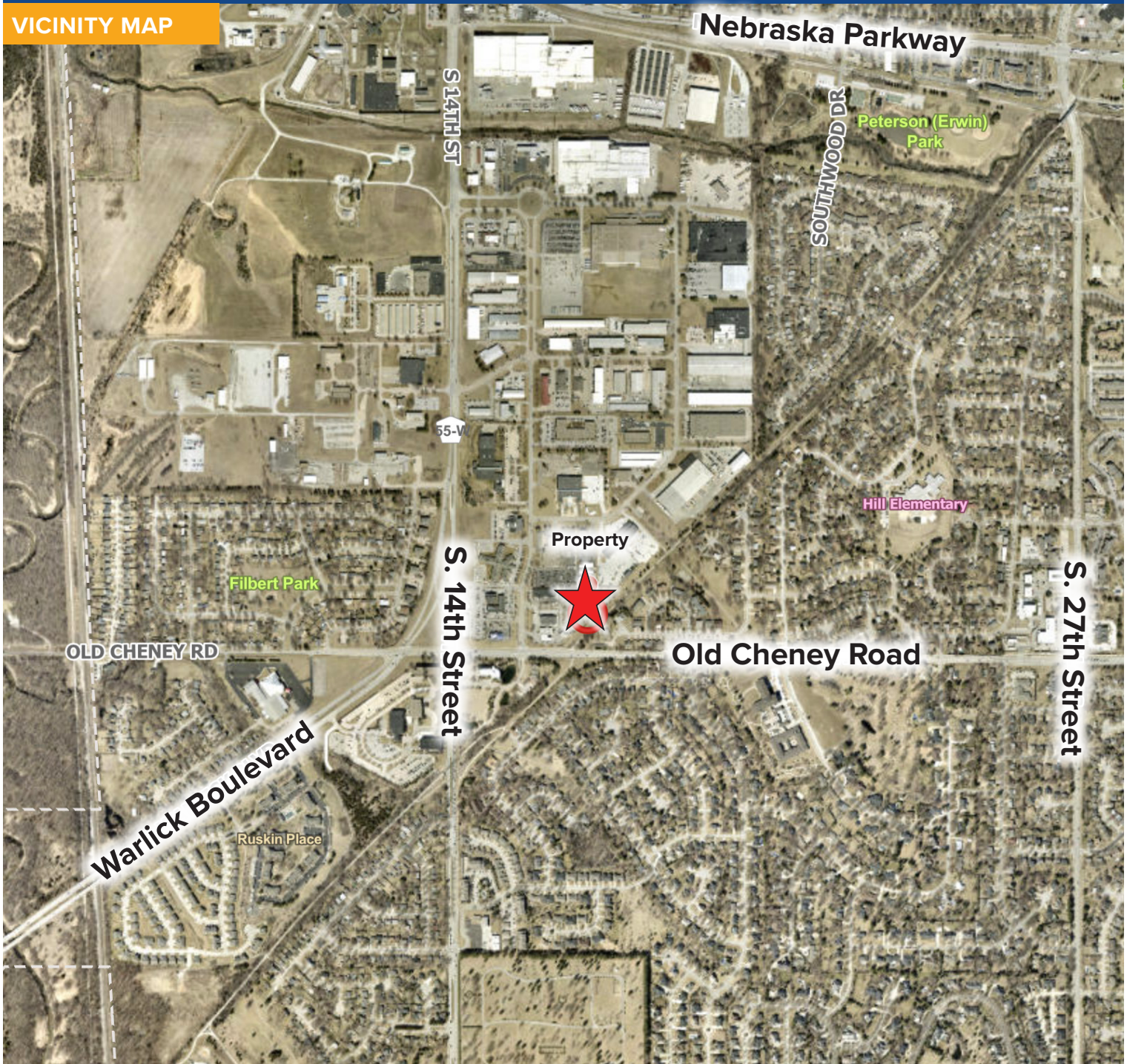
LISA LORENZ
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VICINITY MAP



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AERIAL VIEW SITE PLAN



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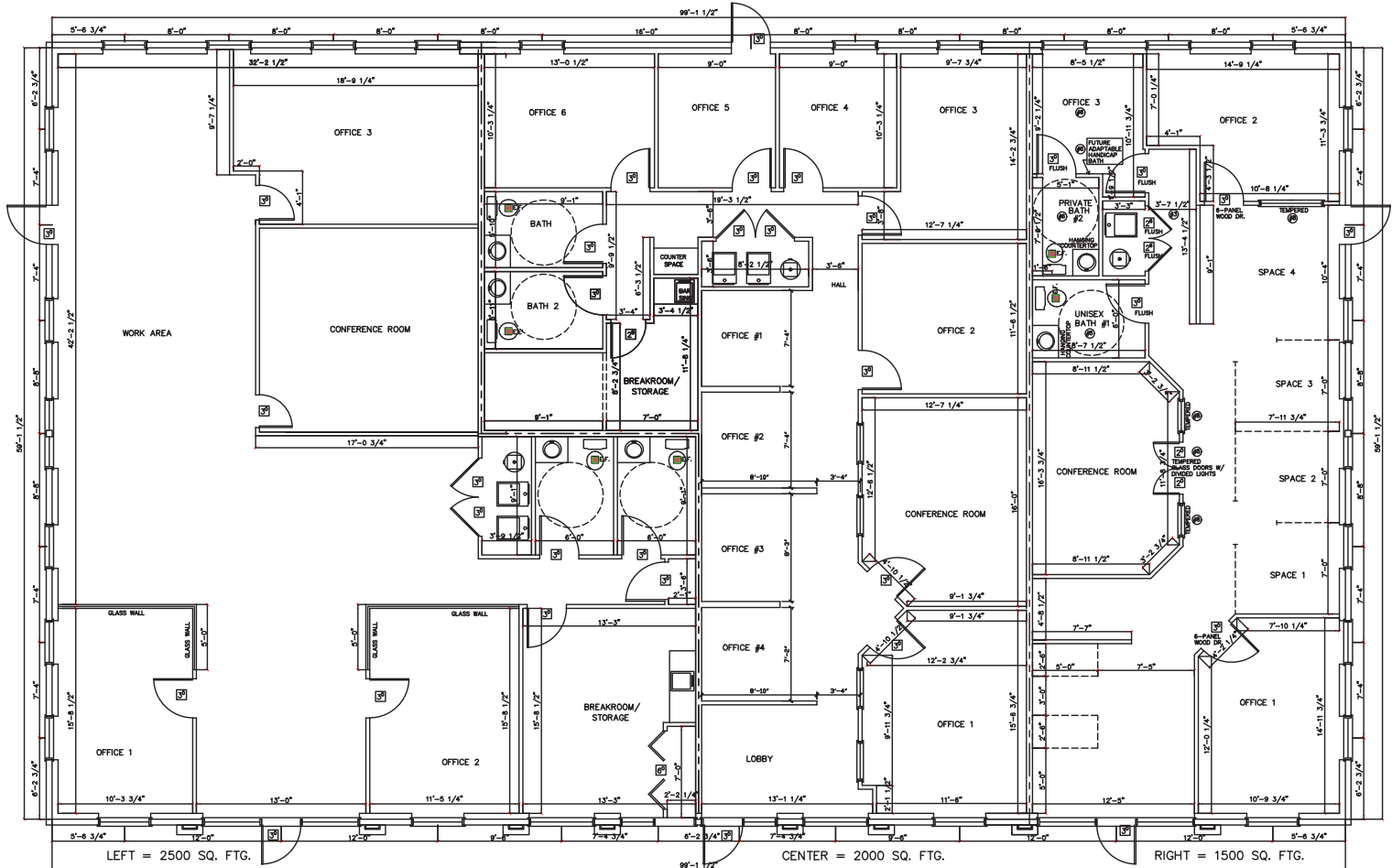
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FLOOR PLAN



1633 NORMANDY COURT
SUITE A – SUITE B – SUITE C



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ADDITIONAL PHOTOS



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