

## 151 N 8TH ST

151 N 8th St, Lincoln, NE 68508



## PROPERTY DESCRIPTION

Situated on a vibrant corner of Lincoln's Historic Haymarket, this location provides prime access to the heart of Lincoln's cultural center. At a point of high foot traffic, and easy access by bike, car, or transit, this building provides easy access to various city parking garages and metered street parking.

SPACES	LEASE RATE	SPACE SIZE
151 N 8th Suite 300	\$15.00 SF/yr	3,782 SF
151 N 8th Suite 320	\$15.00 SF/yr	4,613 SF
151 N 8th Suite 350	\$15.00 SF/yr	4,557 SF
151 N 8th Suite 430	\$15.00 SF/yr	4,133 SF

## OFFERING SUMMARY

Lease Rate	\$15.00 SF/yr (NNN)
Total Available SF	17,085 SF
Lot Size	20,951 SF
Building Size	80,871 SF
NNN	\$5.00 / SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	400	1,532	6,446
Total Population	771	3,429	17,812
Average HH Income	\$34,160	\$35,120	\$37,259



TOM GIFFORD

Broker

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KERI BOWER

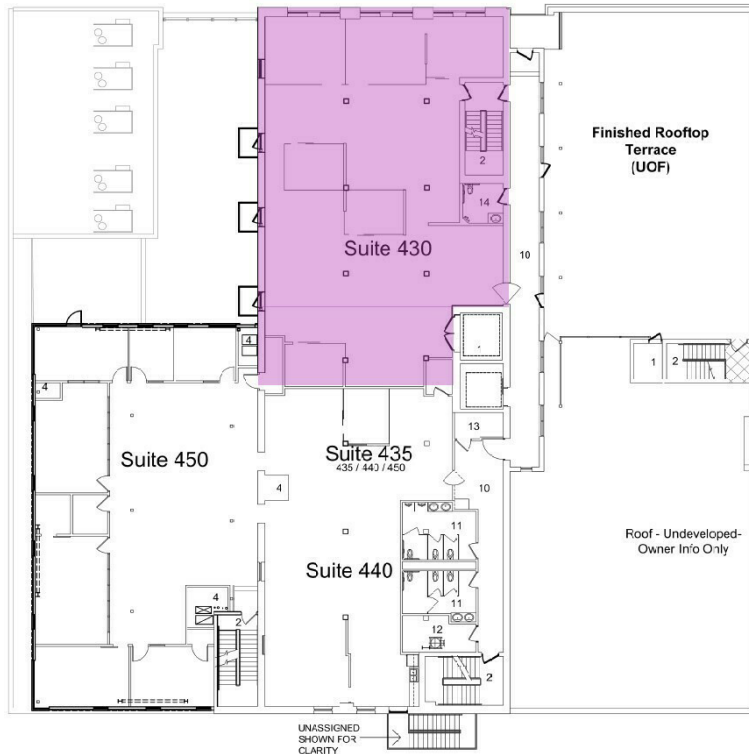
Commercial Leasing Agent

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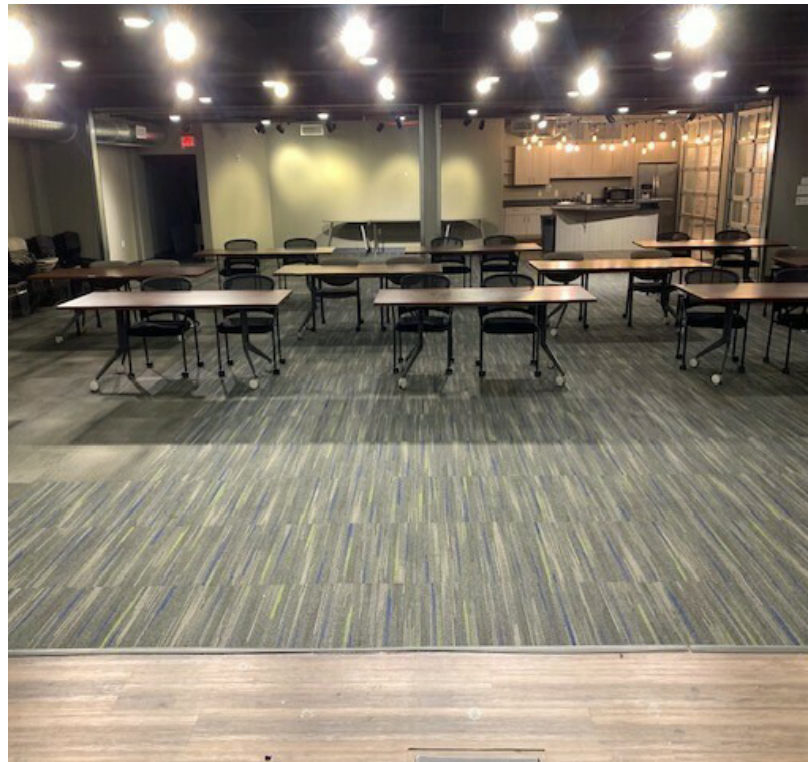
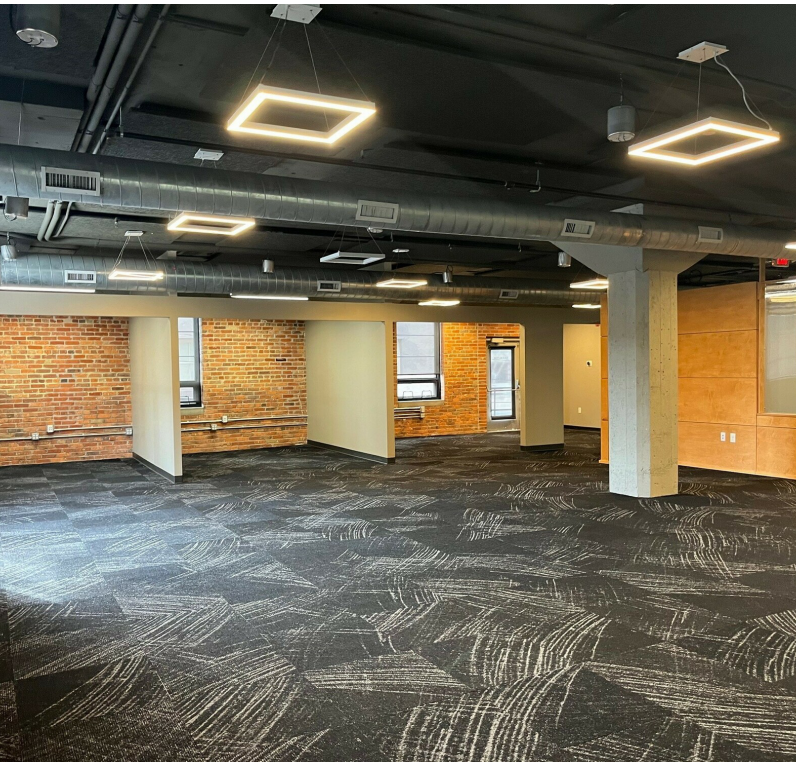
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Office Building For Lease

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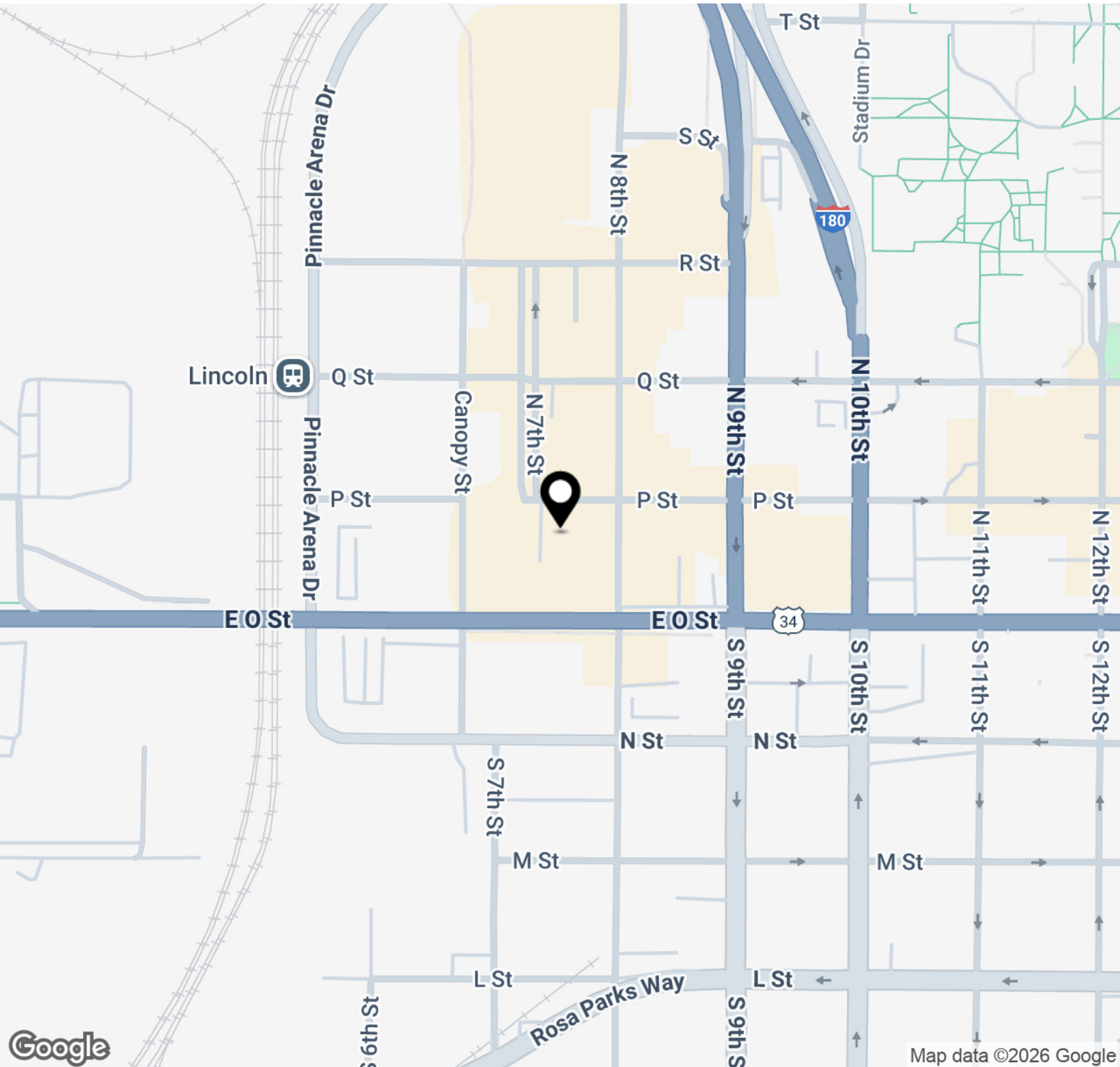


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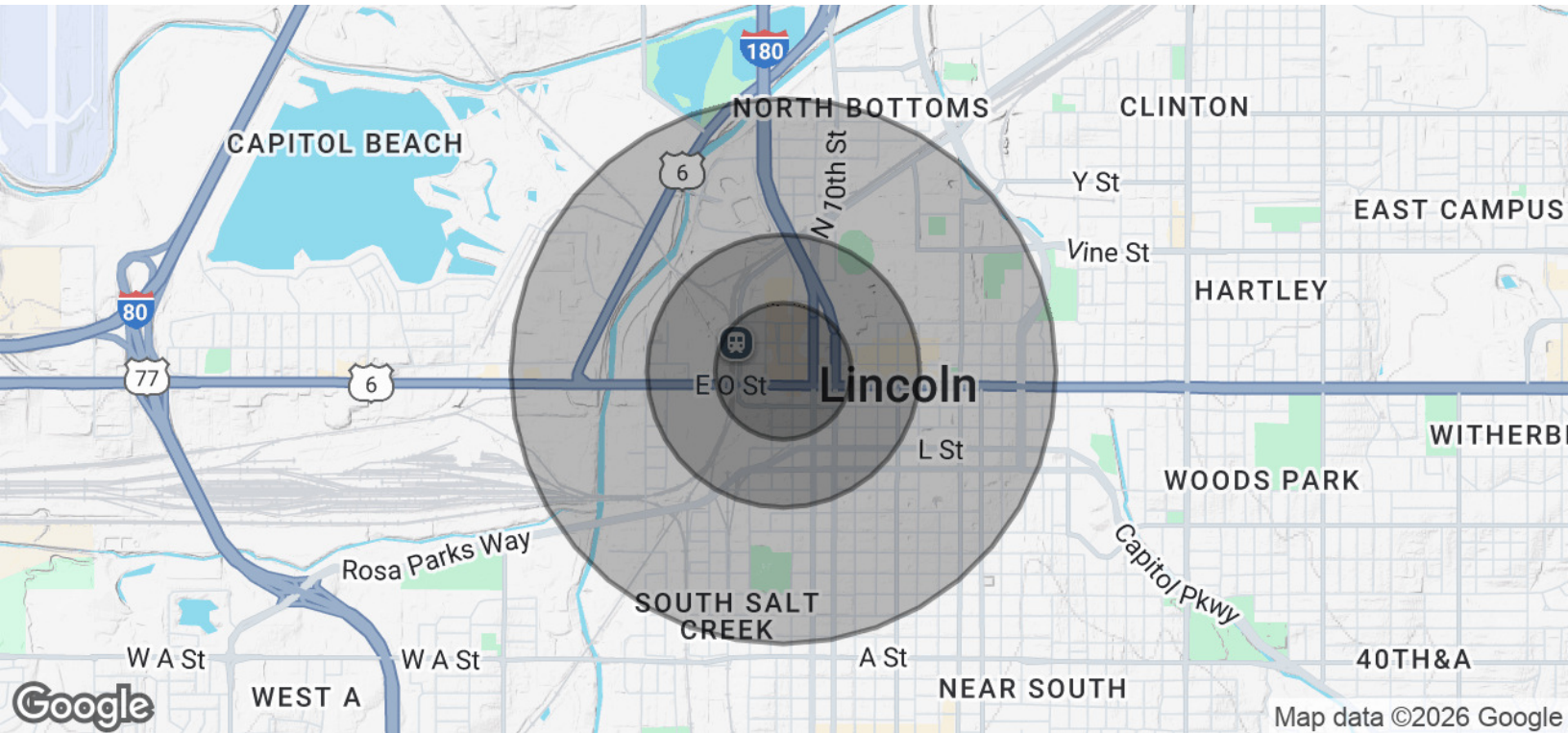
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## 151 N 8TH ST

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**POPULATION****0.25 MILES****0.5 MILES****1 MILE**

Total Population	771	3,429	17,812
Average Age	23.7	23.8	24.1
Average Age (Male)	23.3	23.5	24.4
Average Age (Female)	24.3	24.2	24.3

**HOUSEHOLDS & INCOME****0.25 MILES****0.5 MILES****1 MILE**

Total Households	400	1,532	6,446
# of Persons per HH	1.9	2.2	2.8
Average HH Income	\$34,160	\$35,120	\$37,259
Average House Value	\$121,643	\$119,773	\$96,246

2020 American Community Survey (ACS)

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