



FOR LEASE

## DOWNTOWN OFFICE | RETAIL

Sharp Building | 206 S 13th Street | 983 - 11,320 RSF | \$15.00-\$20.00 PSF



**Colin Crayne**

952 693 6394

[ccrayne@linepartners.com](mailto:ccrayne@linepartners.com)



**Mattison Wenzl**

402 540 8587

[mwenzl@linepartners.com](mailto:mwenzl@linepartners.com)

Lincoln, NE  
402 477 9300  
[linepartners.com](http://linepartners.com)

## Property Description

Discover the Sharp Building - a landmark in Downtown Lincoln. Offering a skywalk connected to a covered parking garage, high-speed fiber optic connectivity, and state-of-the-art data center services available through Lincoln Data Centers. Prominent rooftop signage opportunities are available, providing excellent business visibility. Located in close proximity to the State Office Building, State Capitol, University of Nebraska, and the new Convention Center.



## Property Details

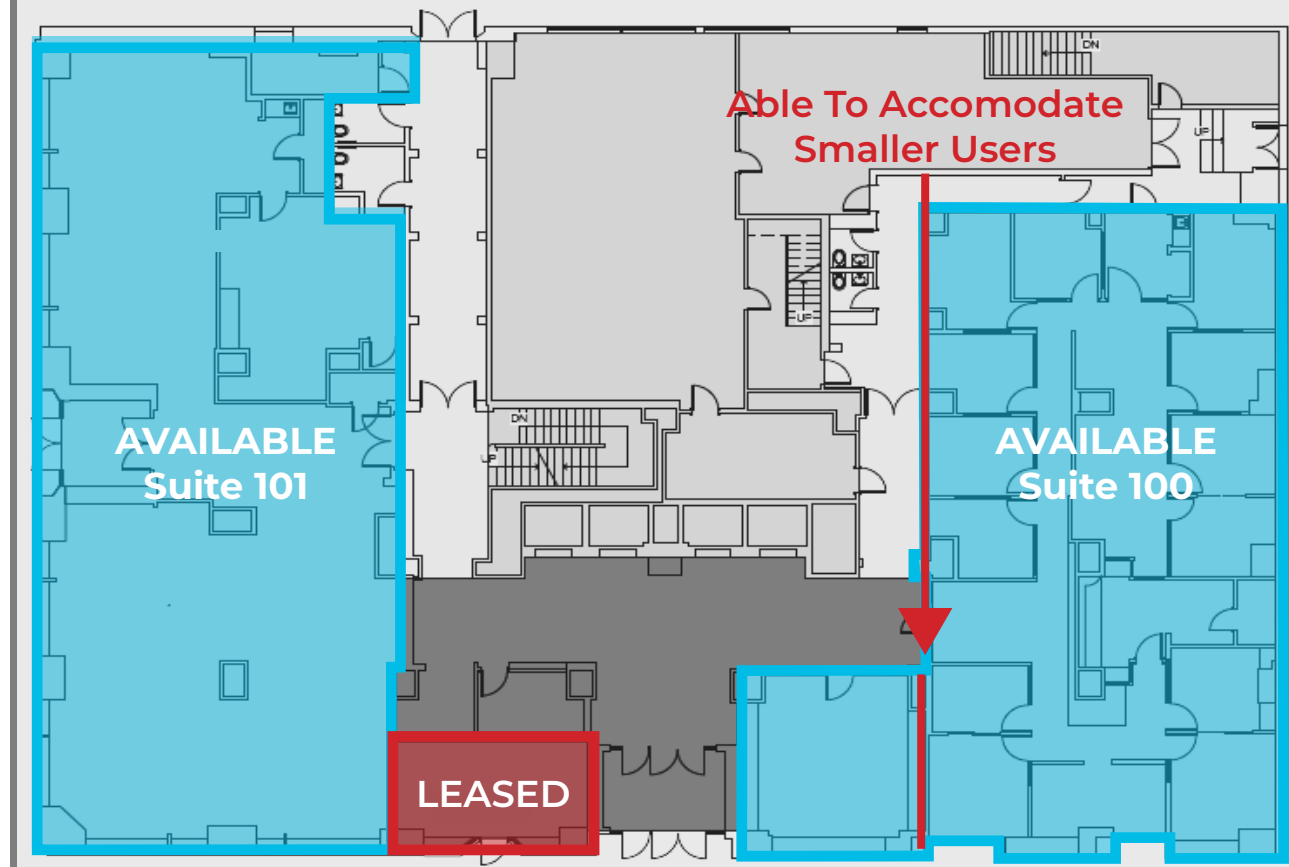
Total Building SF:	170,440 SF
Available SF:	983 - 9,369 RSF
Price:	\$15.00-\$20.00 PSF (Full Service)
Year Built:	1927
Parking:	On-site covered

## Available RSF per Floor

Floor 1	500 - 3,802 RSF
Floor 2	983 - 9,396 RSF
Floor 3	1,500 - 9,396 RSF
Floor 4	1,500 - 9,396 RSF
Floor 6	3,462 - 9,396 RSF
Floor 7	1,824 - 6,209 RSF
Floor 8	2,768 RSF
Floor 12	9,396 RSF
Floor 13	2,000 - 5,450 RSF
Floor 14	9,369 RSF
Floor 15 & 16	11,320 RSF

Able to demise to accomodate ALL users

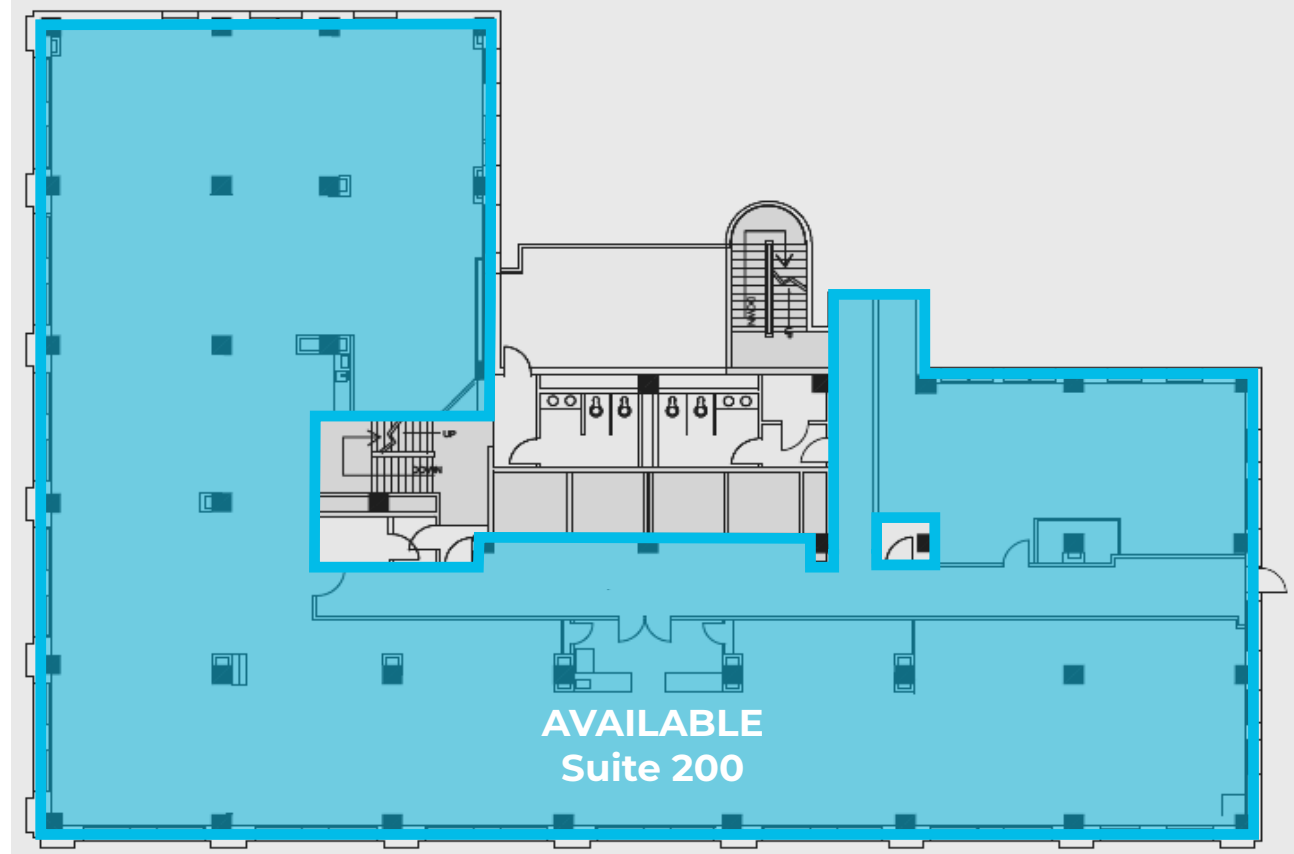
206 S 13th Street  
First Floor | Suite 100 & 101 | 500 - 3,802 RSF  
(Pictured: Suite 101)



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

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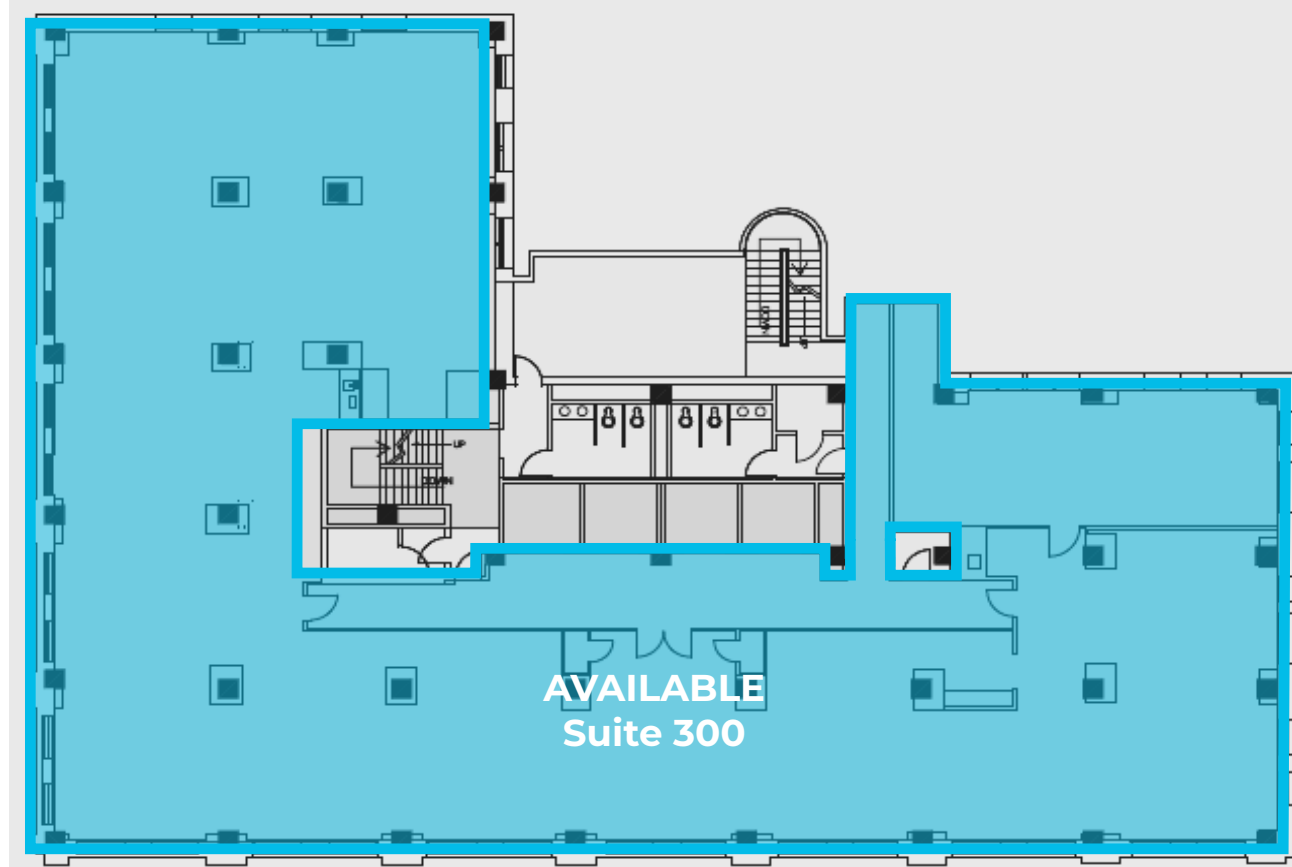
206 S 13th Street  
Second Floor | Suite 200 | 983 - 9,396 RSF



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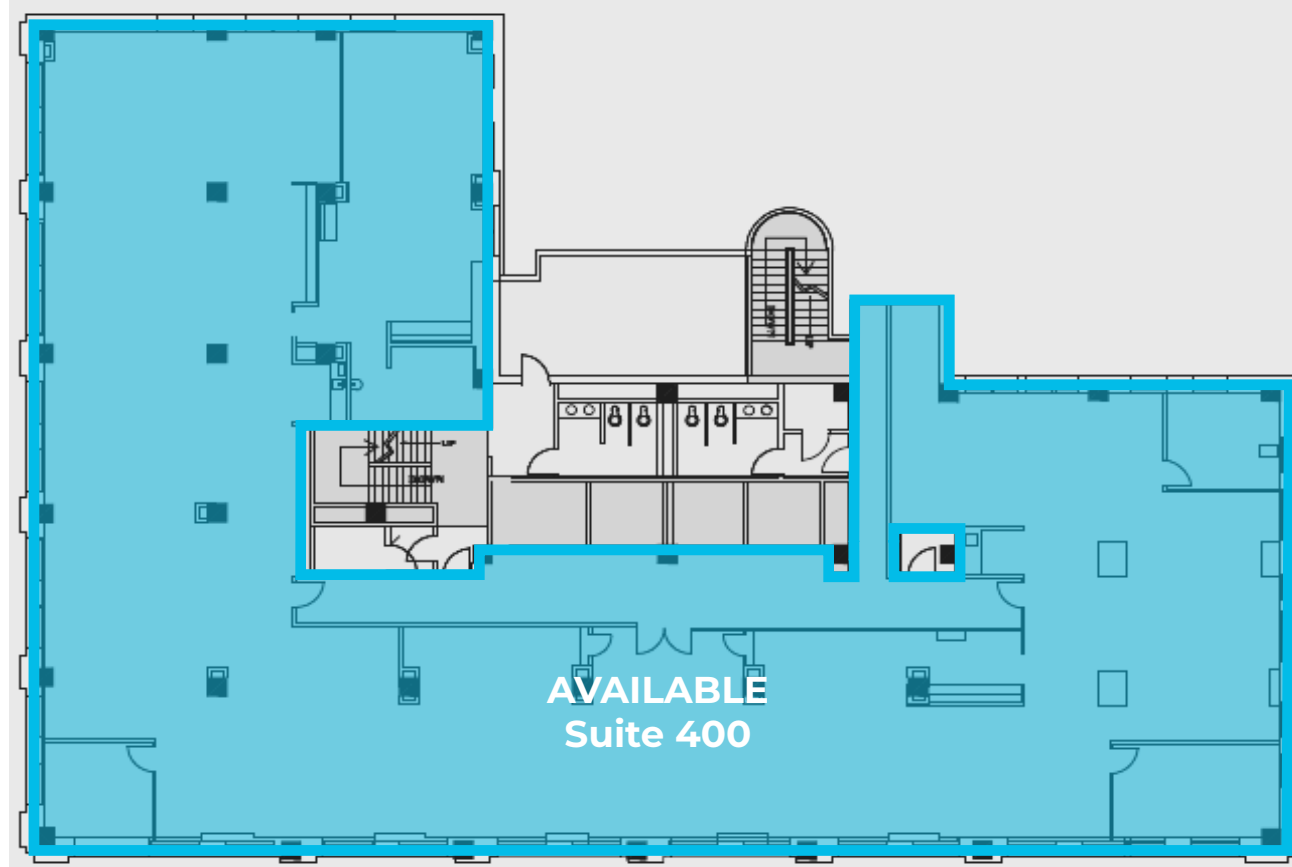
206 S 13th Street  
Third Floor | Suite 300 | 1,500 - 9,396 RSF



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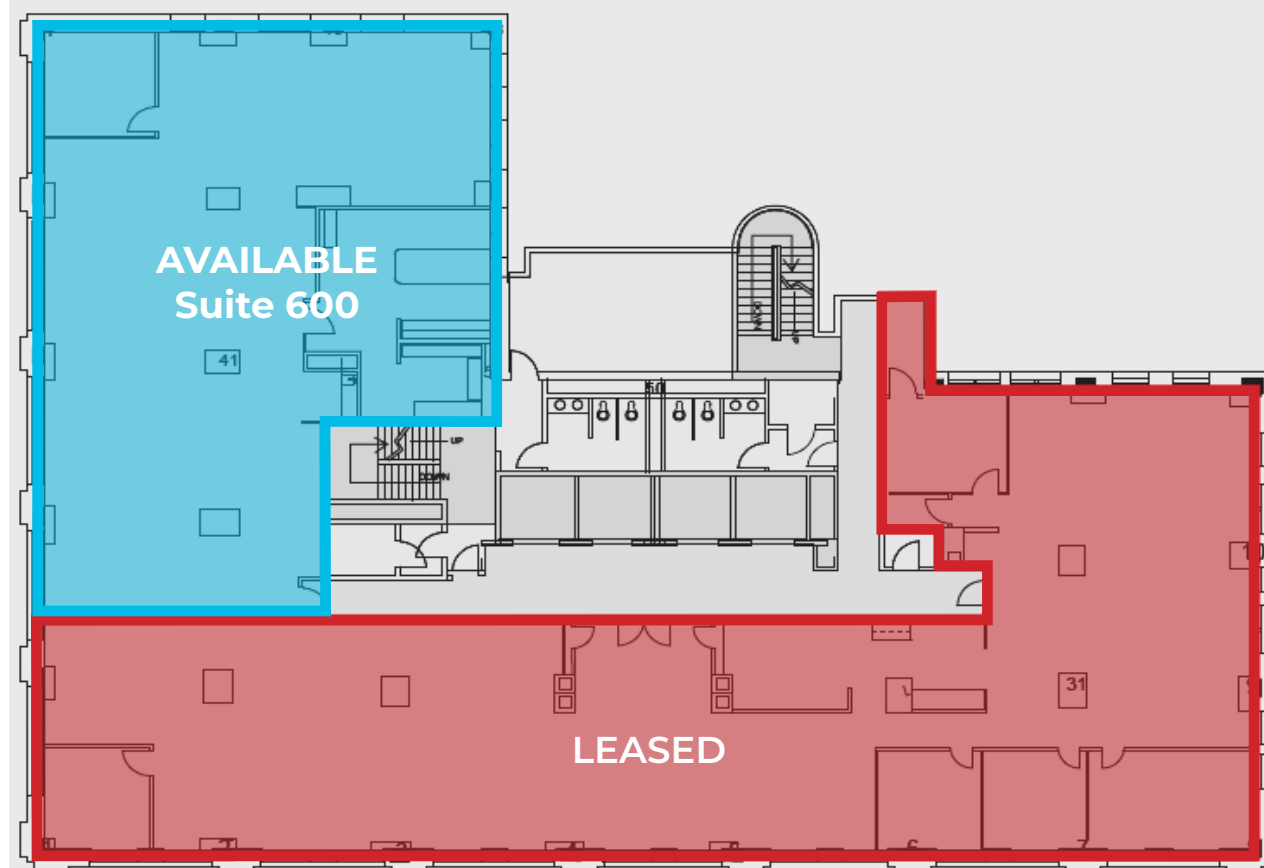
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206 S 13th Street  
Fourth Floor | Suite 400 | 1,500 - 9,396 RSF



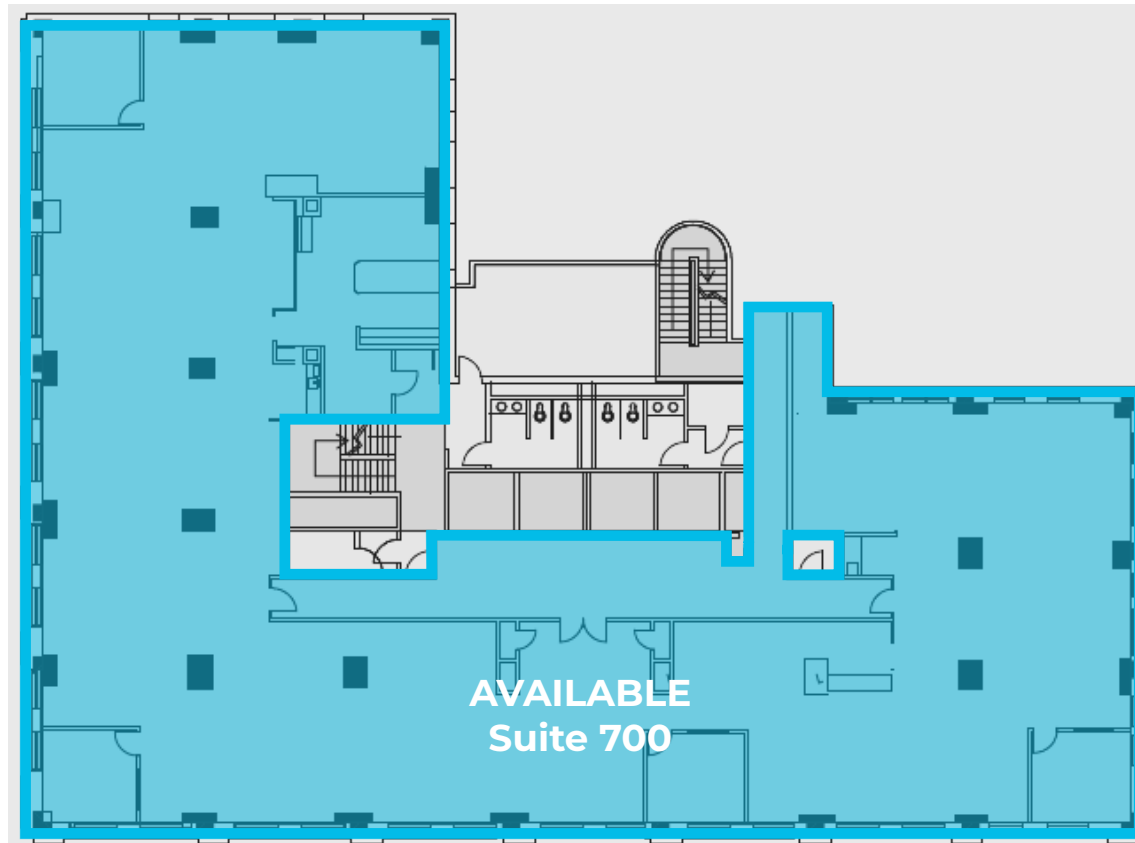
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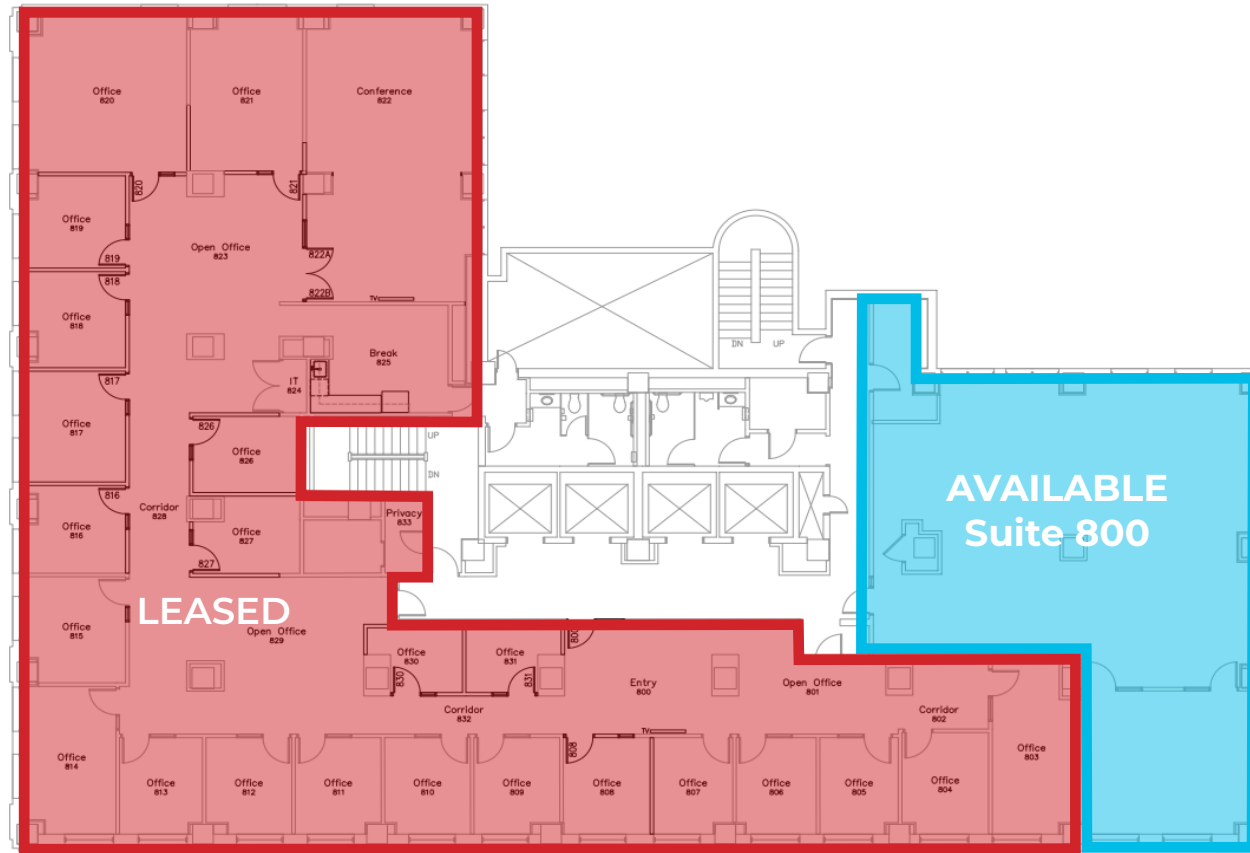
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206 S 13th Street  
Seventh Floor | Suite 700 | 1,824 - 6,209 RSF



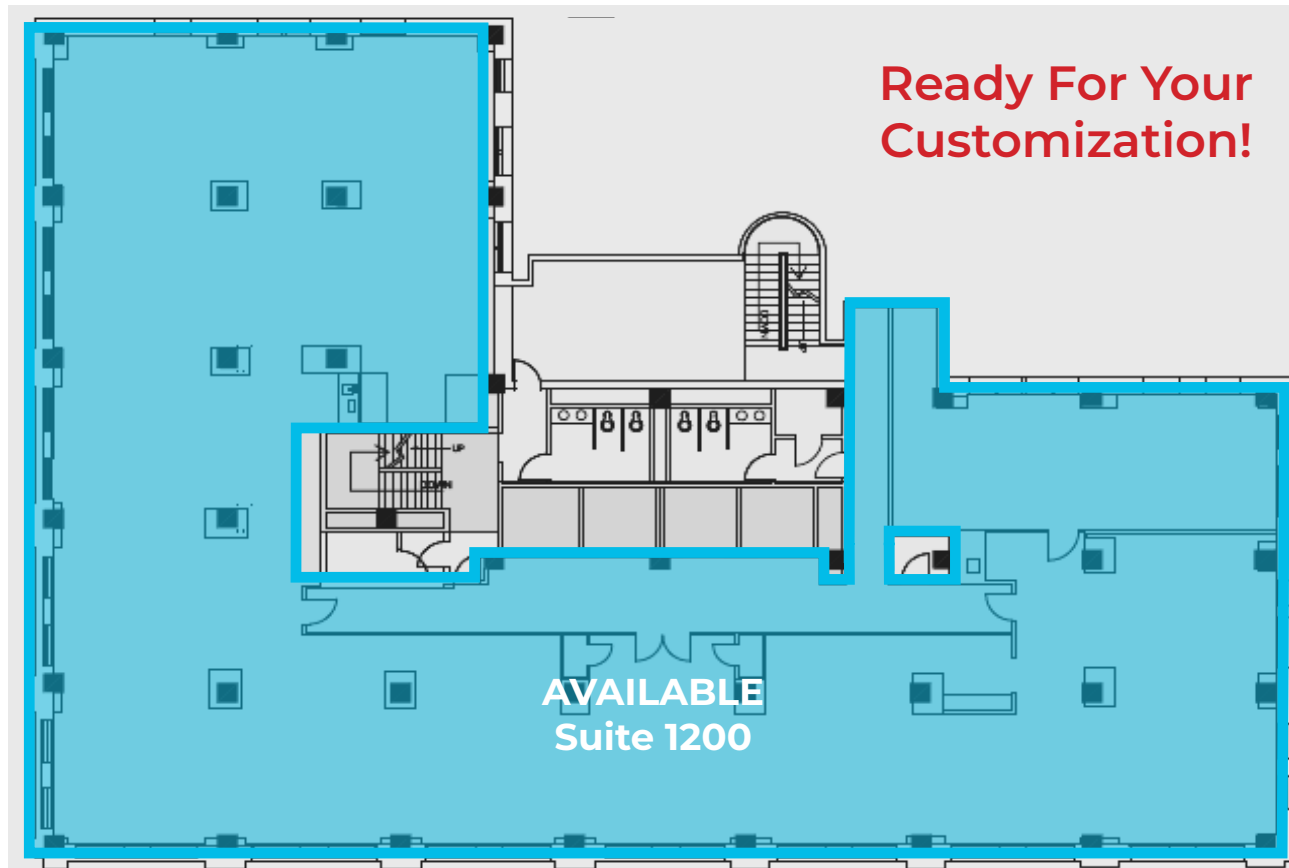
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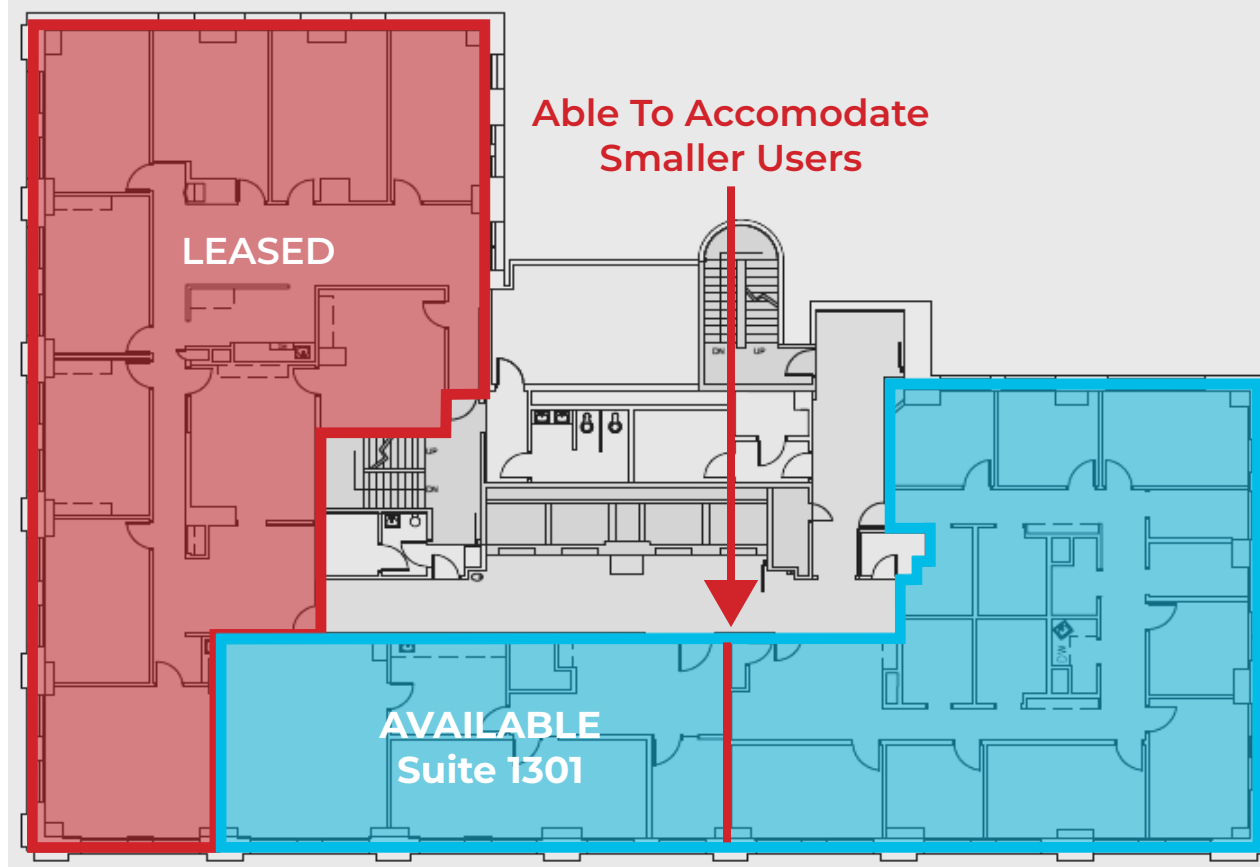
206 S 13th Street  
Twelveth Floor | Suite 1200 | 9,396 RSF | **Build To Suit**



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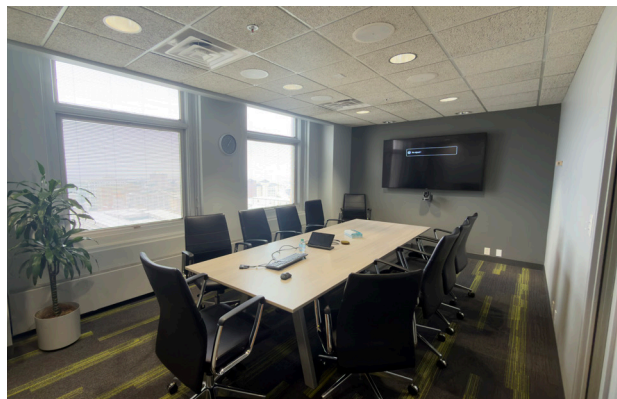
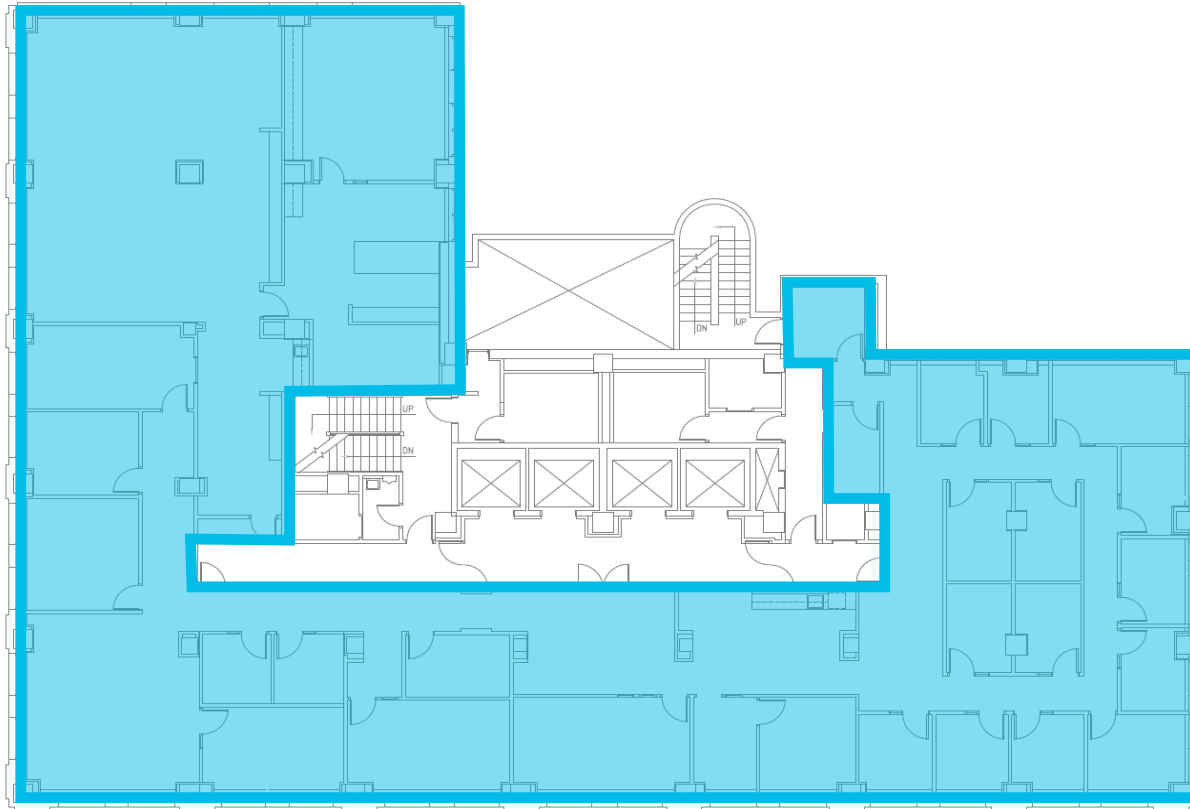
206 S 13th Street  
Thirteenth Floor | Suite 1301 | 2,000 - 5,450 RSF | Former Law Office



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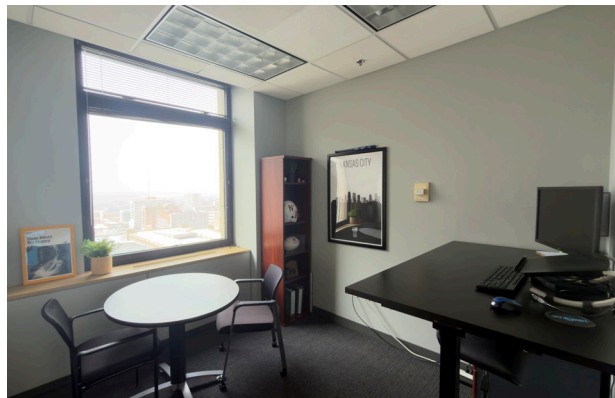
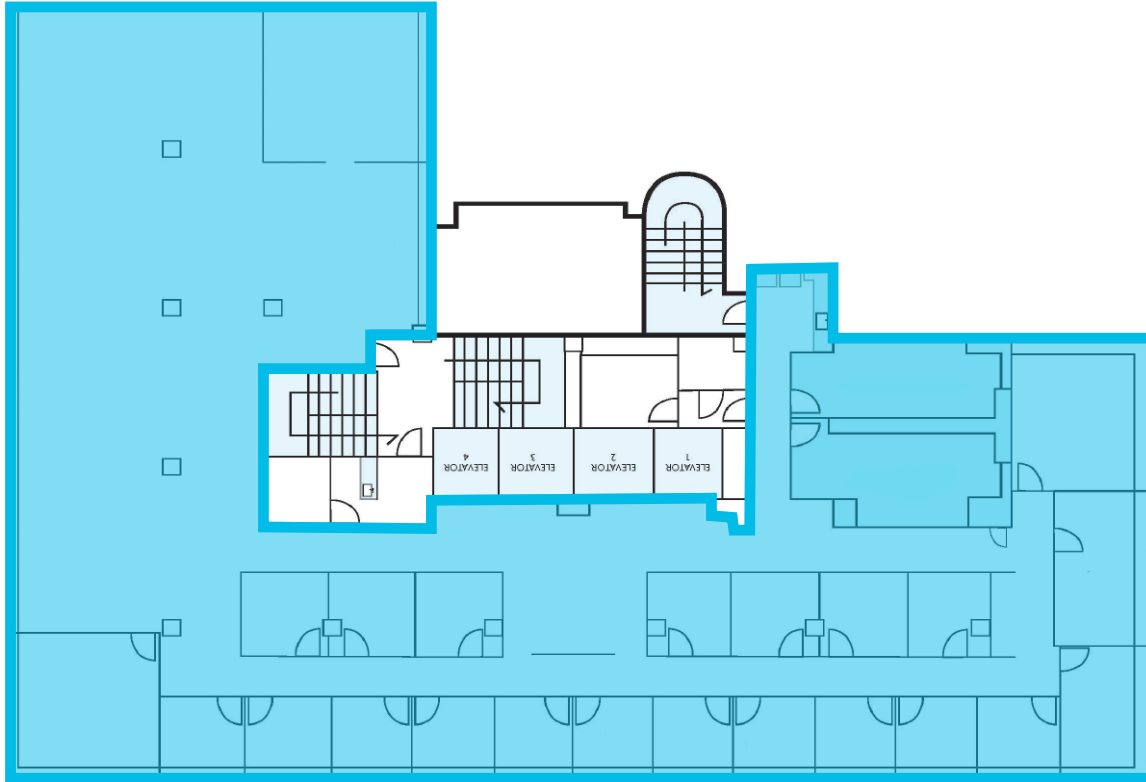
206 S 13th Street  
Fourteenth Floor | 9,396 RSF



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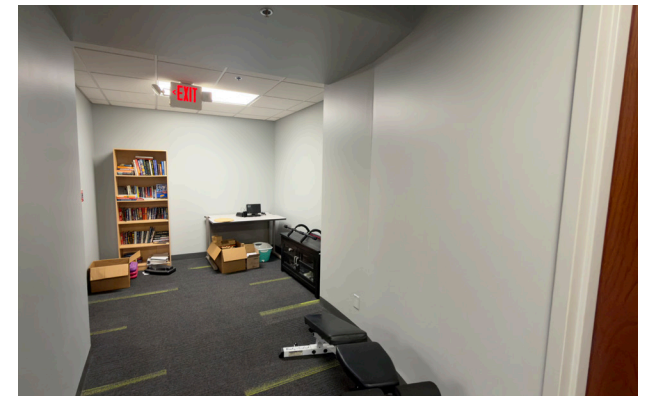
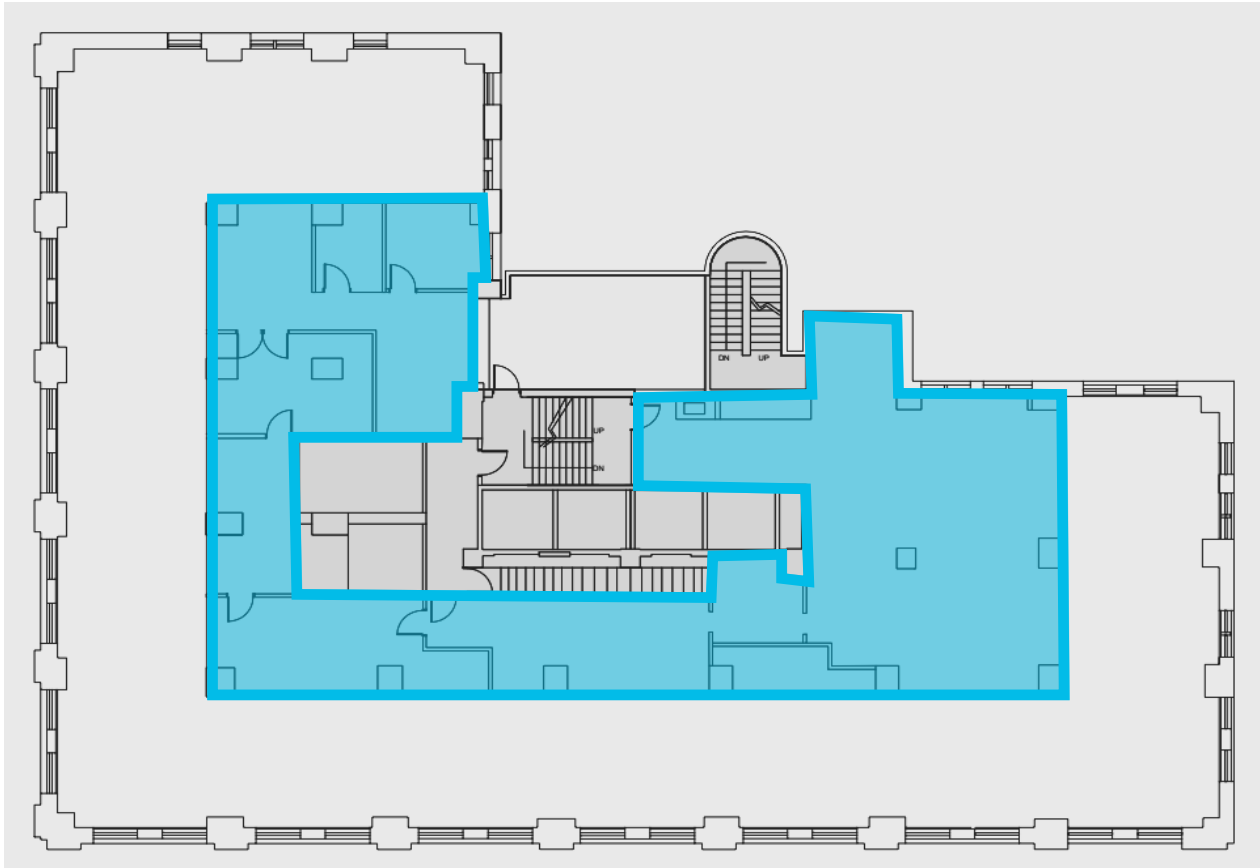
206 S 13th Street  
Fifteenth Floor | 9,396 RSF (Sixteenth Floor | 1,951 RSF)



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206 S 13th Street  
Sixteenth Floor | 1,951 RSF (Fifteenth Floor | 9,396 RSF)



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#1  
Happiest City  
In America



#3  
Best State Capitals  
To Live In



#6  
Best Business Climate  
(Small Metro)



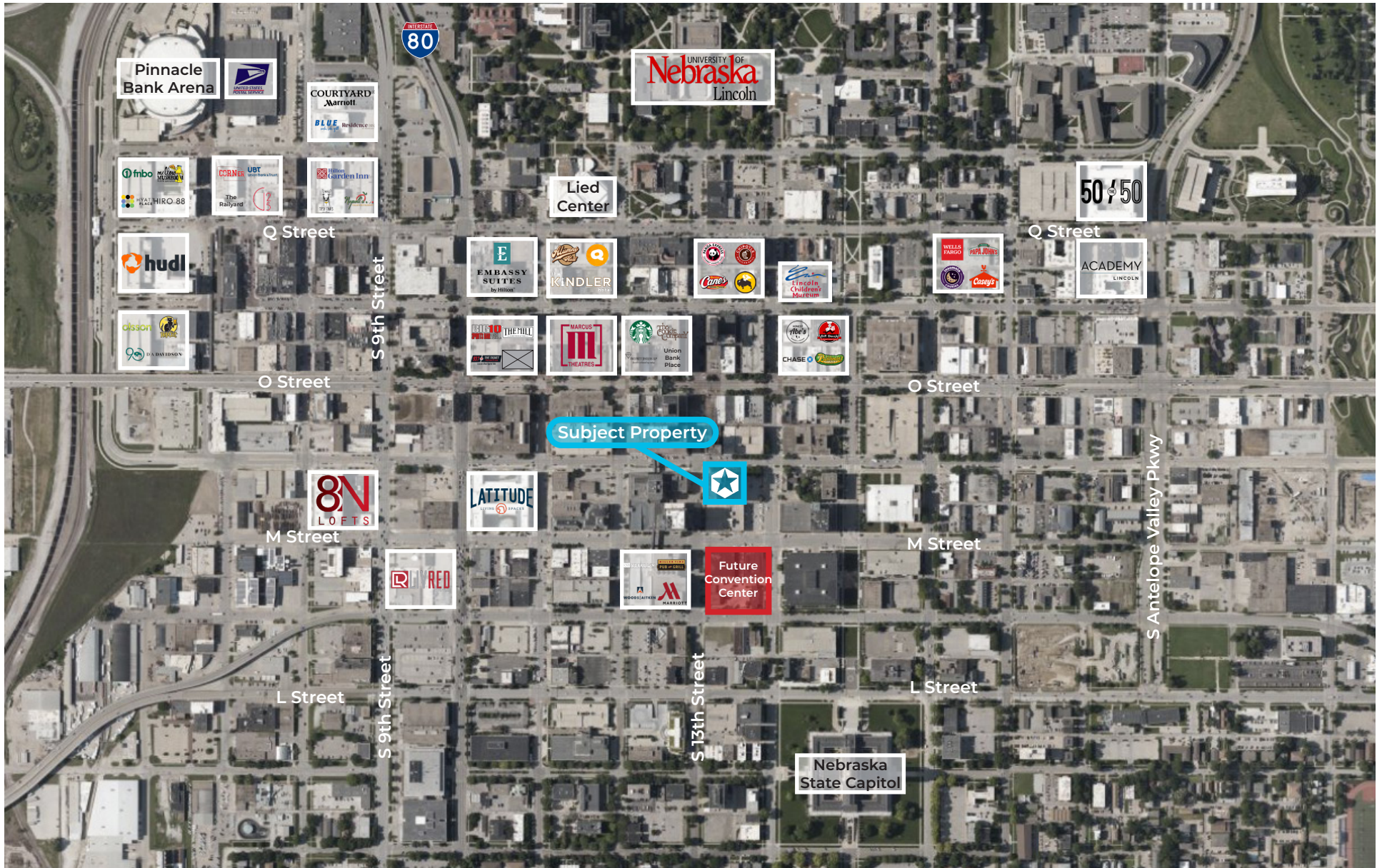
#11  
Best American City  
To Raise A Family

**Lincoln, Nebraska, is more than just a thriving Midwestern city— it's a hub of innovation, growth, and opportunity. As the state capital and home to the University of Nebraska–Lincoln, the city offers a vibrant economy fueled by a talented workforce, a supportive business environment, and a rich cultural scene.**

Lincoln is home to key government employers, including both the State of Nebraska and the U.S. government as its largest employers. The University of Nebraska-Lincoln, the state's largest university, and the city's third largest employer is also a major workforce driver, with over 26,000 students.

Lincoln's economy is diverse, with strong representation in the service, manufacturing, finance, and healthcare sectors, positioned within the booming tech hub of "Silicon Prairie." Its strategic central location makes it an ideal launch point for businesses seeking nationwide reach with seamless connectivity via major highways and the Lincoln Airport.

With a dynamic blend of urban sophistication and Midwestern charm, Lincoln is attracting new businesses and residents alike — making it the perfect destination for companies looking to expand or relocate. Lincoln offers a wide range of diverse housing options, making it an attractive place to live for people from all walks of life. Residents enjoy an eclectic mix of dining and entertainment, from cozy local eateries to national favorites and fine dining experiences. Lincoln isn't just a city—it's the place to be.



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