

TEN 40

CONDOS

FOR SALE TEN40 PENTHOUSE

1040 O Street, Lincoln, NE, 68508 | 2,180 SF - 2,415 SF | \$850,000 - \$925,000

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ABOUT THE PROPERTY

1040 O Street is going through a transformation. This historic Art Deco building is currently under renovation and redevelopment to transform it into a mixed use site. Condominiums will inhabit the second through fifth floors, with two penthouse condos at the top – with rooftop terrace access.

Located at the corner of 11th & O Street, this building is near the University of Nebraska-Lincoln and is in the heart of the revitalization sweeping through downtown Lincoln.

The Ten40 Condos developer and contractor is BIC Construction, who successfully completed similar projects at The Schwarz and Raymond Brothers' Building. Learn more about them at www.bicconstruction.com.



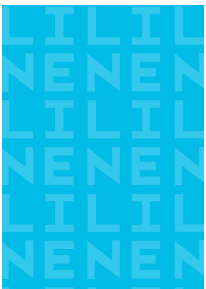
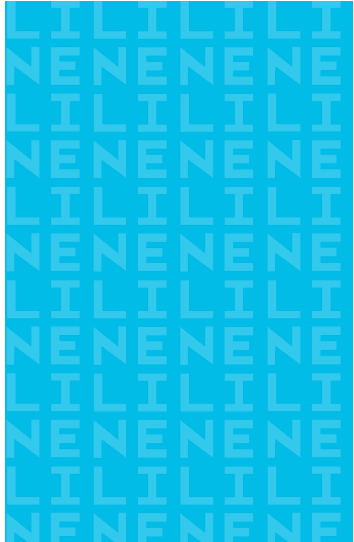
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PROPERTY DETAILS:

- ▶ Year Built: 1908
- ▶ Remodeled: 1936 (Art Deco)
- ▶ Historic Rehabilitation: 1987
- ▶ National Register of Historic Places: 1988
- ▶ Total Building SF: 44,700
- ▶ Property Type: Office/Retail/Residential
- ▶ Building Class: B
- ▶ Zoning: B-4
- ▶ Commercial: First floor
- ▶ Residential: Floors 2-6
- ▶ Rooftop Terraces: 1-community
2-penthouse

PROPERTY PHOTOS



CONDO AMENITIES



Private Secured Storage
on the 6th Floor for each
Penthouse



Nearby Covered Parking
(rights to lease 1 stall
per bedroom)



Each Penthouse has
a Private Rooftop
Terrace



Walking Distance to
Memorial Stadium,
Lied Center & the
Haymarket



Short-Term Vacation
Rental Investment Options
(Airbnb or VRBO)



Pets Allowed:
1 cat or 1 dog

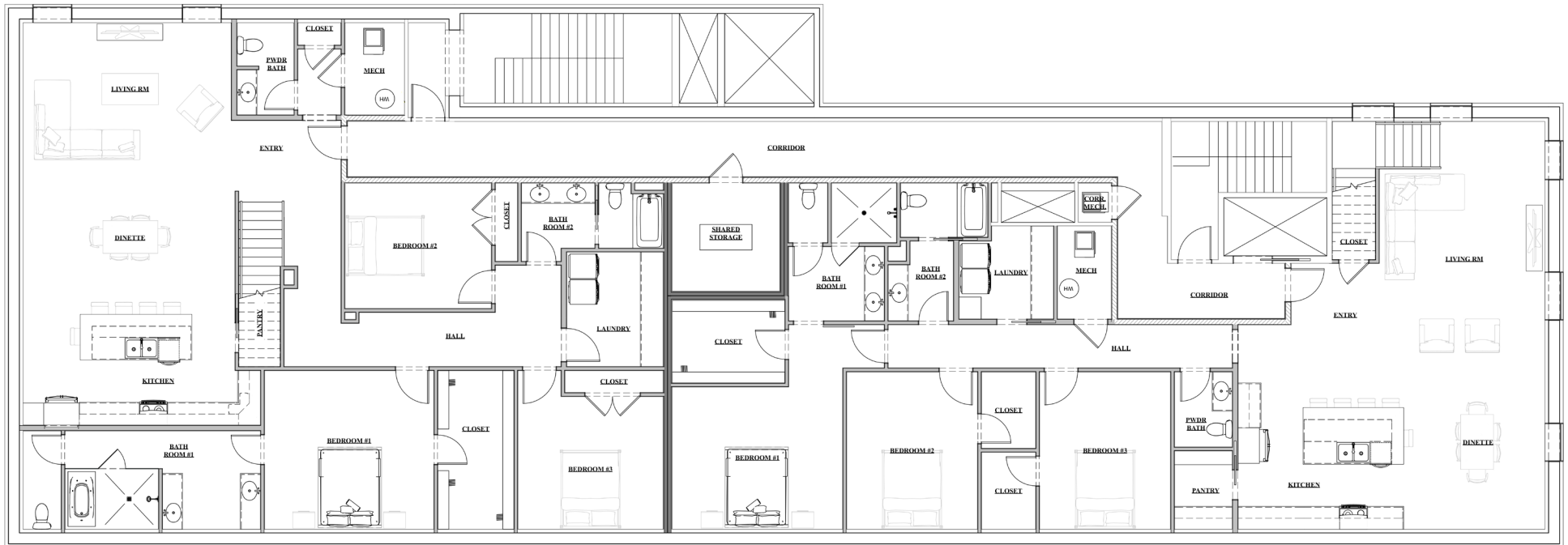


Professionally Managed
& Maintained



The Mill Coffee House,
Beatrice Bakery, and
93.7 The Ticket

SIXTH FLOOR-PENTHOUSE CONDOS



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

North 620

- ▶ Condo Size: 2,180 SF
- ▶ Bedrooms: 3
- ▶ Bathrooms: 2.5
- ▶ Price: \$925,000
- ▶ Taxes: 8.92 interest
- ▶ HOA Dues: \$893.80

- ▶ Customizable Downtown Dream Condo
 - ▶ Framed, Primed, and Ready for YOUR Finishes
 - ▶ Private Rooftop Terraces
 - ▶ Separate Storage Closets
 - ▶ Short Term Vacation Rental Allowed
 - ▶ 1031 Exchange Eligible
- Condo Cost: Association Dues \$0.41 PSF/Mo.

South 610

- ▶ Condo Size: 2,415 SF
- ▶ Bedrooms: 3
- ▶ Bathrooms: 2.5
- ▶ Price: \$850,000
- ▶ Taxes: 8.05 interest
- ▶ HOA Dues: \$990.15

SIXTH FLOOR-PENTHOUSE CONDOS



South

- This Penthouse offers a 20x20 skylight in the dining room/kitchen to offer natural light throughout the space
- Own private rooftop terrace, with interior stairs leading out
- Only two penthouses on sixth floor
- Ability to add more skylights at an additional cost

SIXTH FLOOR-PENTHOUSE CONDOS

TEN 40
CONDOS



North

- This Penthouse offers 5 new windows, two facing west and three looking north
- Your own private rooftop terrace, with interior stairs leading out
- Only TWO penthouses on the sixth floor
- Ability to add skylights at an additional cost




LINCOLN OVERVIEW



#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

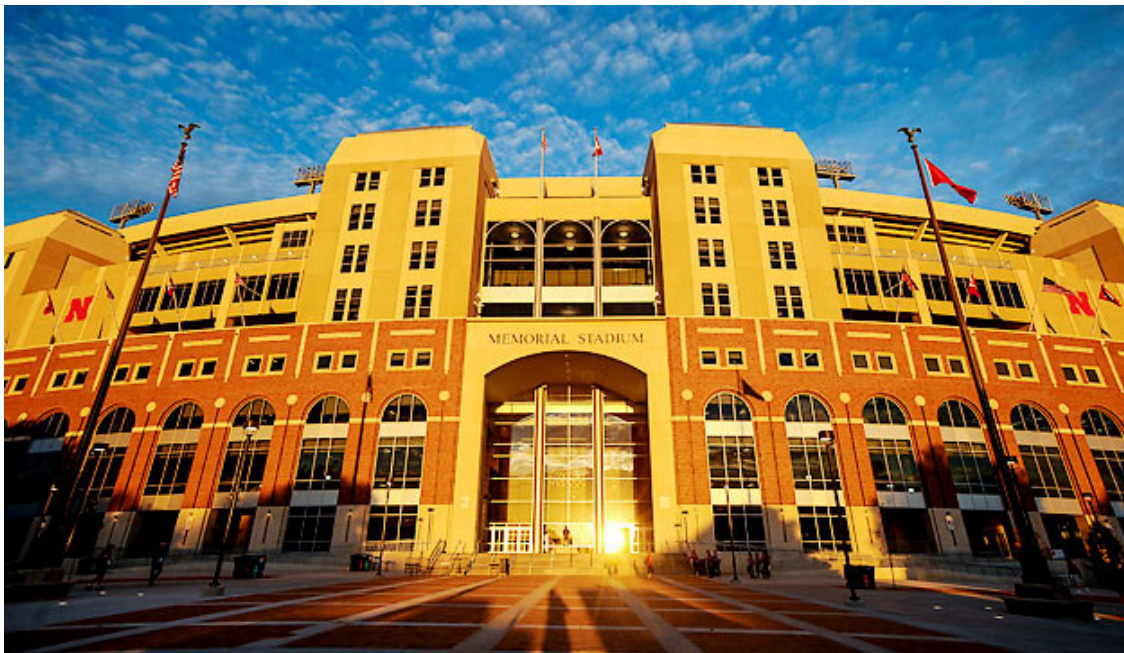
LINCOLN OVERVIEW

Lincoln is in the middle of it all. Located in the southeast corner of the state, about 50 miles southwest of Omaha, Lincoln is the second most populous city in Nebraska as well as services as the state capital. With the expansion of new businesses, and the influx of talent, Lincoln's economy is thriving and the opportunities available here are endless.



Since it's the seat of government for the state, both the State of Nebraska and the U.S. government are major employers. The University of Nebraska-Lincoln is the city's third-largest employer, and the largest university in Nebraska, averaging 26,079 students in attendance. Other primary employers fall into the service and manufacturing industries including a growing high-tech sector, often referred to as the Silicone Prairie. Other prominent industries in Lincoln include finance, insurance, publishing, pharmaceuticals, telecommunications, railroads, medical, and transportation.

Lincoln has one of the lowest unemployment rates in the country. The affordable and variety of living accommodations make it a nice place to live for a wide range of demographics. The city also offers an assortment of dining and entertainment options, from local "Mom & Pop" restaurants, to national brands and fine dining, which is why Lincoln is the Place to Be.



LINCOLN DEMOGRAPHICS

2021 Estimated Population	306,643
2026 Projected Population	321,979
Projected Annual Growth	1.0%
Historical Annual Growth 2010-2021	1.3%
2021 Estimated Households	124,669
2020 Estimated Total Businesses	9,918
2021 Estimated Unemployment	2.3%
2021 Estimated Total Housing Units	129,677

AERIAL VIEW



AERIAL VIEW

